



11 BRIDGE AVE

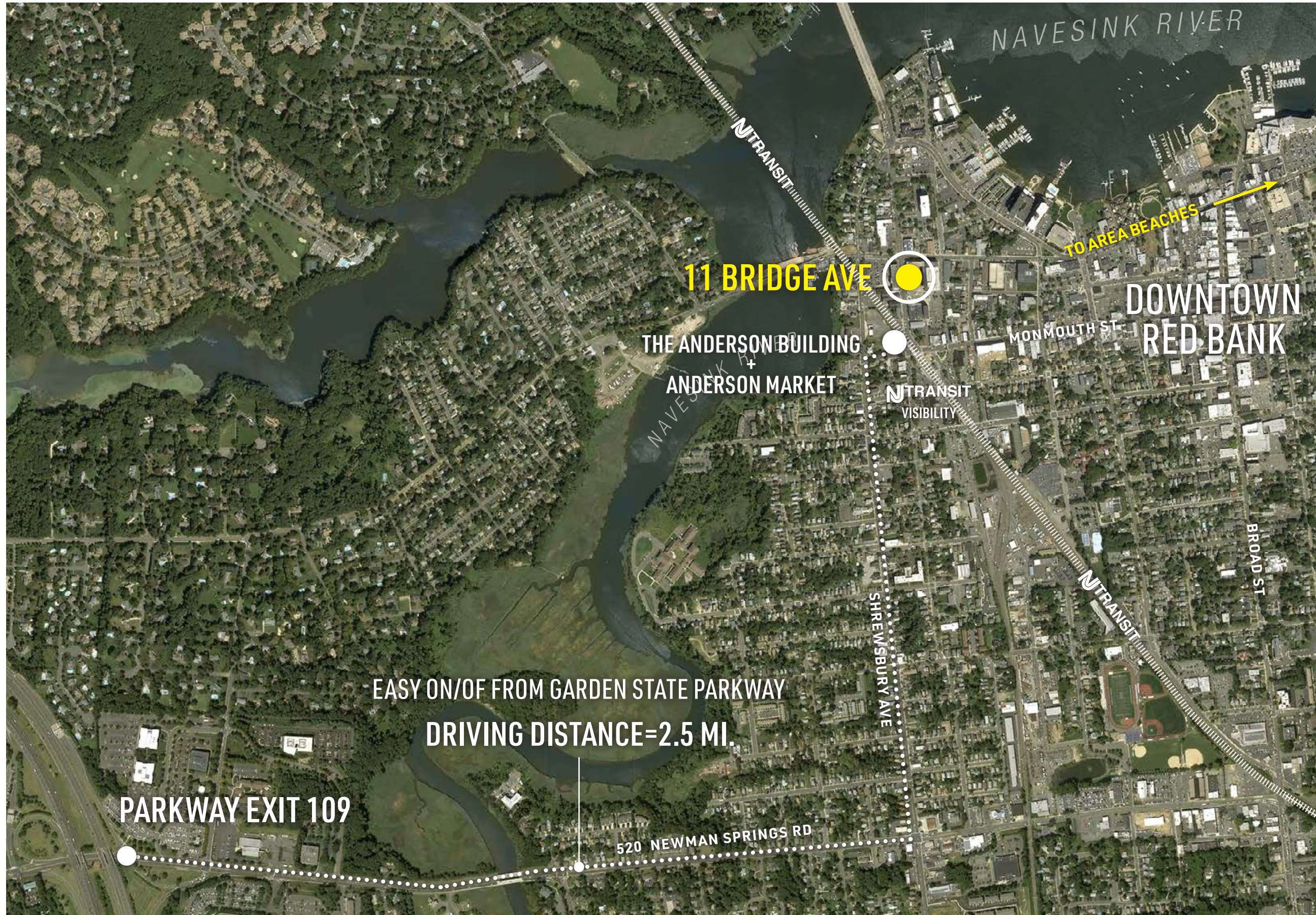
RED BANK, NJ

SPRING 2025

±2,893 DEMISEABLE SF
RETAIL OR RESTAURANT
OPPORTUNITY

Brothers Commercial Brokerage
732.747.5575

A METROVATION PROPERTY



THE NEIGHBORHOOD

- Vibrant, regionally recognized **ARTS + CULTURE CORRIDOR**
- **COUNT BASIE CENTER FOR THE ARTS** and **TWO RIVER THEATER**, featuring internationally recognized productions and performers
- **INCREASINGLY RESIDENTIAL**
 - West Side Lofts, Station Place, The Rail, Red Bank Standard, proposed Transit Village project
- **REGIONAL OUTDOOR MARKET** (May-Nov)
- **NJ TRANSIT STATION STOP**
 - North Jersey Coastal Line with direct NYC access
- **ECLECTIC RESTAURANT SCENE** anchored by Triumph Restaurant & Brewery and Anderson Market, an elevated food hall + lounge concept opening Spring 2025
 - Full dining, to-go, specialty, vegan, juice, artisanal craft beer
- **TWO WATERFRONT BOUTIQUE HOTELS**

11 BRIDGE AVE :: RED BANK
THE NEIGHBORHOOD



TWO RIVER THEATER



COUNT BASIE THEATRE



NAVESINK RIVER



WEST SIDE LOFTS



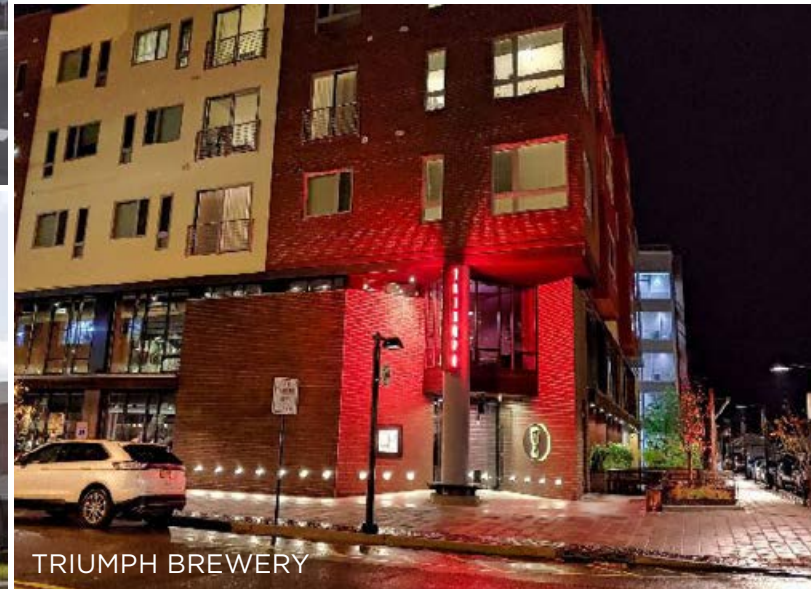
RED BANK TRAIN STATION



THE ANDERSON BUILDING



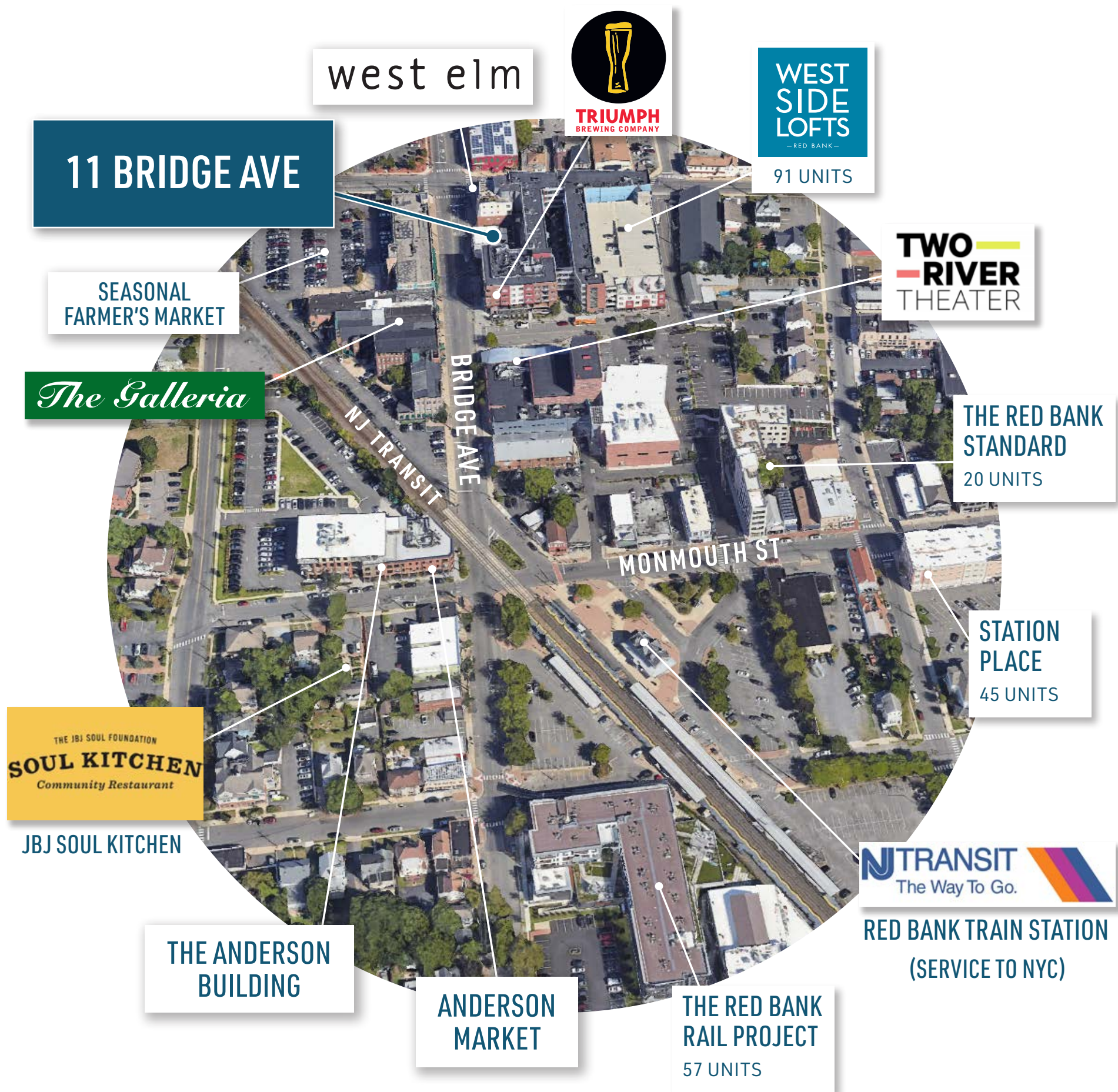
MOLLY PITCHER INN



TRIUMPH BREWERY



ANDERSON MARKET
DESIGN INSPIRATION



The West Side of Red Bank is an established district for the Arts with two professional theaters prominently anchoring the neighborhood and easily accessed by the NJ Coastal train line. It extends to the banks of the picturesque Navesink River and its waterside parks, enjoys close proximity to hotels, and enjoys eclectic dining, retail and a regionally-recognized farmer's market.

More recently, the neighborhood has been re-energized by thoughtful renovation and new development, attracting significant tenants such as West Elm, Triumph Brewery, and several residential communities looking to leverage the city's walkability.

THE OPPORTUNITY



- ±2,893 demisable SF of street-level space adjacent to West Elm
- ±67' of frontage along Bridge Ave.
 - Average daily traffic count of ±11,100
- Metered, on-street parking in direct vicinity
- Use of private parking garage abutting property
 - Patrons of 11 Bridge receive validation
- Part of West Side Lofts community of 91 residences and collection of retail businesses
- Pre-existing layout for food use
 - Sidewalk/patio for seasonal outdoor dining



EXISTING ELEVATION

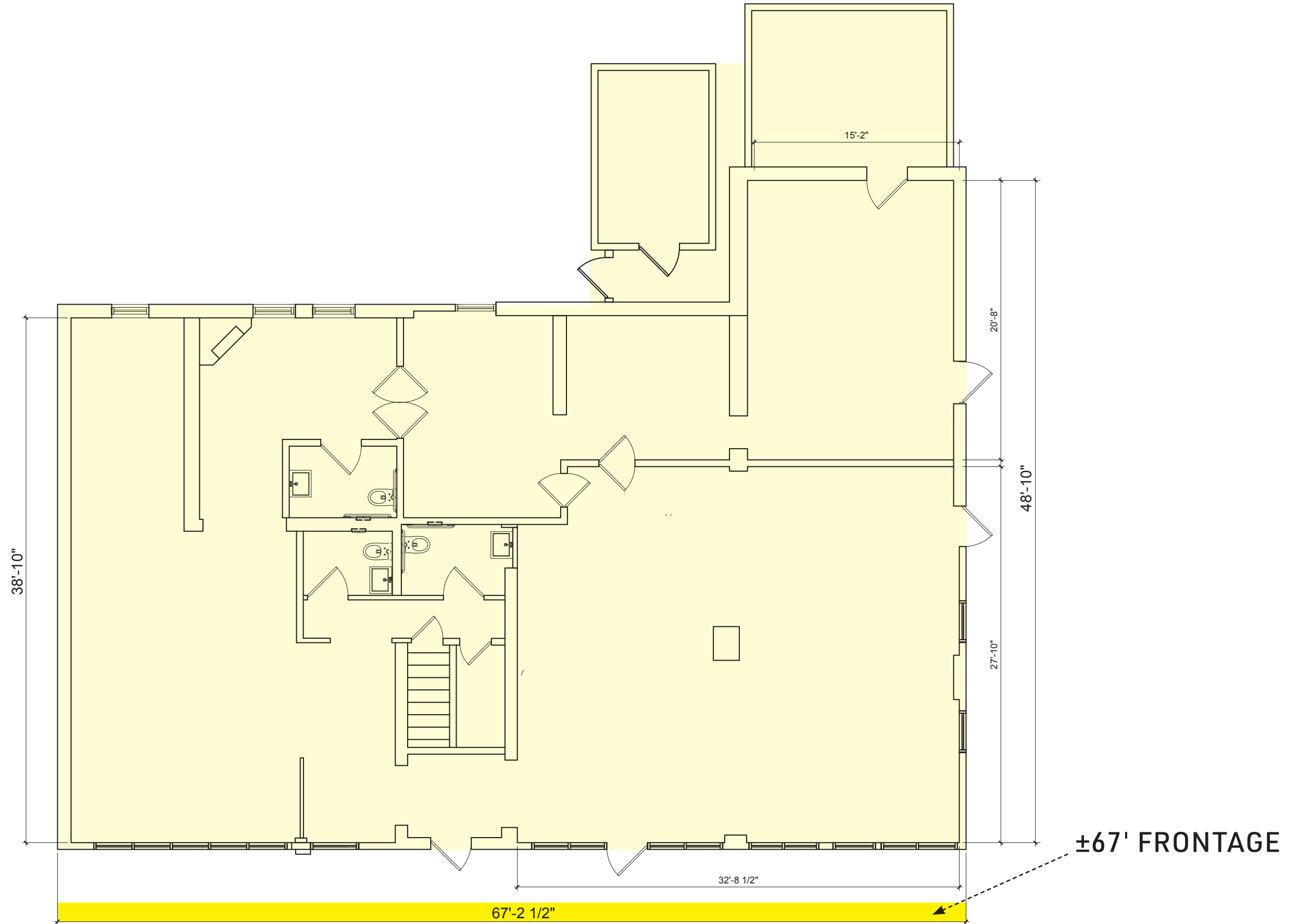


RENOVATED ELEVATION ☒ OPTION ☒

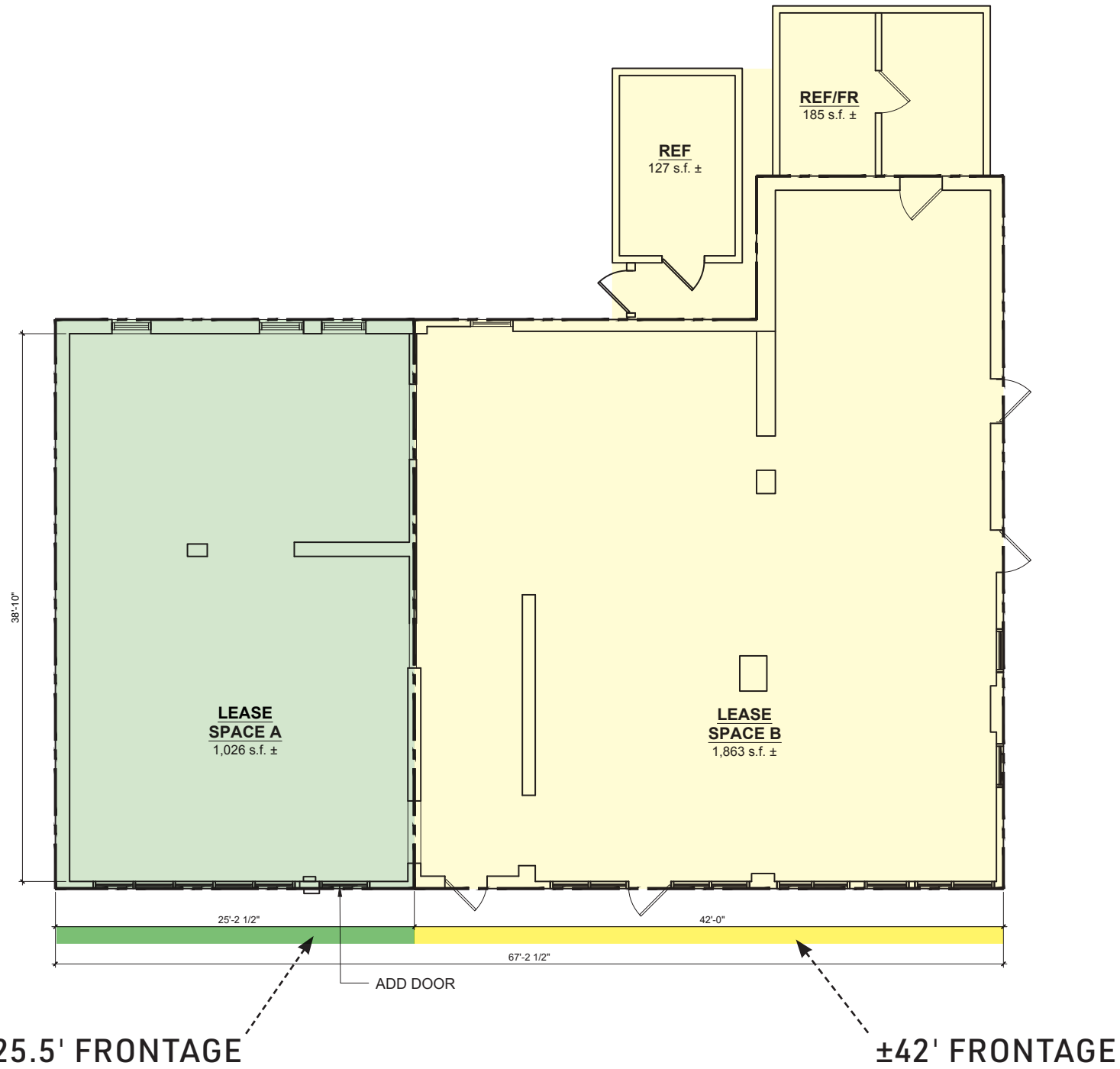


RENOVATED ELEVATION ☒ OPTION ☒

LOD



OPTION 1



OPTION 2

