

FOR SALE | LAND

DEVELOPMENT SITE DIRECTLY ADJACENT TO WEGMANS



1108 Route 35 | Ocean, NJ 07712



PROPERTY SUMMARY

Sale Price:	\$2,500,000
Lot Size:	± 1.45 Acres
APN #:	Block 187, Lot 2
Cross Streets:	Valley Road

PROPERTY OVERVIEW

Property is adjacent to Wegman's Supermarket anchored Ocean Plaza. Development opportunity. Zoned C3 with extensive permitted and conditional uses. 1.45 acres.

LOCATION OVERVIEW

Next to the Wegman's Anchored Ocean Plaza. Southbound corner location on Route 35, the center of Ocean Township's retail hub. Easy access to Route 18, 66, 33, 36 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Permitted uses include: retail, restaurants, liquor store, banks, pharmacy, clubs, department store, diner, finance companies, general office, gym, health clubs, veterinary, apparel, medical and dental, nursing home, variety store and many more.
- Conditional uses include: car washes, automotive gasoline station and service station as well as sales and service, eating establishments (drive-in or fast-food), wireless telecommunications tower and antenna, child day care, c-store with gas and more.
- Neighboring and area retailers include, Wegmans, Verizon, Panera Bread, Pier I, Dunkin Donuts, Bank of America, Taco Bell, Windows to Go, Mathnasium, Avalon Flooring, Sherwin Williams, Raymore and Flannagan, Starbucks, Jersey Mikes, Walgreens, The Tile Shop, Kohls and many others.
- Present use is a 30-room motel.
- Within area of great demographics.

FOR MORE INFORMATION, PLEASE CONTACT:

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Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | loelius@sitarcompany.com

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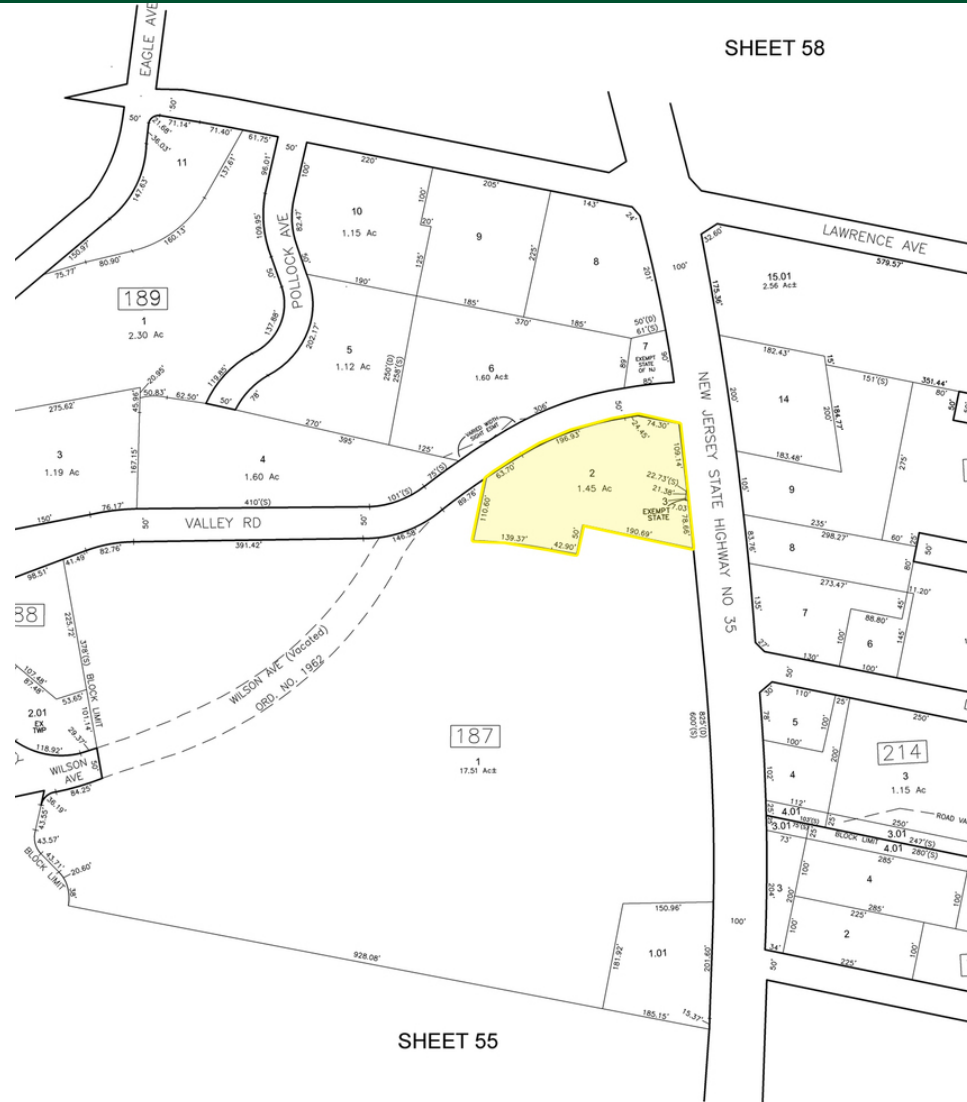
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Sitar
Realty Company

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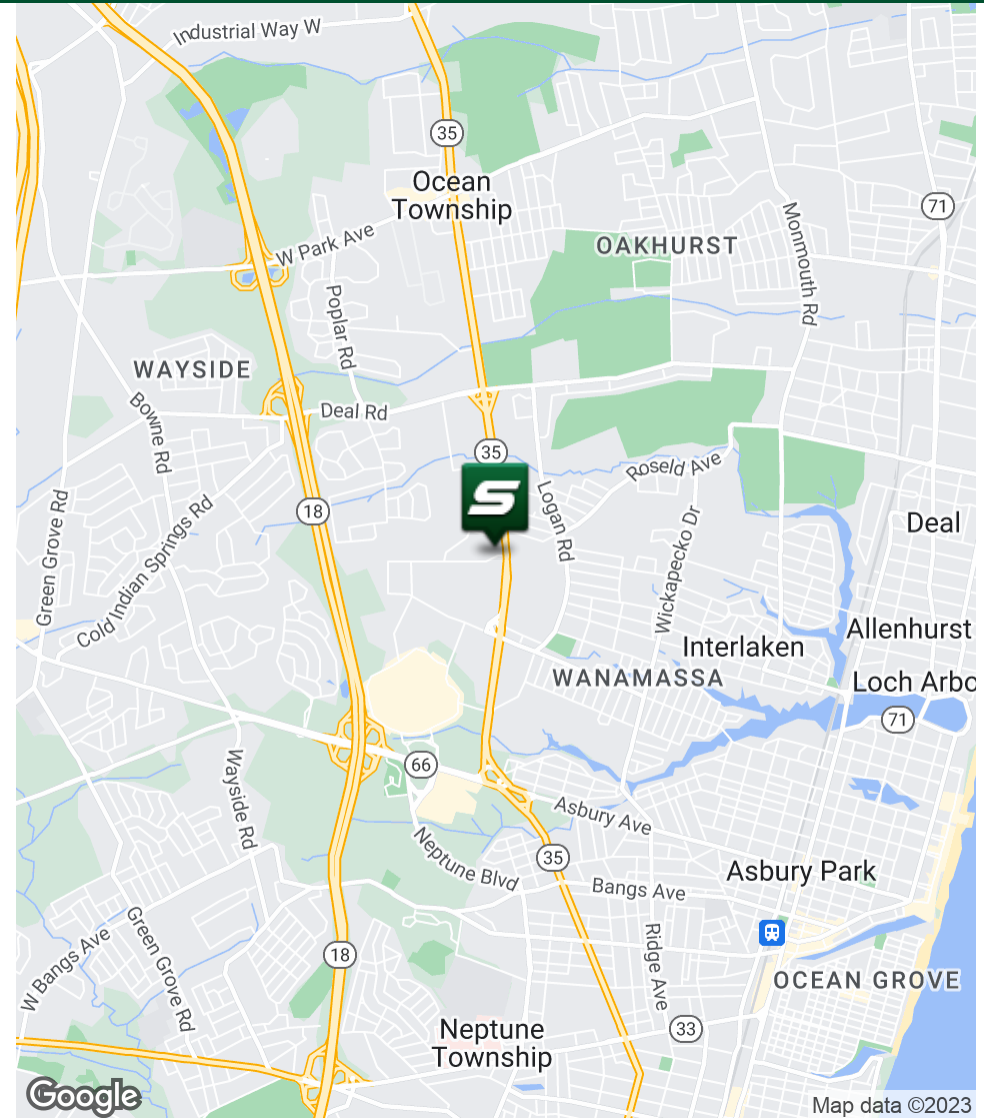
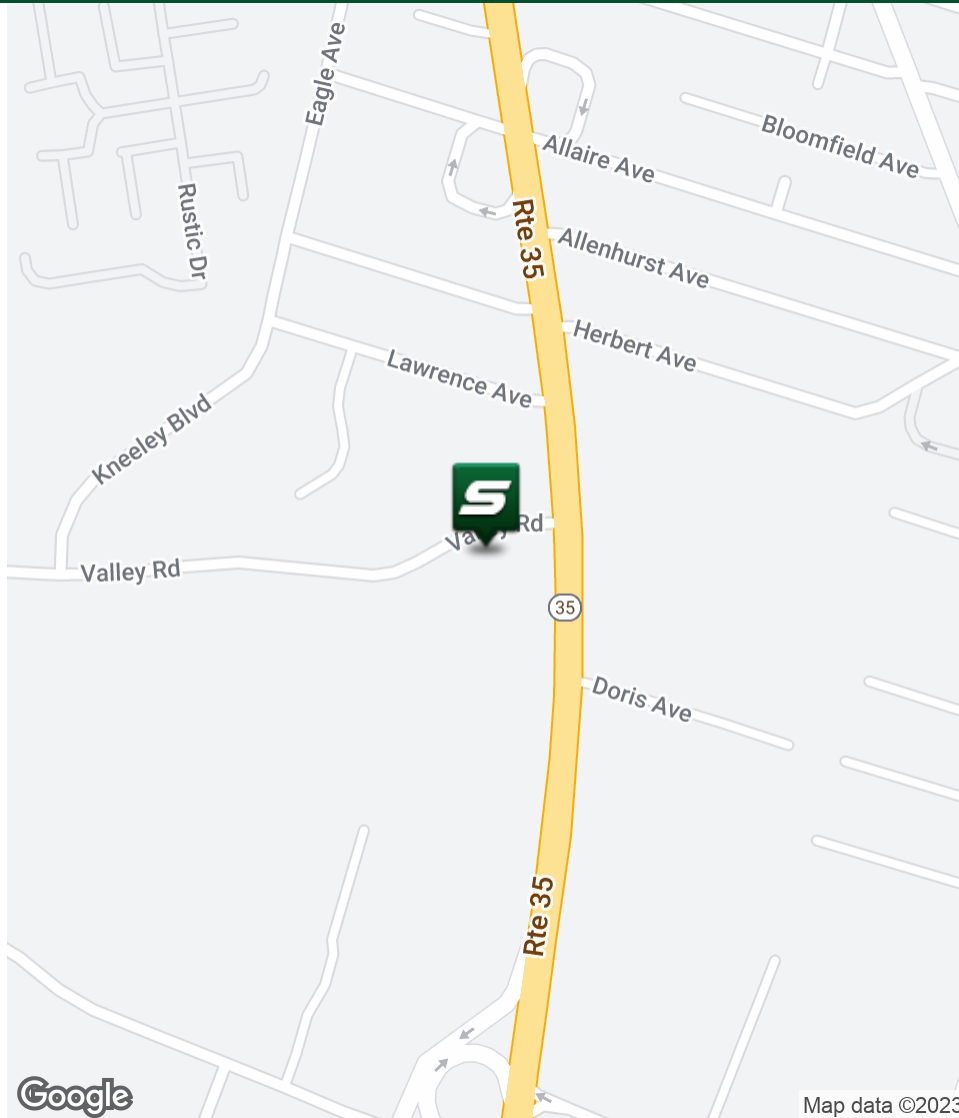
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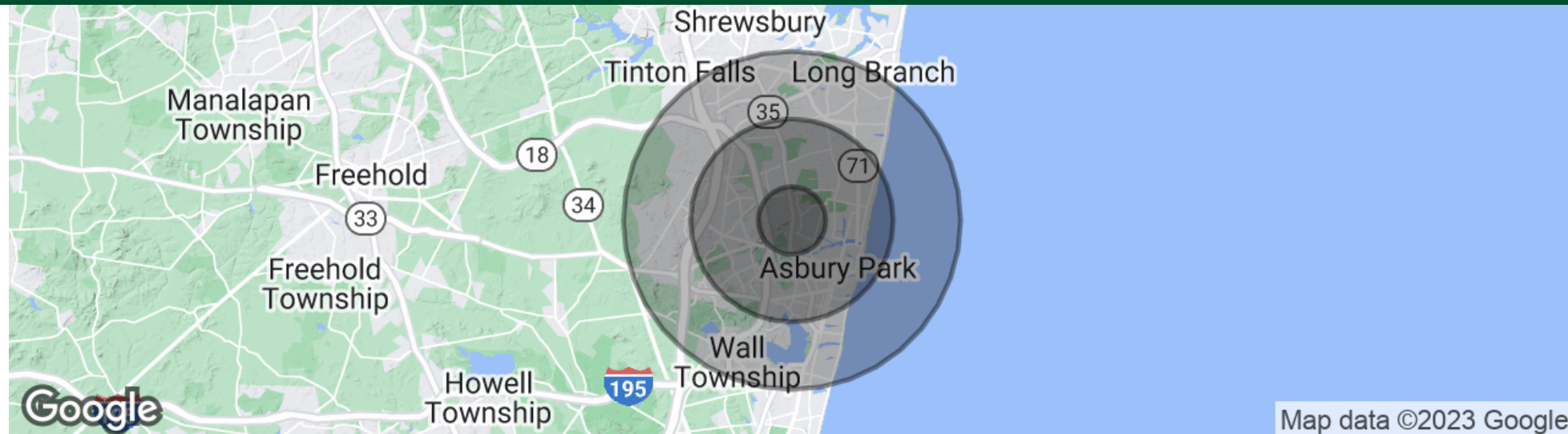
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,426	91,060	179,050
Average age	39.9	39.5	39.7
Average age (Male)	39.0	37.2	37.8
Average age (Female)	40.0	40.8	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,987	36,432	72,689
# of persons per HH	2.5	2.5	2.5
Average HH income	\$90,443	\$78,872	\$82,602
Average house value	\$446,267	\$417,067	\$434,612

* 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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