

FOR SALE | RETAIL

FREE STANDING BUILDING

1002 Route 9 S | Howell, NJ 07731



PROPERTY SUMMARY

Sale Price:

Call For Details

Lot Size:

± 2.08 Acres

APN #:

Block 137, Lot 53.01

Building Size:

± 31,266 SF

Cross Streets:

Bergerville Road

PROPERTY OVERVIEW

First time available; building and acreage. Excellent visibility on the busy retail / office corridor of Howell Township. For sale.

LOCATION OVERVIEW

Located on Highway 9 South, directly off the jug handle and signalized intersection of Route 9 and Bergerville Road and Casino Drive.

PROPERTY HIGHLIGHTS

- 302' frontage on Route 9 South.
- Zoned HD1
- Presently used as a bowling alley and restaurant
- Development possibilities
- Permitted uses include: Auto auctions, auto sales and services, car wash, entertainment and essential services, financial institutions, gas station and convenience center (conditional use), home improvements, hospital, house of worship, medical center, office, restaurants with drive through or take out and without drive through, retail sales and services, schools (conditional).
- Good traffic counts and demographics. Neighborhood tenants include Walgreens, Manasquan Bank, Home Depot, Starbucks, PNC Bank, 7 Eleven, Coal Fired Pizza, and many more.

FOR MORE INFORMATION, PLEASE CONTACT:

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Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

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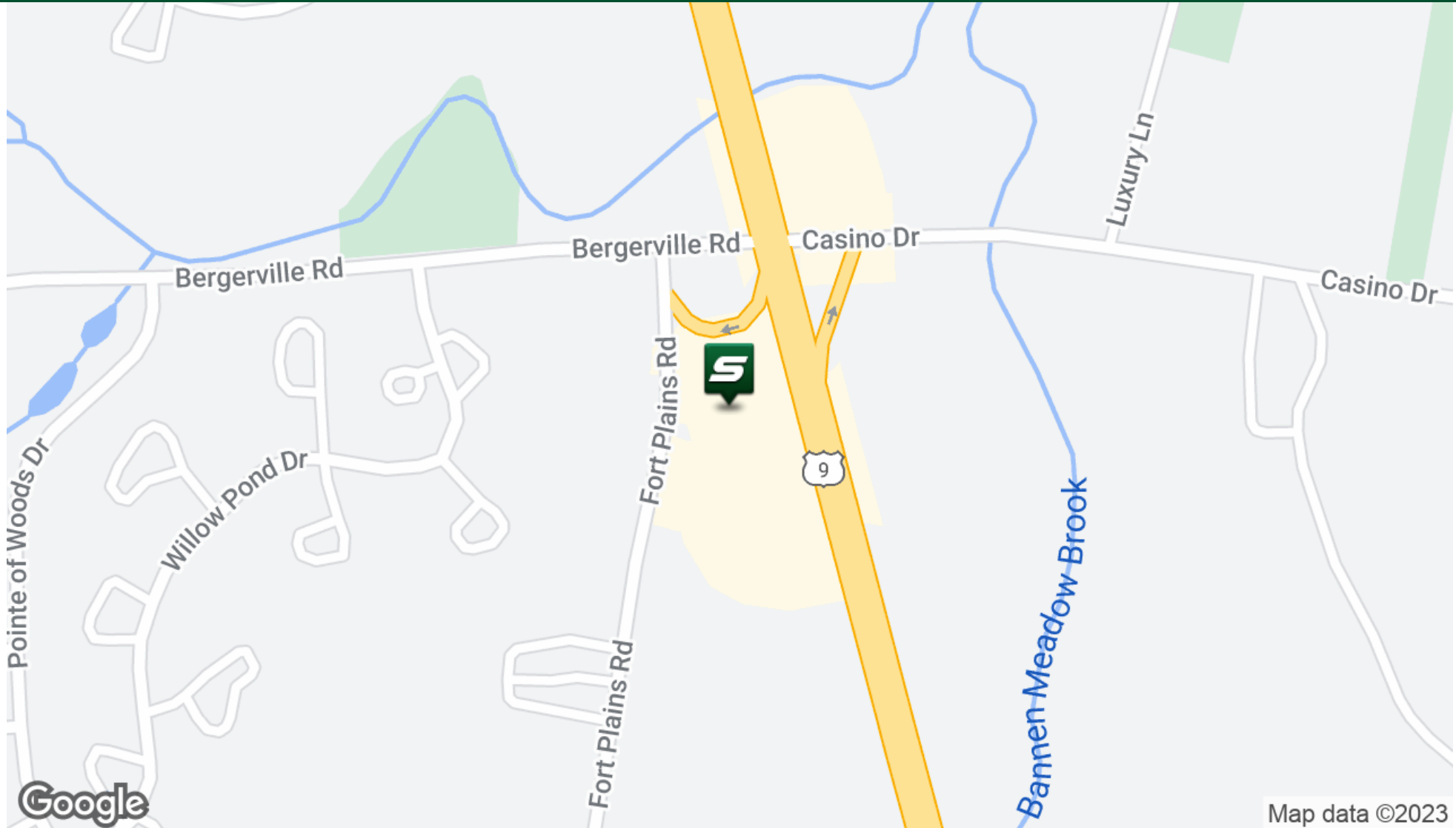


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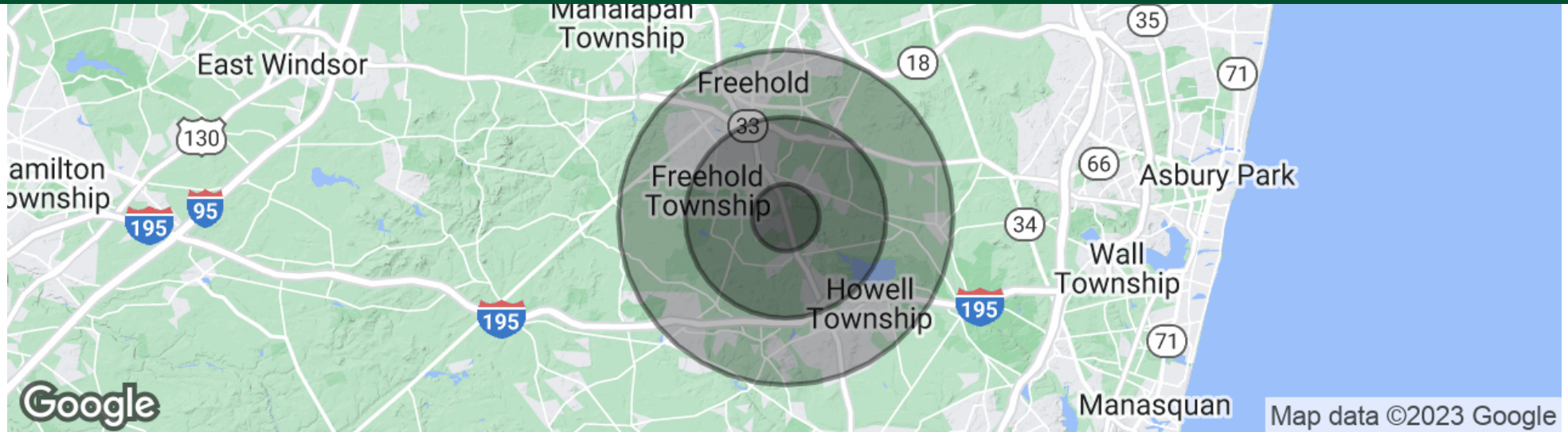


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,277	26,673	98,713
Average Age	42.2	40.9	38.7
Average Age (Male)	38.4	38.3	36.9
Average Age (Female)	43.9	42.4	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,789	10,320	34,261
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$83,230	\$92,285	\$98,461
Average House Value	\$333,114	\$376,785	\$393,471

* 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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