

FOR SALE | RETAIL / MIXED USE

# 707 OLD BURNT TAVERN ROAD

707 Old Burnt Tavern Road | Brick, NJ 08724



## PROPERTY SUMMARY

Sale Price:	\$389,000
Lot Size:	± 0.23 Acres
Building Size:	± 2,324 SF
Zoning:	B1
Cross Streets:	16th Avenue

## PROPERTY OVERVIEW

Residential / Retail Mixed Used Building for Sale - Price Reduced

## LOCATION OVERVIEW

Located on Old Burnt Tavern Road at the corner of 16th Avenue, with easy access from Herbertsville Road, Route 70, Route 88, and the Garden State Parkway. This property is also known as 371 16th Avenue.

## PROPERTY HIGHLIGHTS

- Will be delivered vacant.
- Previously was a real estate office, a nail salon, and a florist.
- 3 residential units.
- Monument signage.
- 12 car paved parking lot.
- Taxes \$11,274.13 (2020)

FOR MORE INFORMATION, PLEASE CONTACT:

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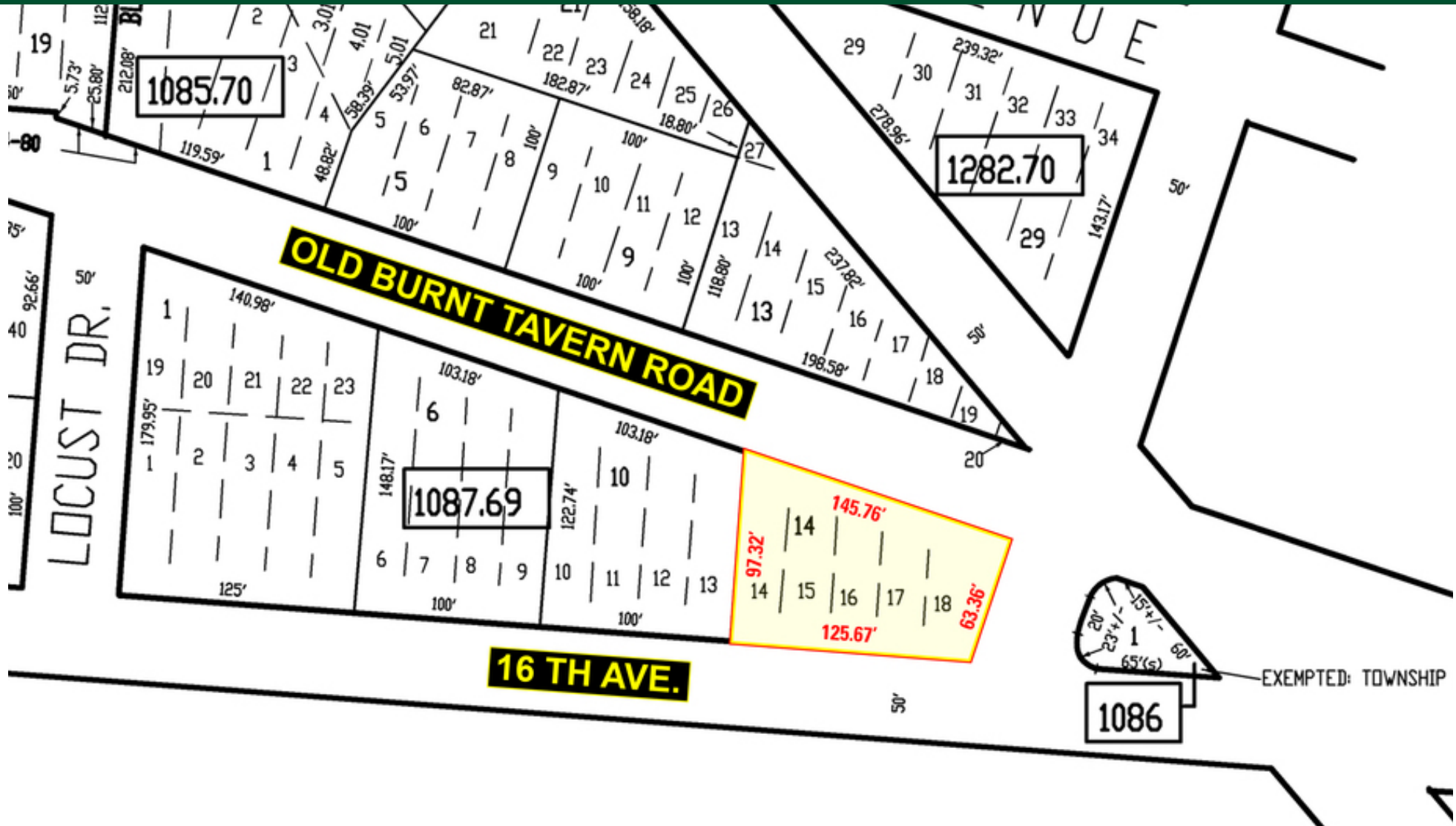


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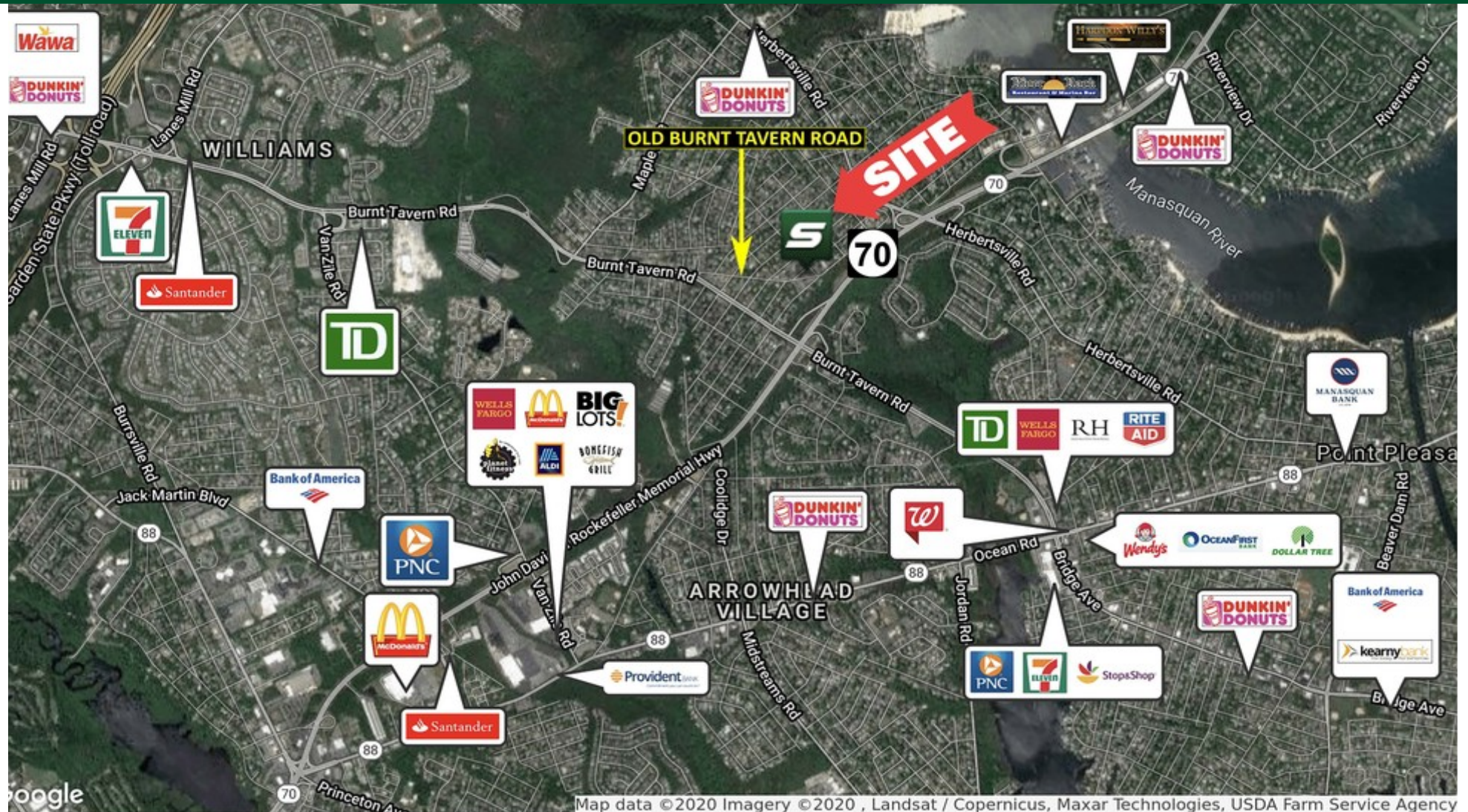


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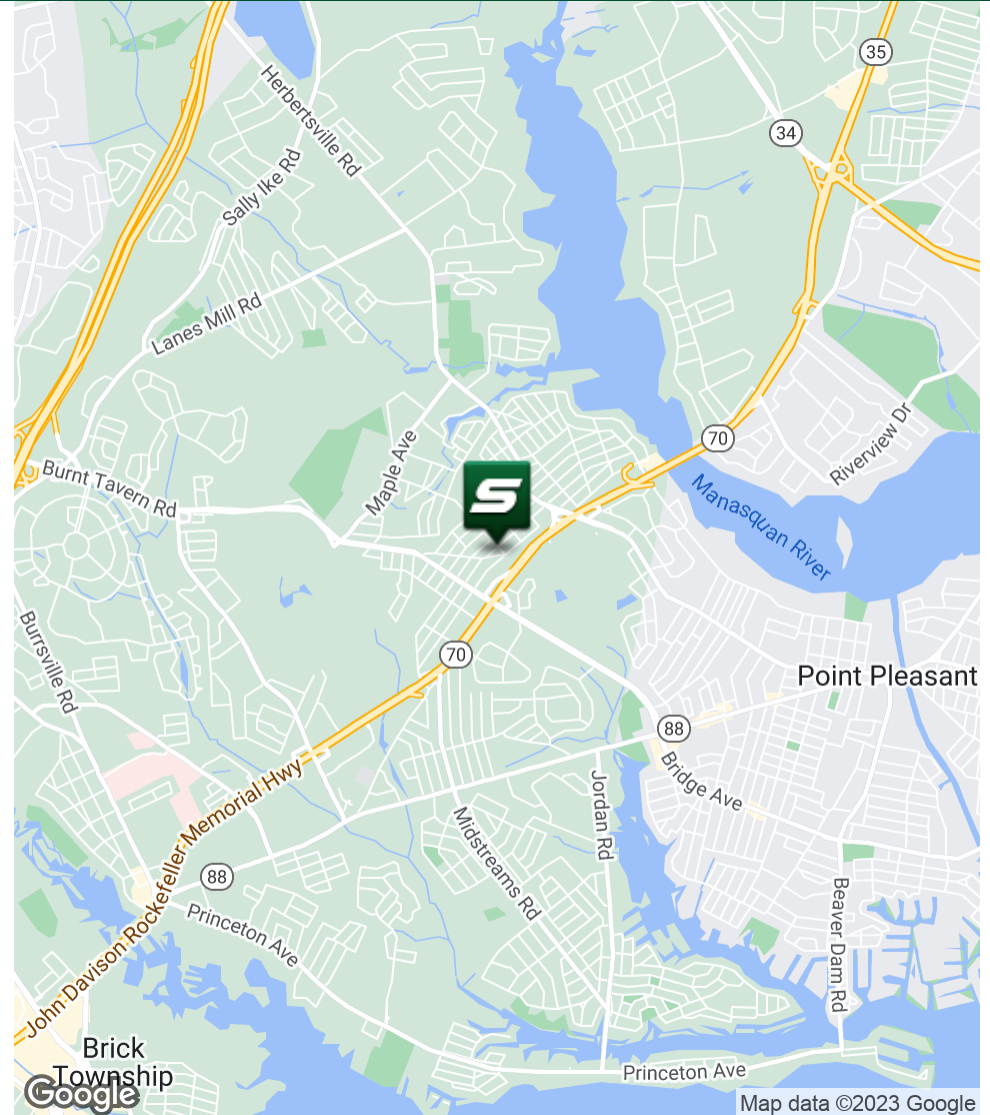
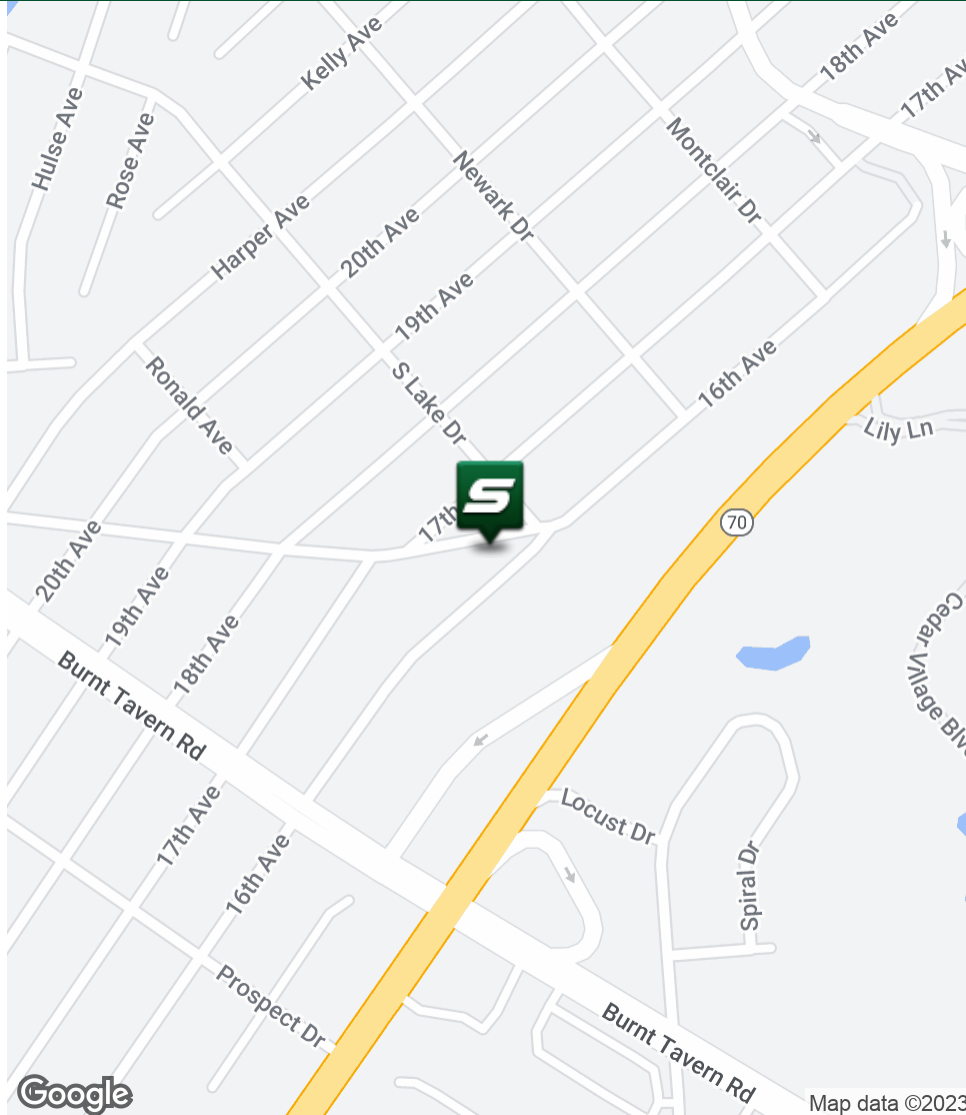
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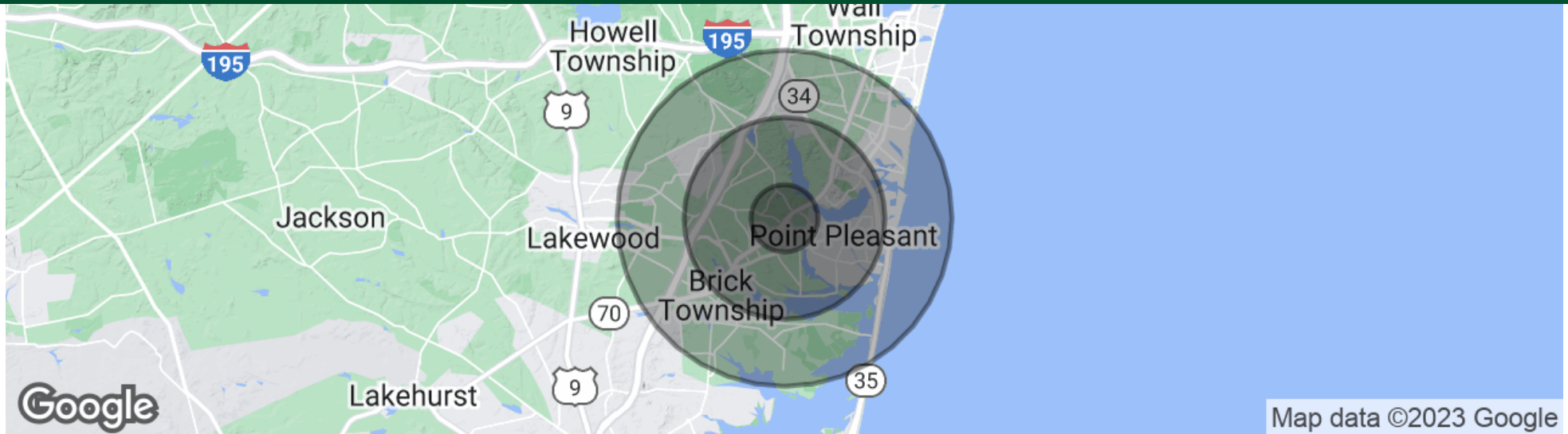


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,187	80,848	162,539
Median age	38.4	42.8	42.4
Median age (Male)	38.9	41.7	41.0
Median age (Female)	38.7	43.9	43.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,604	32,056	64,343
# of persons per HH	2.6	2.5	2.5
Average HH income	\$88,025	\$87,516	\$91,737
Average house value	\$347,787	\$359,109	\$394,464

\* Demographic data derived from 2020 ACS - US Census

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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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