

Green Cove Marina

BRICK, NJ



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
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Boca Raton, FL 33431

PRESENTED BY:

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BRICK, NJ

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GREEN COVE MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROTECTED MARINA WITH HAPPY CUSTOMERS

PROFESSIONAL ADMIN OFFICES AND SERVICE DESK

WELL-MAINTAINED 25-TON TRAVELIFT

HYDRAULIC TRAILER, LOADER AND SVC SHOP

POOL, DECK AND SUMMERTIME PICNIC AREAS

FUEL, DOCKSIDE AMENITIES AND SHIPS STORE

WET SLIPS AND DRY STORAGE ON THE HARD

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Price
LOT SIZE:	8.5 Acres Total (4.6 acres is upland owned in fee simple and the four basins are 3.9 acres which are a riparian grant from the State of New Jersey)
ZONING:	R10 under permitted conditional use

MARINA OVERVIEW

Family-owned and operated since 1973, the management and staff of Green Cove Marina pride themselves in maintaining a family-friendly facility that offers all of the amenities, services, and conveniences boaters have come to expect in a first class marina.

This outstanding marina is protected by a fully encompassing natural breakwater that provides boats and equipment protection from storms. Over 250 slips are available for boats 14' to 46' in length and water depths averaging 4-6 feet in the basin. Most customers have their vessels hauled in the fall and placed directly behind their slips where space is allotted between the vessel and the dock for additional storage or a place to enjoy activities next to the water in the off-season.

A 25-Ton Travelift is used for haul and launch provides safe transport on the premises to and from work areas. A fully staffed team of service experts are standing ready to assist your every need. Fuel pumps on premises offer gasoline and diesel, and pump-out along with 30 and 50 amp power is on the docks.

An active family and picnic area on the water is available for customers and their guests which includes meticulous bathrooms and showers along with games, picnic tables and barbeque grills for summertime family fun. This marina is known for the loyalty of its customers and the heart and soul its staff puts in to providing a safe, clean and enjoyable family and relationship centric boating experience.

PROPERTY DESCRIPTION



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The marina is located on the Metedeconk River leading into Barnegat Bay. Minutes from F-Cove, Tices Shoal, T-Cove, Barnegat Bay, Treasure Island, Manasquan Inlet, Silver Bay, Point Pleasant Canal, Windward Beach and the Intracoastal Waterway.

LOCATION ATTRIBUTES

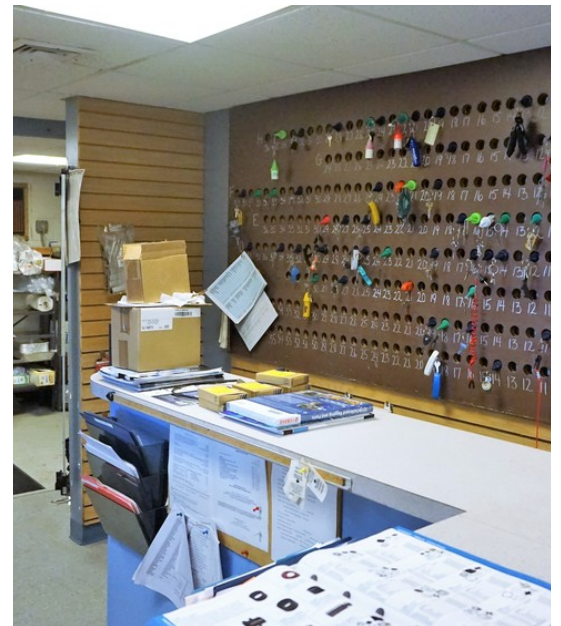
Conveniently located only minutes from F-Cove, Tices Shoal, T-Cove, Barnegat Bay, Treasure Island, Manasquan Inlet, Silver Bay, Point Pleasant Canal, Windward Beach and the Intracoastal Waterway.

- Secure & Protected Cove
- Family-oriented marina
- Pet-friendly
- Swimming Pool and dedicated restrooms
- Picnic Area overlooking the river
- Wi-Fi available for all to use
- Air-conditioned bathhouse with showers
- Only minimal tide change or wakes, if any
- Behind-slip Parking for convenience
- Fixed Docks with Catwalks
- Locking Security Gate
- Fuel Dock
- Transient Slips
- Dockside Pump-out
- Full Service Department
- MerCruiser, Yamaha & Honda Certified
- Full Parts Department
- 25-Ton Travel Lift
- All Marine Repairs
- Electronics Installation
- Quick Turnarounds

PROTECTED HARBOR WITH HAPPY CUSTOMERS



PROFESSIONAL ADMIN OFFICES AND SERVICE DESK



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HYDRAULIC TRAILER, LOADER AND SVC SHOP



POOL, DECK AND SUMMERTIME PICNIC AREAS



FUEL, DOCKSIDE AMENITIES AND SHIPS STORE



WET SLIPS AND DRY STORAGE ON THE HARD



GREEN COVE MARINA

LOCATION INFORMATION

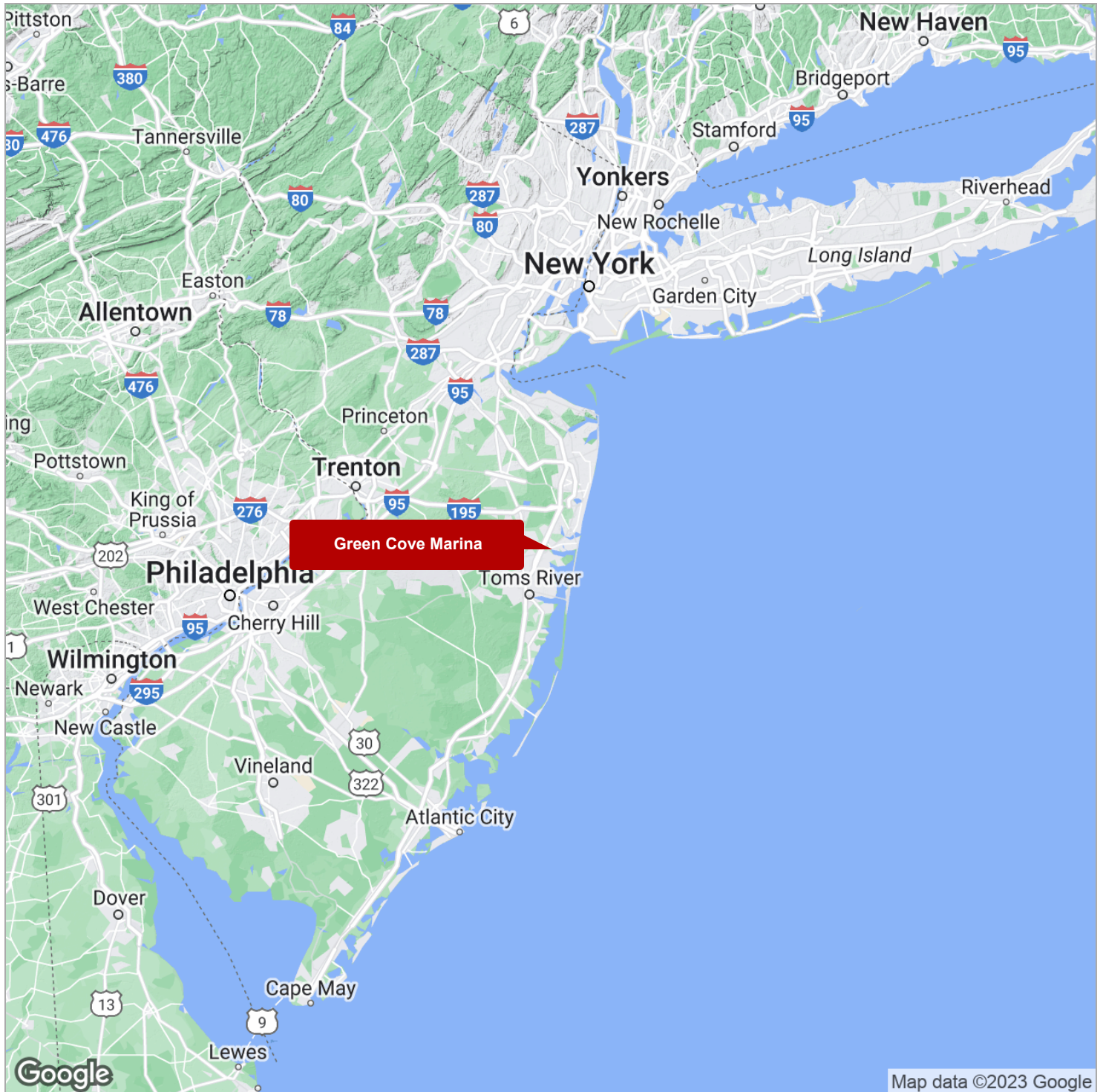
2

REGIONAL MAP

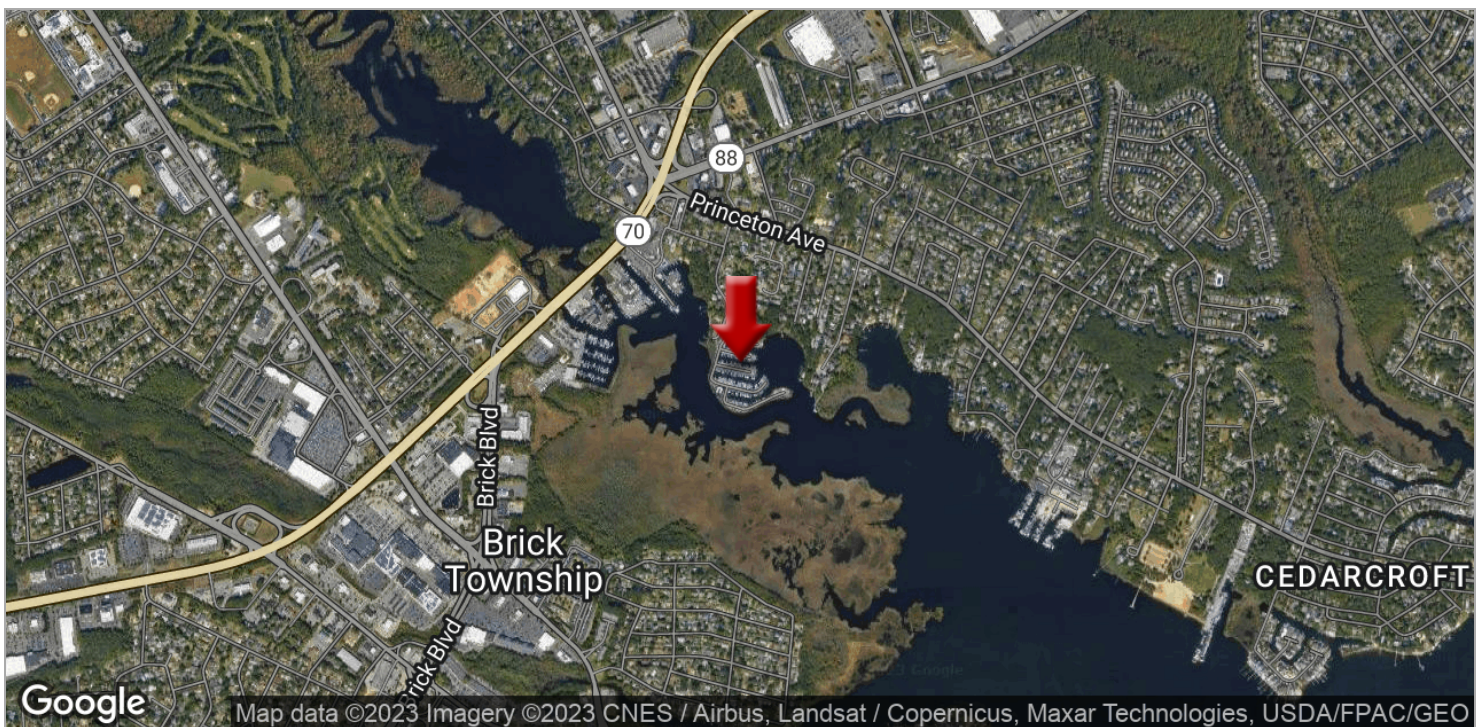
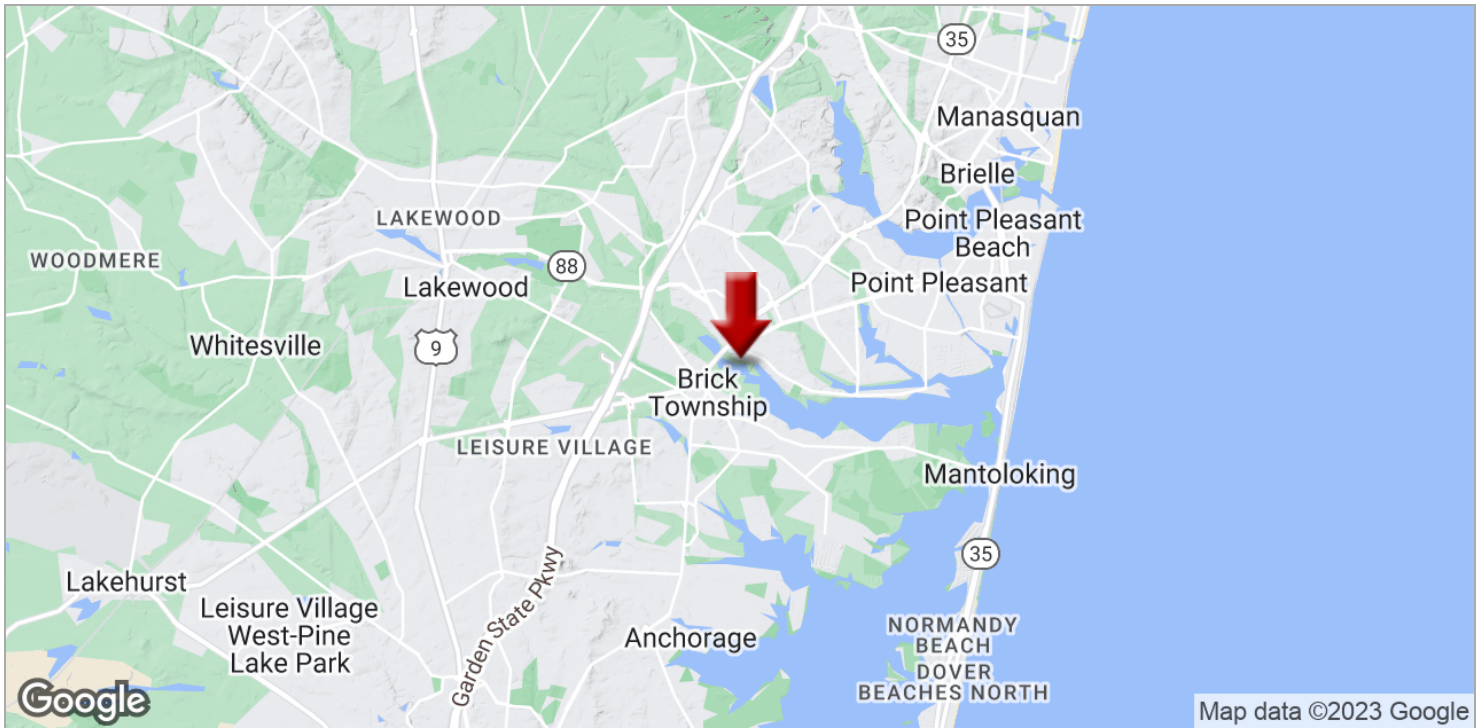
LOCATION MAPS

AERIAL MAP

REGIONAL MAP



LOCATION MAPS



AERIAL PHOTO



GREEN COVE MARINA

DEMOGRAPHICS

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DEMOGRAPHICS REPORT

ADVISOR BIO

COMMERCIAL MARITIME BROKER ASSOCIATE

DEMOGRAPHICS REPORT

	5 MILES	7.5 MILES	10 MILES
Total population	176,643	332,650	505,481
Median age	43.6	39.3	39.4
Median age (male)	42.1	38.0	37.9
Median age (female)	44.9	40.4	40.6
	5 MILES	7.5 MILES	10 MILES
Total households	71,663	122,267	185,598
Total persons per HH	2.5	2.7	2.7
Average HH income	\$79,650	\$83,487	\$84,323
Average house value	\$359,788	\$377,945	\$377,659

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO



Direct:

COMMERCIAL MARITIME BROKER ASSOCIATE

**RICK ROUGHEN**

Broker Associate

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Direct: 954.298.7703

PROFESSIONAL BACKGROUND

CFO, Bradford Marine (one of the largest mega-yacht service facilities in the world)
President, Fort Lauderdale Shipyard
Financial & Operational Consultant / Advisor, Marine Industry
Owner, Boat Dealership in Fort Lauderdale, Service & New Boat Sales
Commercial Maritime Broker, Keller Williams

ACCOMPLISHMENTS / COMPETITIVE / INTERESTS:

Awarded Top KW Commercial Team by GCI, South Florida Region 2019
Ranked #2 Commercial Team in all of Keller Williams 2018
Awarded Associate of the Year, South Florida Region 2018
Awarded Top KW Commercial Team by GCI, South Florida Region 2018
Awarded Top KW Commercial Producer, South Florida Region 2017
Awarded Top KW Commercial Team, South Florida Region 2015
Point Finance Analyst, closed largest Franchise Deal in US History
Full Scholarship Athlete – 4 years (Football) – Miami Hurricanes (QB)
Expedition on Forbes' Mega-yacht – 3,000 miles up Amazon River

EDUCATION

Accounting Degree & Finance Degree (BBA), University of Miami
Master's Degree in Business Administration (MBA)
Broker's License – Florida
100-ton Captains License (not currently active)

Rick Roughen - KW - National Marina Sales

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