

NEPTUNE TOWN CENTER

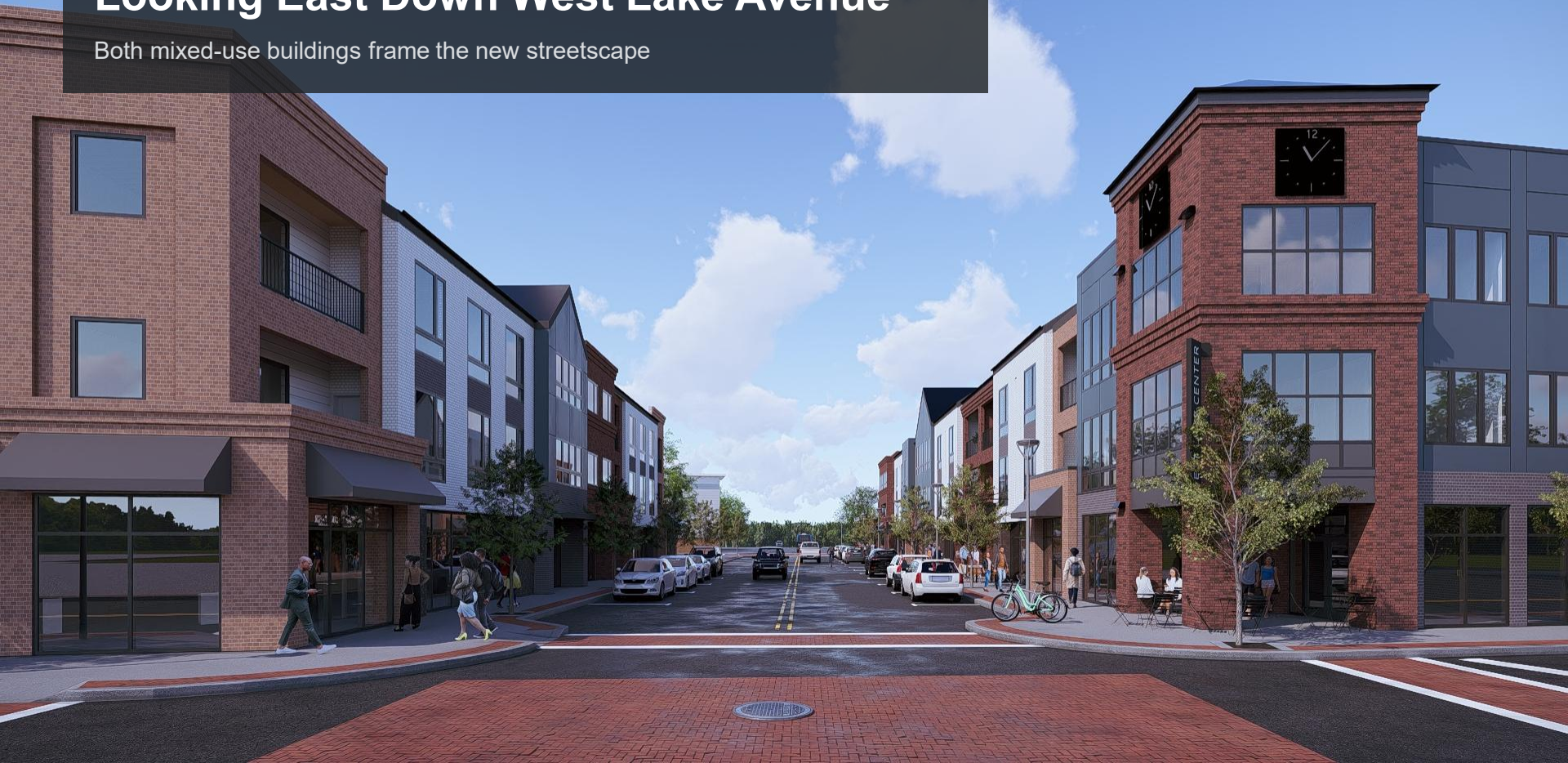
West Lake Avenue · Neptune, NJ

Ironbound Property Group · September 2026



Looking East Down West Lake Avenue

Both mixed-use buildings frame the new streetscape



South Mixed-Use Building

Building A – ground-floor retail with two floors of residences above



Along the Street



Mid-Block Pass-Through

Pedestrian link from West Lake Ave to the rear parking



Live/Work Storefront

Glazed ground-floor retail at the sidewalk

North Mixed-Use Building

Building B – retail at grade, 13 residences on floors 2 and 3



Corner Restaurant

±2,700 SF restaurant with glass-enclosed outdoor terrace



Outdoor Dining Terrace

±1,900 SF of outdoor dining behind a glass enclosure



Rear Parking Area

82 off-street spaces behind the buildings, including EV charging



3D Massing Views



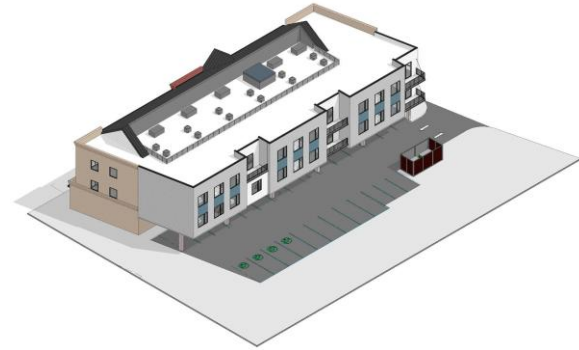
Building A – from the northeast



Building B – from the southwest



Building A – from the southwest (rear parking)



Building B – from the northeast (rear parking)