

FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



## PROPERTY SUMMARY

**Sale Price:**  
**Lot Size:**  
**APN #:**  
**Zoning:**  
**Cross Streets:**

\$950,000  
± 1.91 Acres  
Block 83, Lot 17  
CMX-3  
Brookside Way

## PROPERTY OVERVIEW

Approved pad site for one-story, 2,283 SF drive-through bank

## LOCATION OVERVIEW

Located on Route 9 South, just past the junction of Route 9 and Route 524. Easy access to Highways 33 and 79.

## PROPERTY HIGHLIGHTS

- Located on highly traveled Route 9 corridor
- Traffic count 44,301 (2020)
- Pylon sign on Route 9
- Excellent access to Route 33, Route 524 and Route 195

FOR MORE INFORMATION, PLEASE CONTACT:

**Helena Loelius** | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)

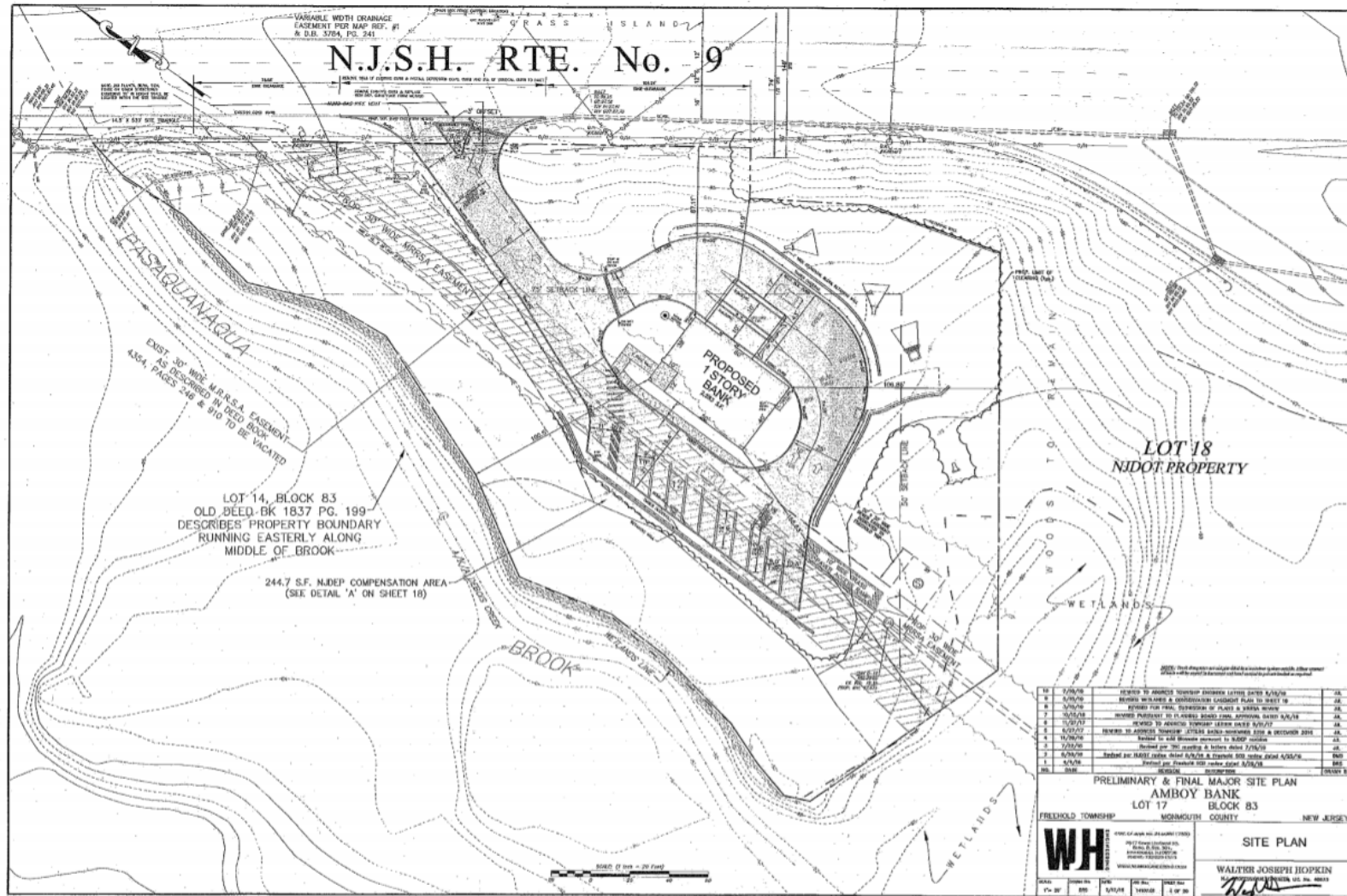


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



FOR MORE INFORMATION, PLEASE CONTACT:

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

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
www.sitarcompany.com



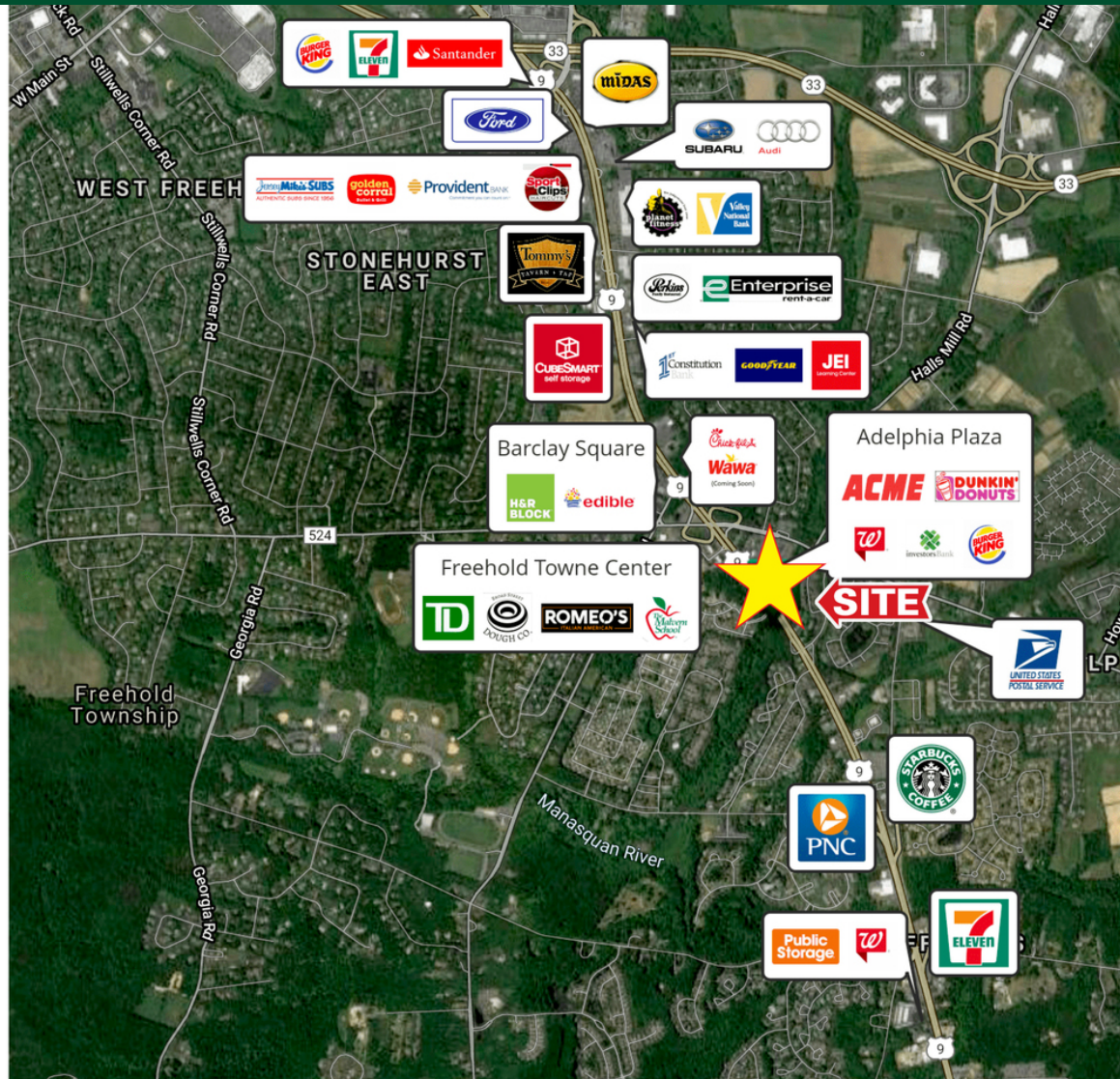
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



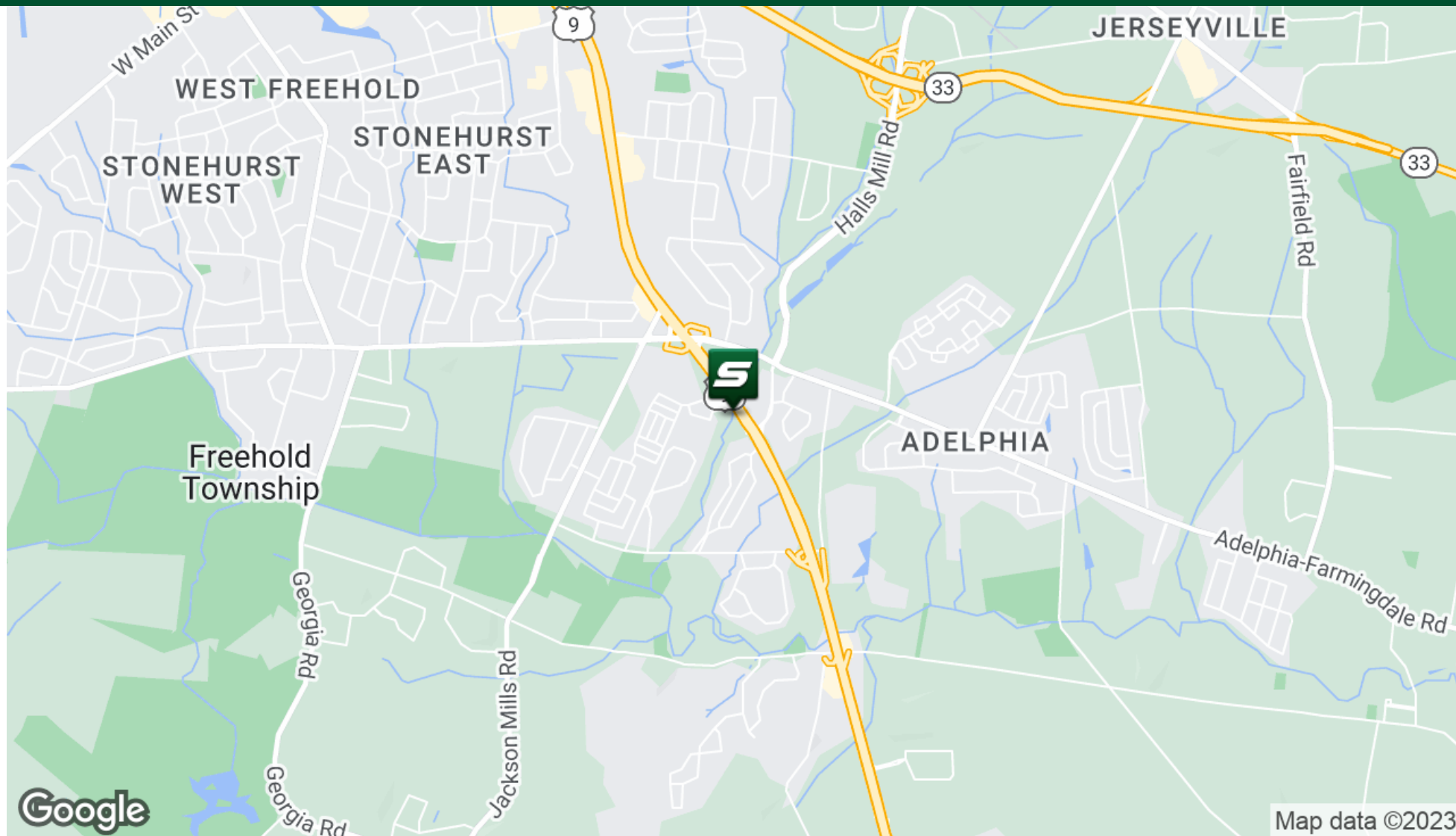
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | APPROVED BANK SITE

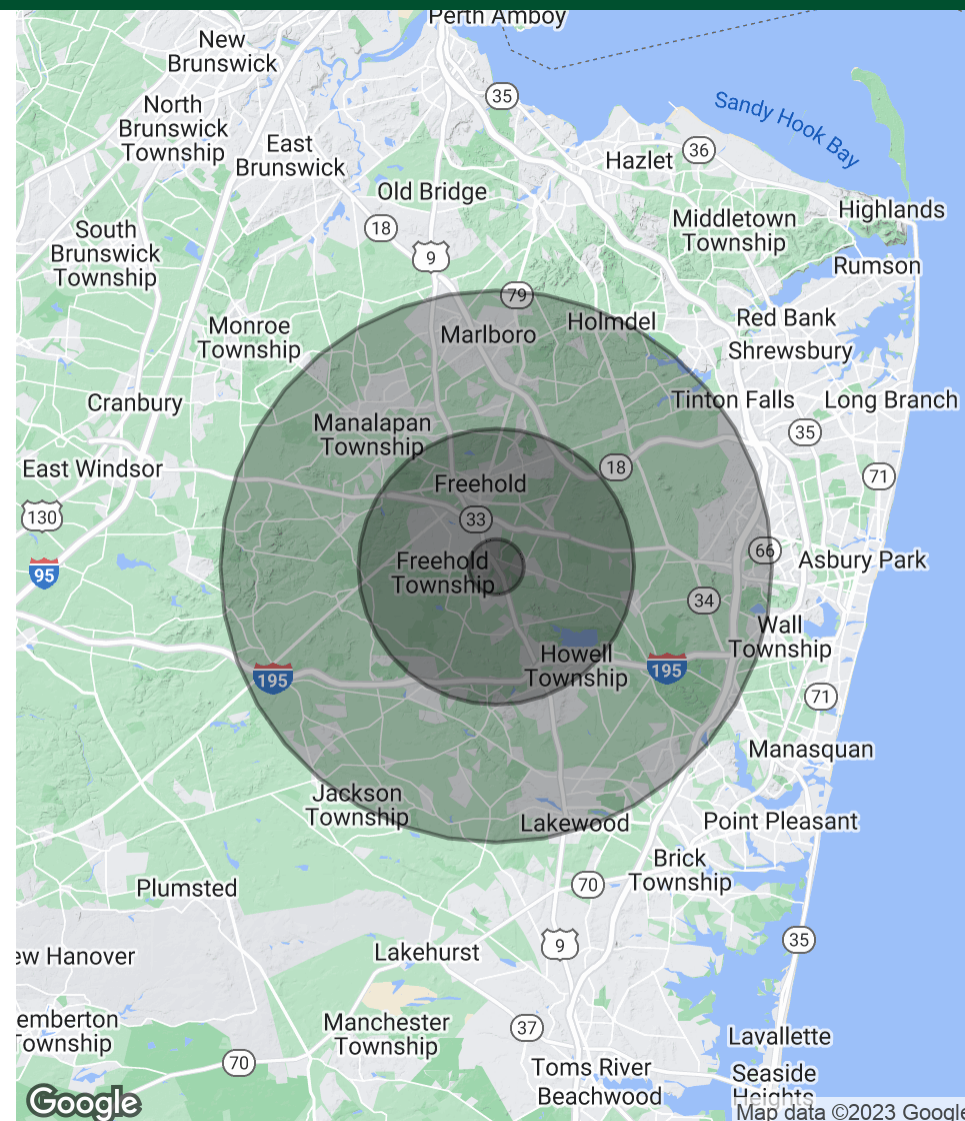
# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 3,872     | 90,483    | 357,597   |
| Average age          | 43.9      | 39.4      | 35.7      |
| Average age (Male)   | 40.8      | 37.7      | 34.9      |
| Average age (Female) | 45.6      | 40.4      | 36.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households     | 1,616     | 31,805    | 112,835   |
| # of persons per HH  | 2.4       | 2.8       | 3.2       |
| Average HH income    | \$87,539  | \$99,850  | \$108,156 |
| Average house value  | \$351,936 | \$416,923 | \$473,625 |

\* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | APPROVED BANK SITE

# APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728



## **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.

FOR MORE INFORMATION, PLEASE CONTACT:

**Helena Loelius** | P: 732.449.2000 X2200 | C: 908.285.4322 | [loelius@sitarcompany.com](mailto:loelius@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.