

FOR SALE | LAND

LAND WITH MEDICAL OFFICE APPROVALS



2691-2697 Highway 70 | Wall, NJ 08736



PROPERTY SUMMARY

Sale Price:

N/A

Land with Approvals for Medical Offices for Sale

Lot Size:

7.38 Acres

LOCATION OVERVIEW

Excellent location with easy access to Routes 34, 35, 195, 18 and the Garden State Parkway.

Cross Streets:

70 & Morningstar Rd

PROPERTY HIGHLIGHTS

- 7.38 acres with medical office approvals for two 17,514 SF (35,028 SF in total) buildings
- Medical condos possible
- Will consider a joint venture or a build-to-suit

Traffic Count:

31,437

FOR MORE INFORMATION, PLEASE CONTACT:

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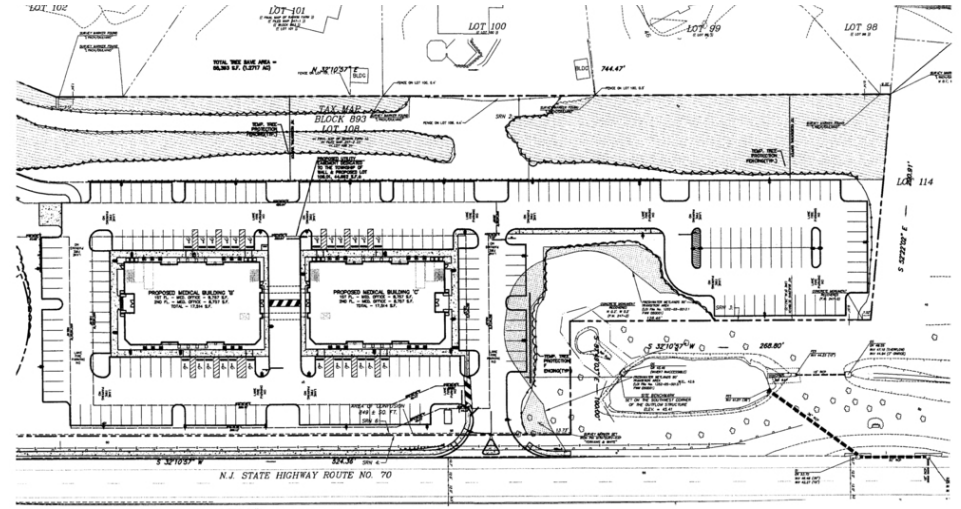
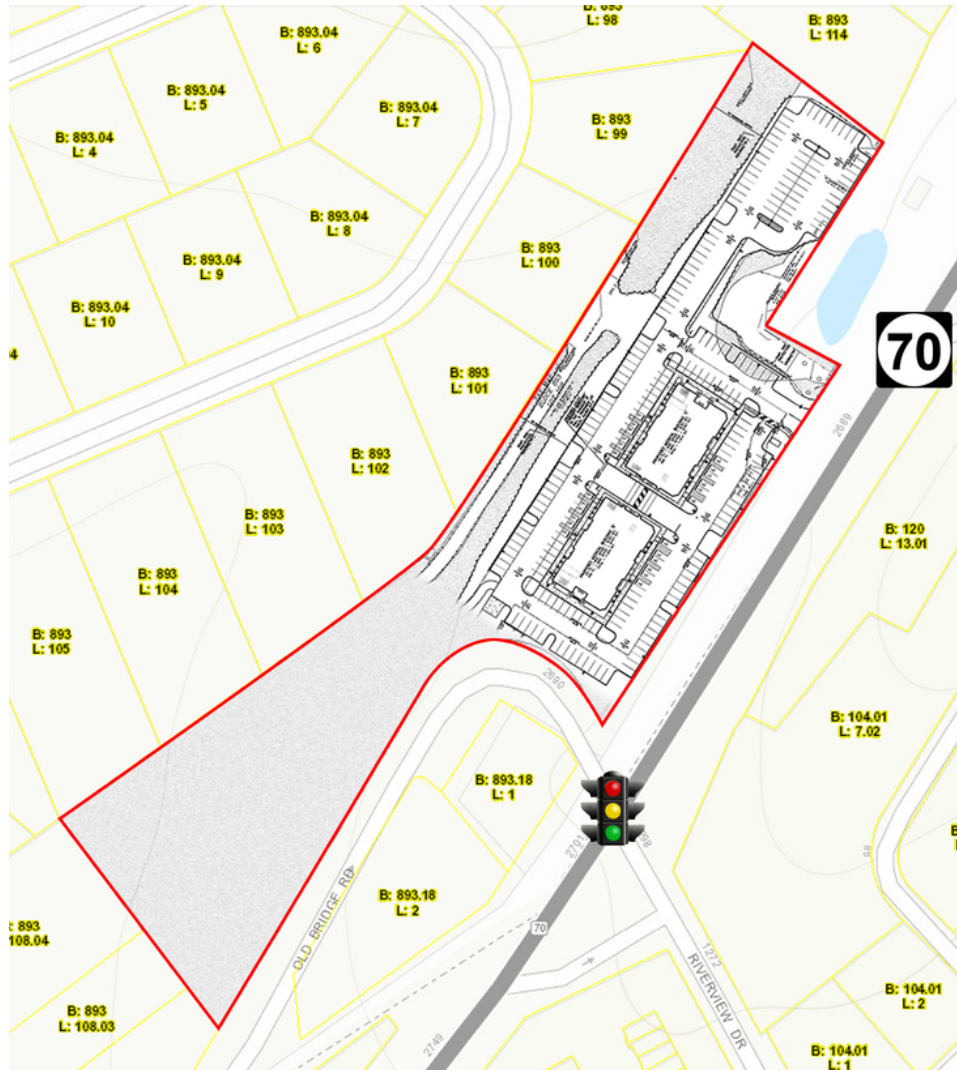
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Sitar
Realty Company

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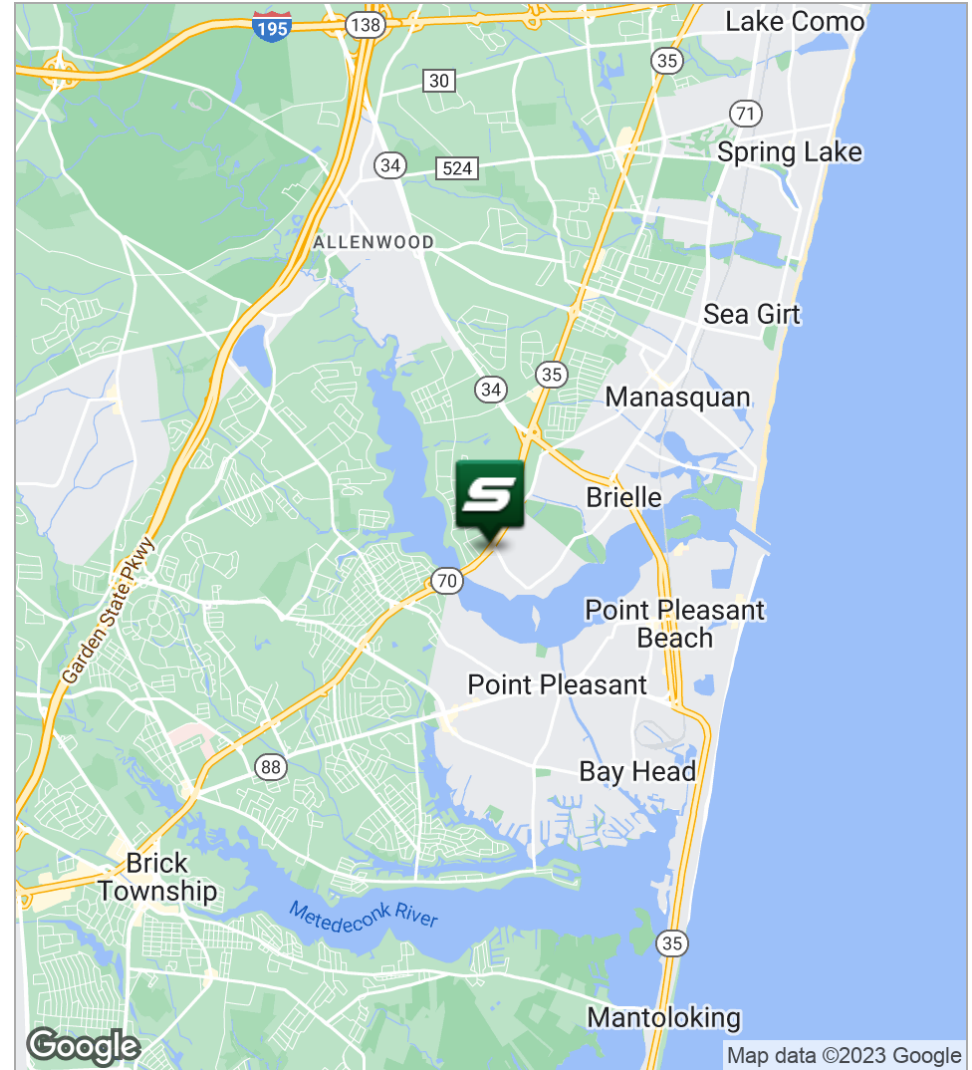
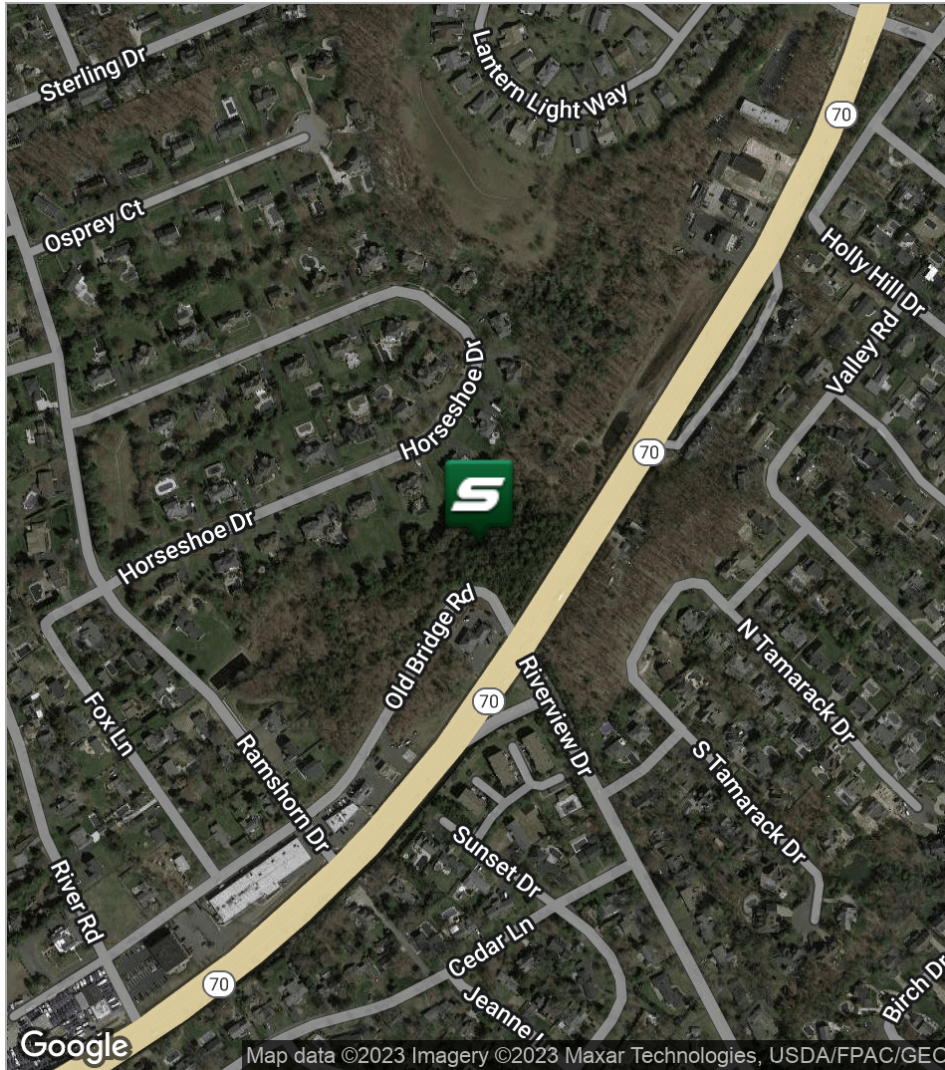
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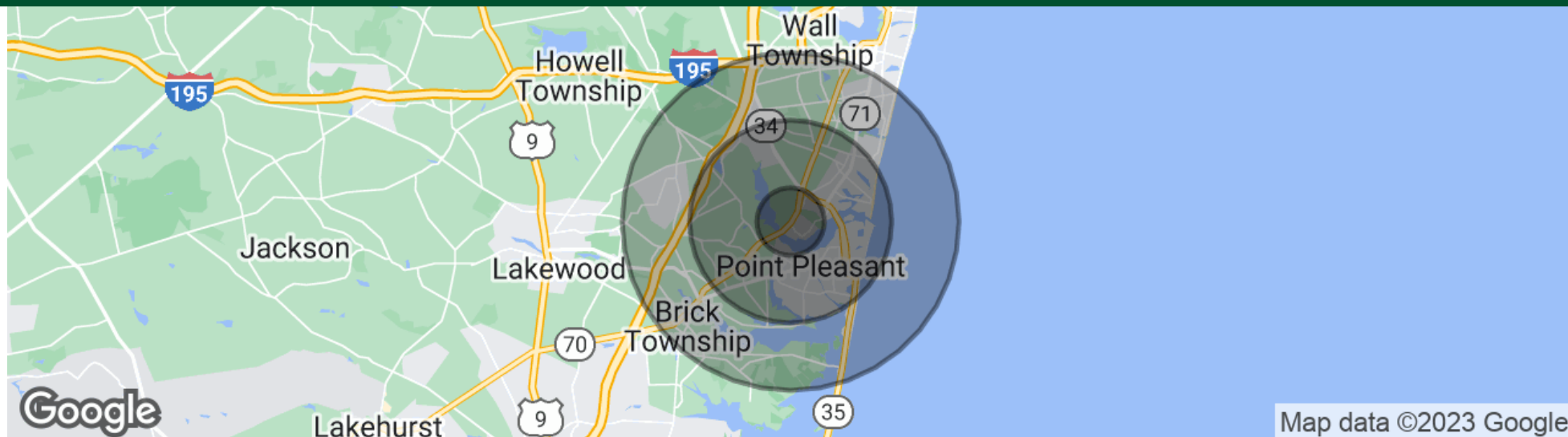
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,022	65,177	116,958
Average Age	47.1	44.3	44.6
Average Age (Male)	47.4	43.4	43.3
Average Age (Female)	48.0	45.1	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,574	30,569	53,534
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$136,673	\$110,669	\$110,237
Average House Value	\$847,859	\$512,820	\$517,868

* 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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