

FOR SALE | LAND

APPROVED SITE FOR WAREHOUSE BUILDING



15 Burnt Tavern Road | Millstone Township, NJ 08510



PROPERTY SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$495,000 |
| Lot Size: | ± 1.66 Acres |
| APN #: | Block 57, Lot 14.02 |
| Cross Streets: | Route 571 |

PROPERTY OVERVIEW

Planning Board Approved Site for 16,300 SF Warehouse Building

LOCATION OVERVIEW

Located on Burnt Tavern Road, just south of Route 571. Close proximity to Exit 16 of Route 195, the Jackson Premium Outlets, Six Flags Great Adventure, and the proposed Adventure Crossing USA, a sports and recreational entertainment complex.

PROPERTY HIGHLIGHTS

- 1.66 acres with approvals for 16,300 SF warehouse building
- Private water and sewer
- Business Park (BP) Zone
- Permitted uses include storage, warehouse and distribution centers, scientific and research labs, manufacturing and assembly
- Easy access to Route 195

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas Palumbo | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com T: 732.449.2000 | F: 732.449.2828
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503 Washington Boulevard
Sea Girt, NJ 08750



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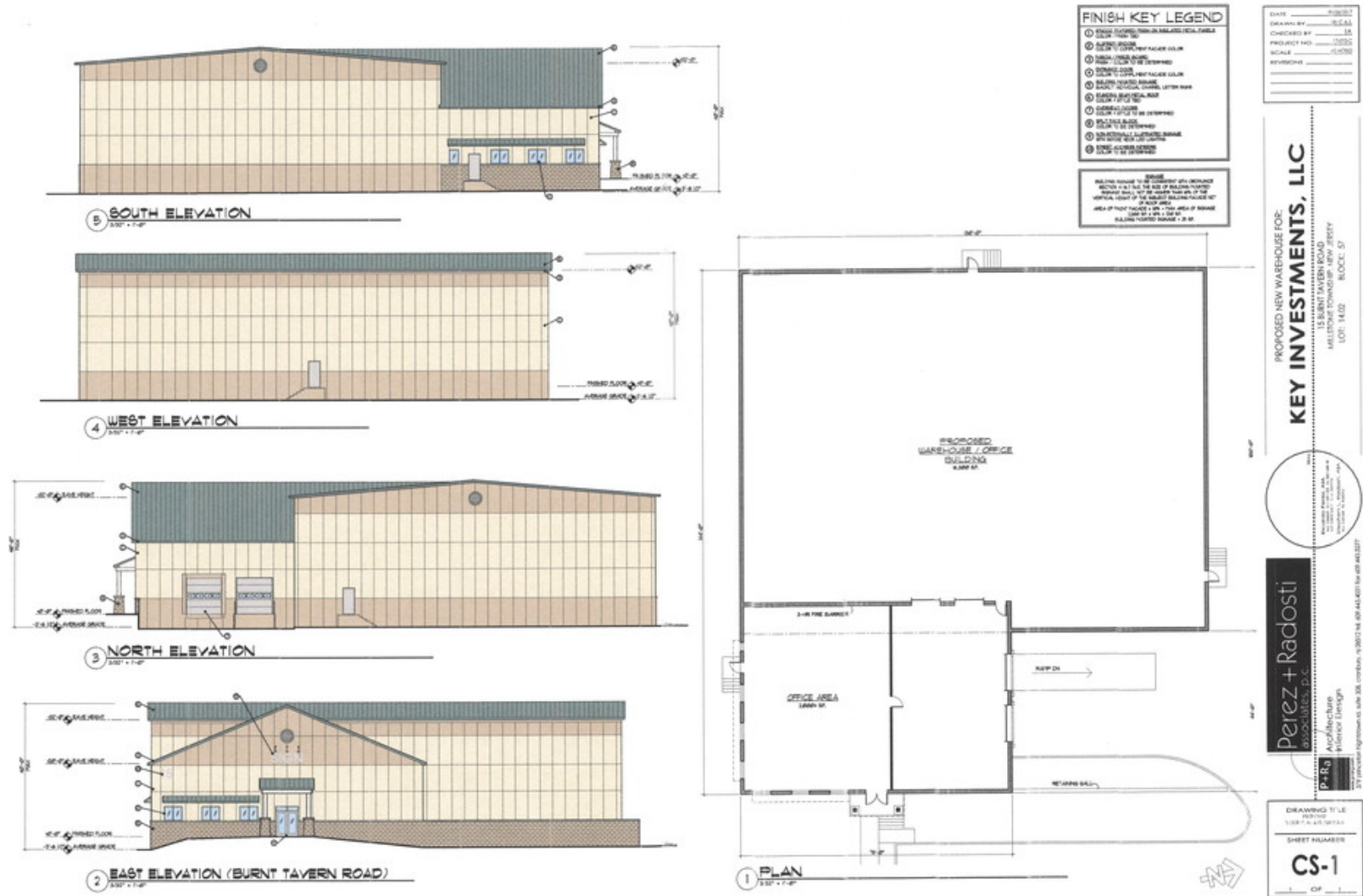
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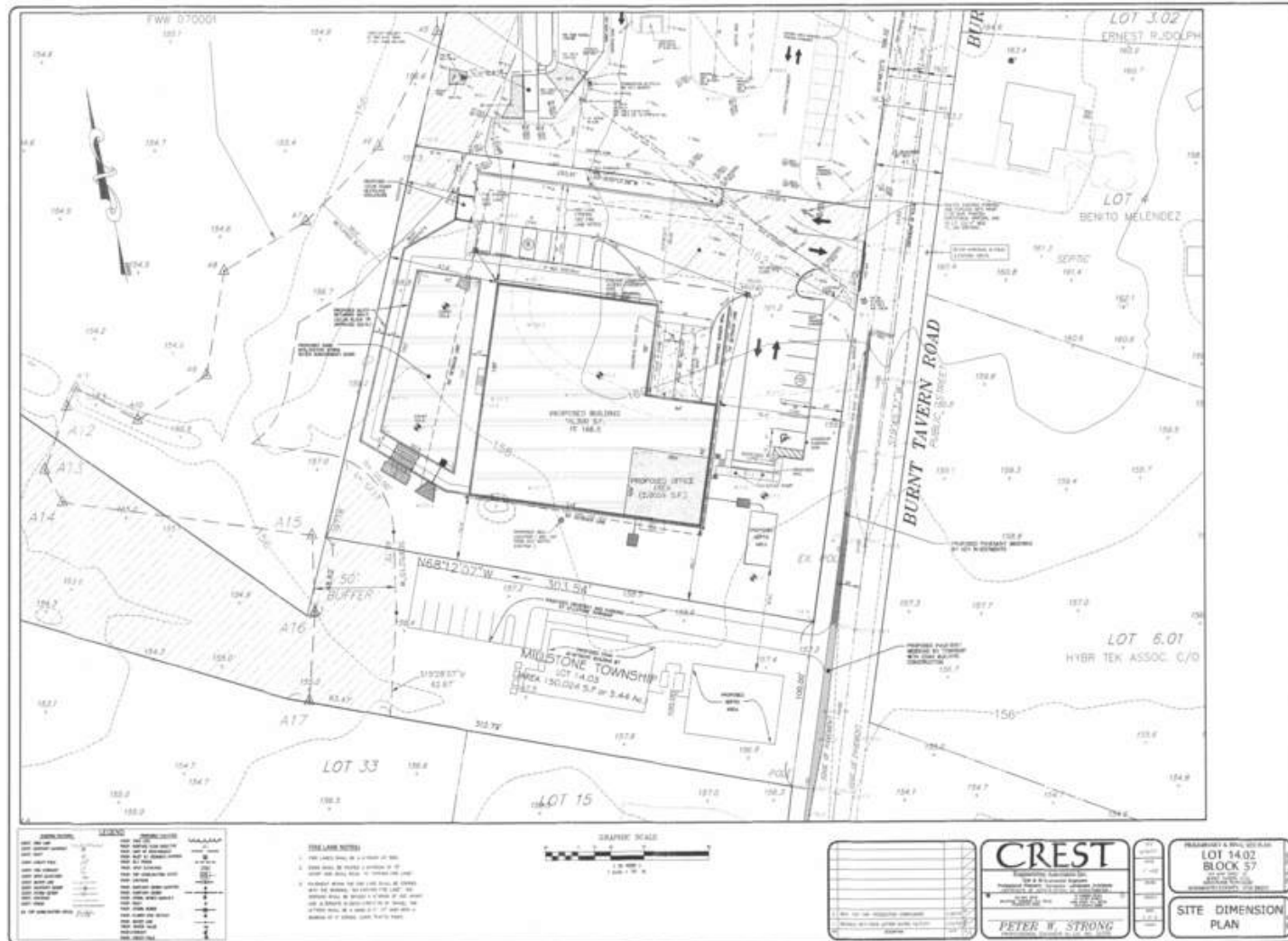
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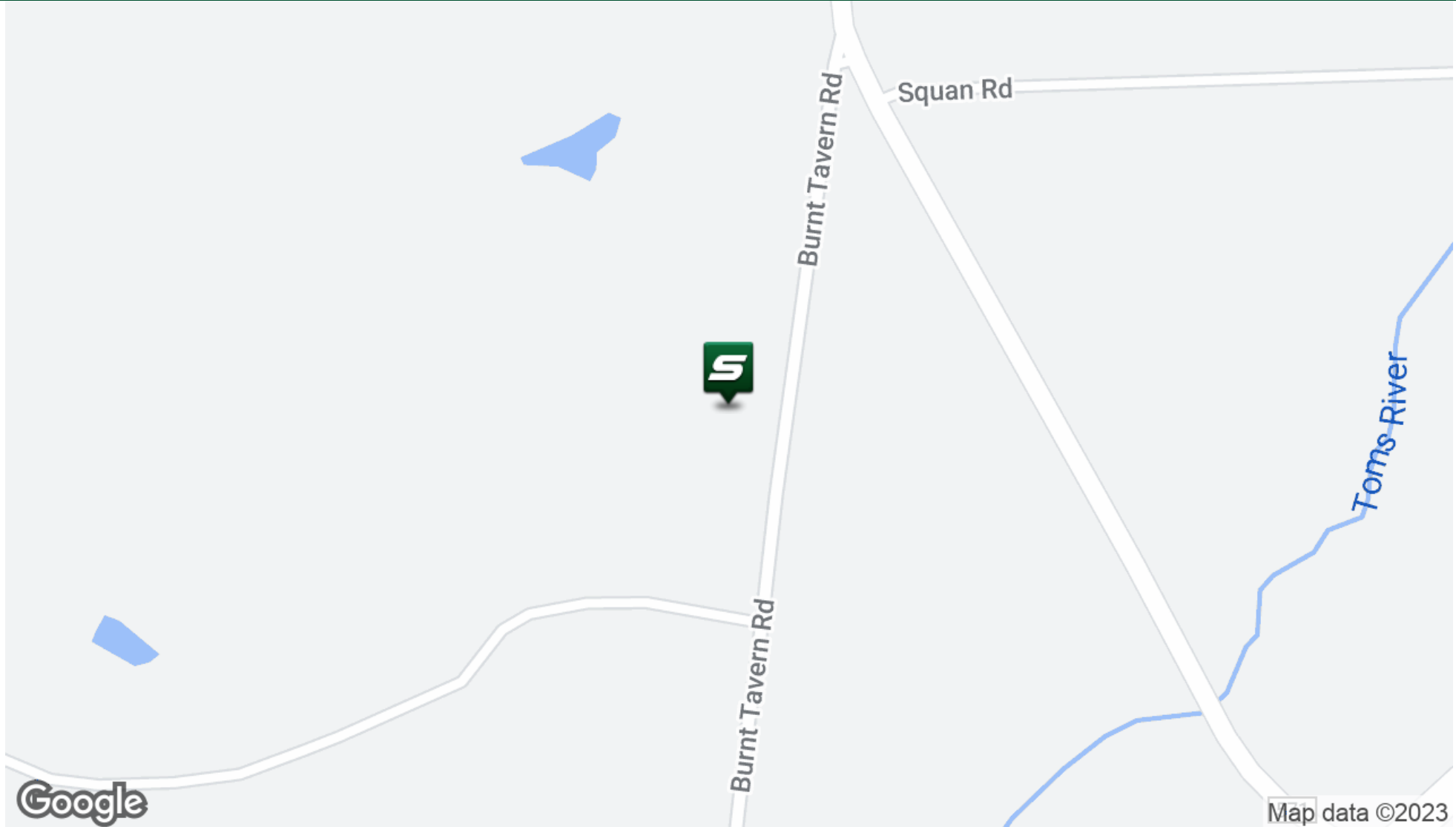
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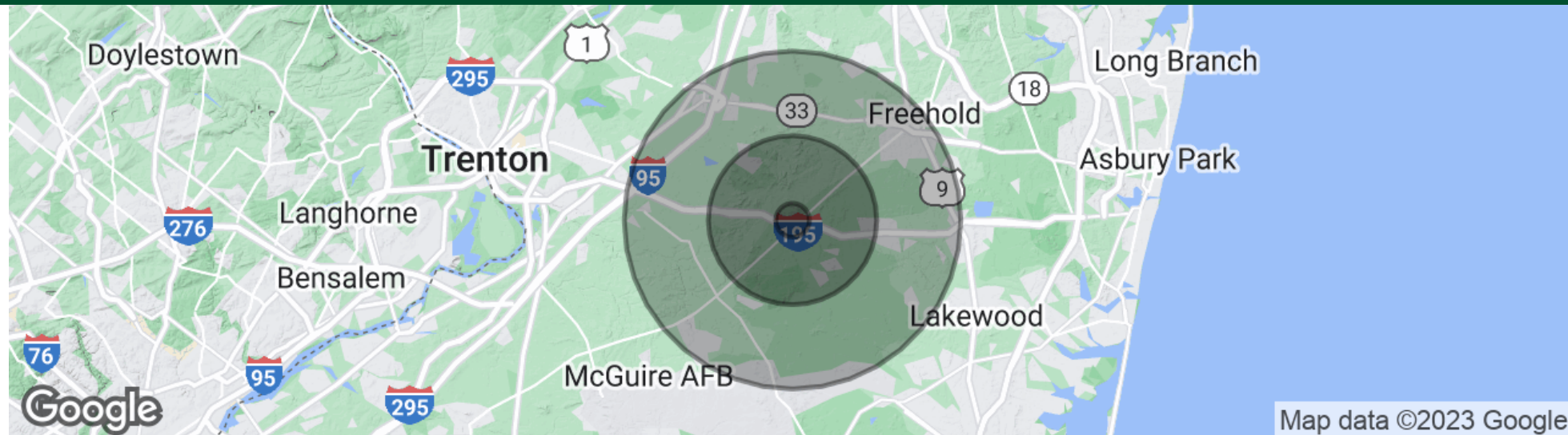
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 942 | 24,580 | 132,565 |
| Median age | 40.2 | 40.0 | 40.5 |
| Median age (Male) | 41.5 | 40.9 | 40.3 |
| Median age (Female) | 38.9 | 39.4 | 40.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 298 | 7,960 | 46,831 |
| # of persons per HH | 3.2 | 3.1 | 2.8 |
| Average HH income | \$143,116 | \$128,715 | \$110,783 |
| Average house value | \$620,280 | \$610,781 | \$439,499 |

* 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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