

Boulevard Square

515 Brick Boulevard, Brick NJ 08723

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4,160 SF – 8,320 SF
Available for lease

JLL SEE A BRIGHTER WAY

Site information

Retail market characteristics

Brick serves as a significant retail hub for the broader Ocean County region. The area features strong big-box retail presence along major roadways, including major grocery chains, home improvement stores, and national retailers.

The retail market benefits from both resident spending and tourist traffic during summer months, when the Jersey Shore population swells considerably. This seasonal variation creates opportunities for retailers who can adapt to fluctuating demand.

Boulevard Square

- Total of 36,140 SF in the shopping center
- Situated ideally on Brick Boulevard (36,627 VPD)
- Located with easy access to U-Turn intersections
- Co-tenants include:
  Go Play, Bubbakoo's Burritos,Millennium Eye Care, LG's Pizza & Pasta, Aire Salon Studios, A Beautiful Dog, Natural Nails, Bosonac Orthodontics, Cheesesteaks, and Smarty Pants Day Care.

Retail Availability

- Former Party Fair space
- Prominent anchor position within the center
- Located at the end cap entrance to the shopping center
- All logical divisions will be considered

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Site plan

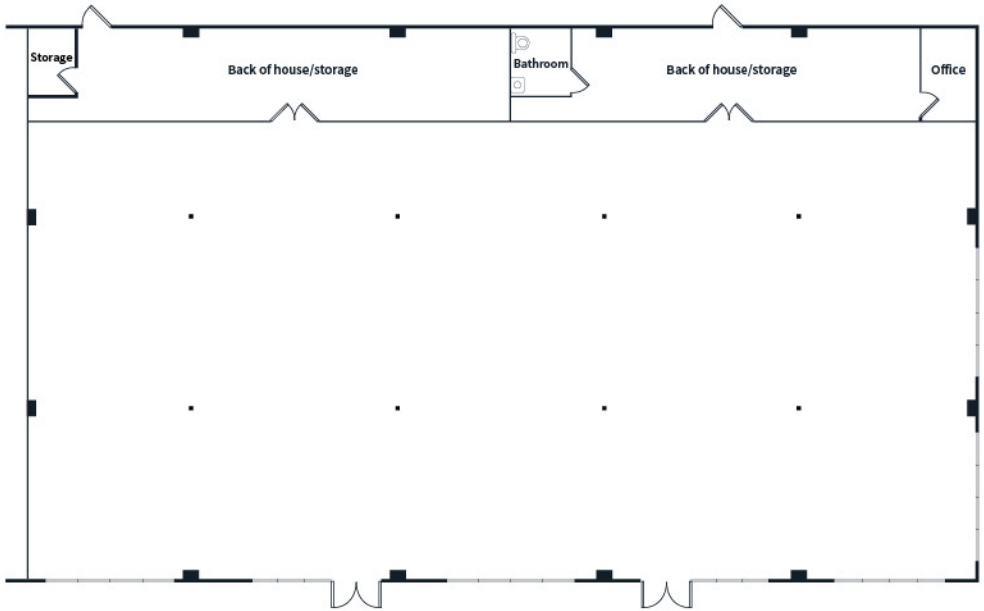
Tenants are:

Tenants	SF
1. Go Play	2,020
2. Bubbakoo's Burritos	2,360
3. Millennium Eye Care	2,680
4. LG's Pizza & Pasta	1,440
5. Aire Salon Studios	7,671
6. A Beautiful Dog	1,000
7. Natural Nails	1,268
8. Bosonac Orthodontics	2,777
9. Cheesesteaks	1,290
10. Available	8,320
11. Smarty Pants Day Care	5,054

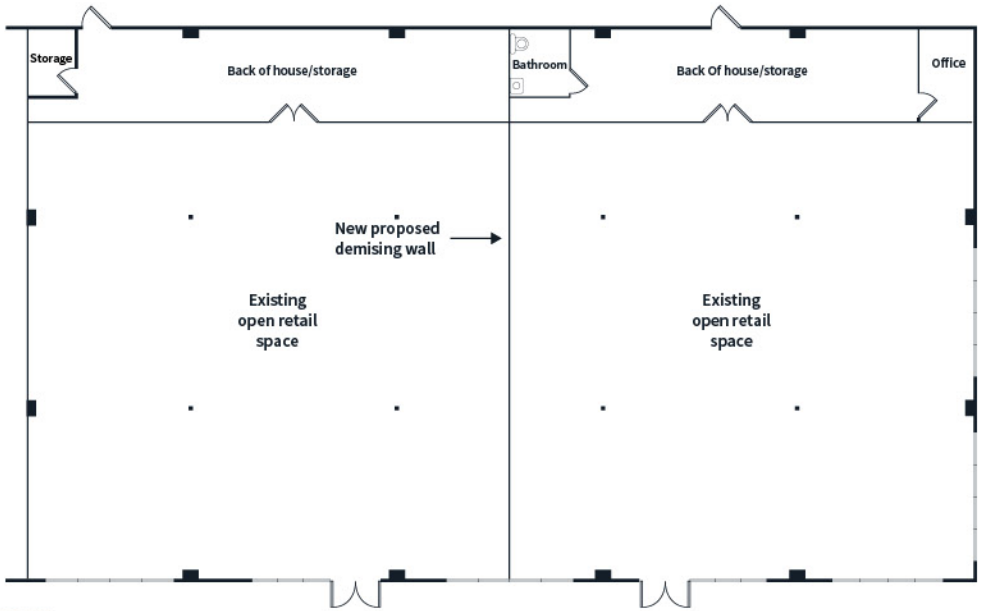


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Floor plan (full space & division)



8,320 SF



4,160 SF

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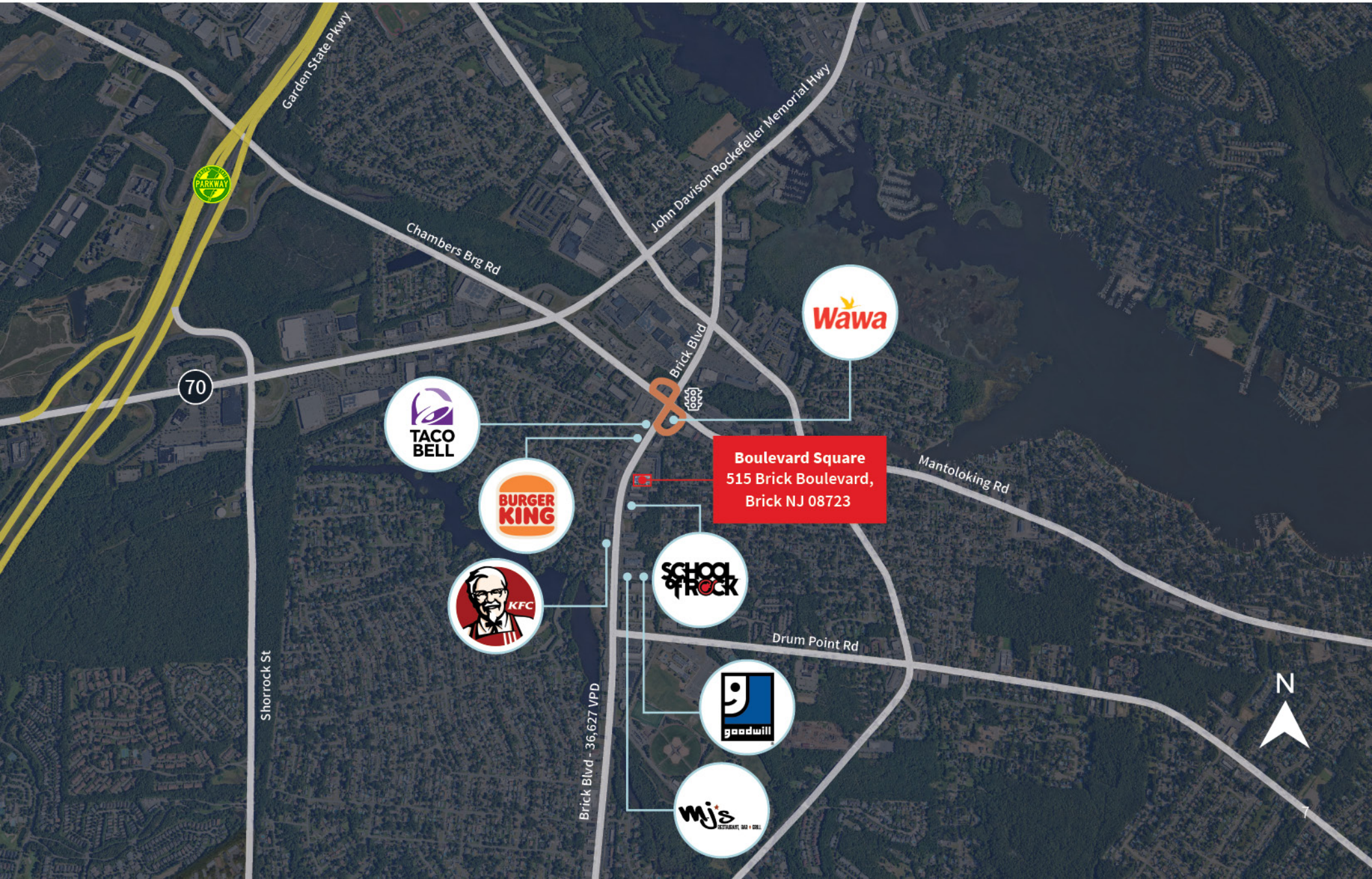






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Zoomed-in aerial map



Retail aerial



	1 mile	3 miles	5 miles
Total population	9,538	65,802	210,276
Total households	3,425	27,383	69,130
Average household income	$116,909	$105,118	$116,467



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