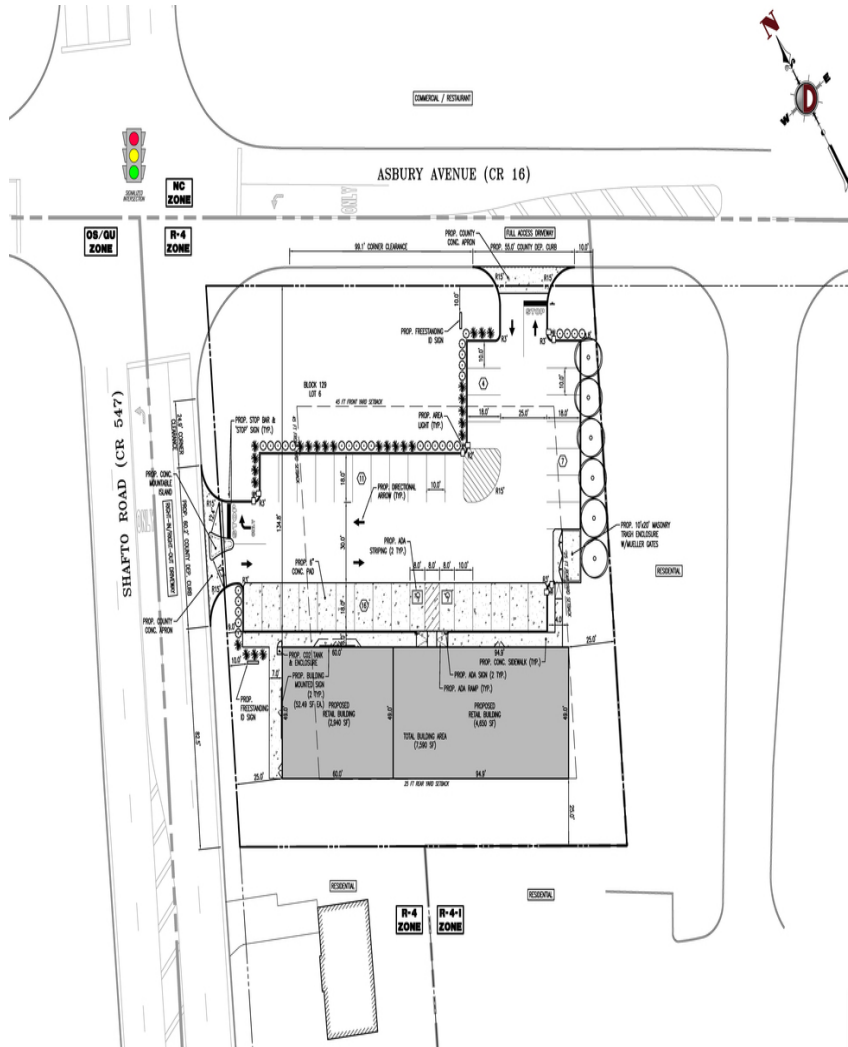


FOR SALE | LAND

# ZONED NEIGHBORHOOD COMMERCIAL

5120 Asbury Avenue | Tinton Falls, NJ 07753



## PROPERTY SUMMARY

Sale Price:

\$799,000

Lot Size:

± 1.0 Acres

APN #:

Block 129, Lot 6

Zoning:

NC

Cross Streets:

Asbury Avenue & Shafto Road

## PROPERTY OVERVIEW

+/- 1 Acre Development Site for Sale; Motivated Seller -- Present All Offers!

## LOCATION OVERVIEW

Located at a traffic light controlled intersection with easy access to Routes 18, 33, 66, 35, and the Garden State Parkway,

## PROPERTY HIGHLIGHTS

- Located at the intersection of Shafto Road and Asbury Avenue
- High traffic and great exposure
- Surrounded by housing developments
- Clean Phase I and II
- See attached 7,500 SF concept plan
- Taxes - \$9,317 (2022)
- Zoning recently changed to NC; see permitted uses under "documents" on property website
- Great location for convenience store, bank, drug store, or restaurant

FOR MORE INFORMATION, PLEASE CONTACT:

Robert JanTausch | P: 732.623.5615 | C: 908.513.5350 | jantausch@sitarcompany.com  
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



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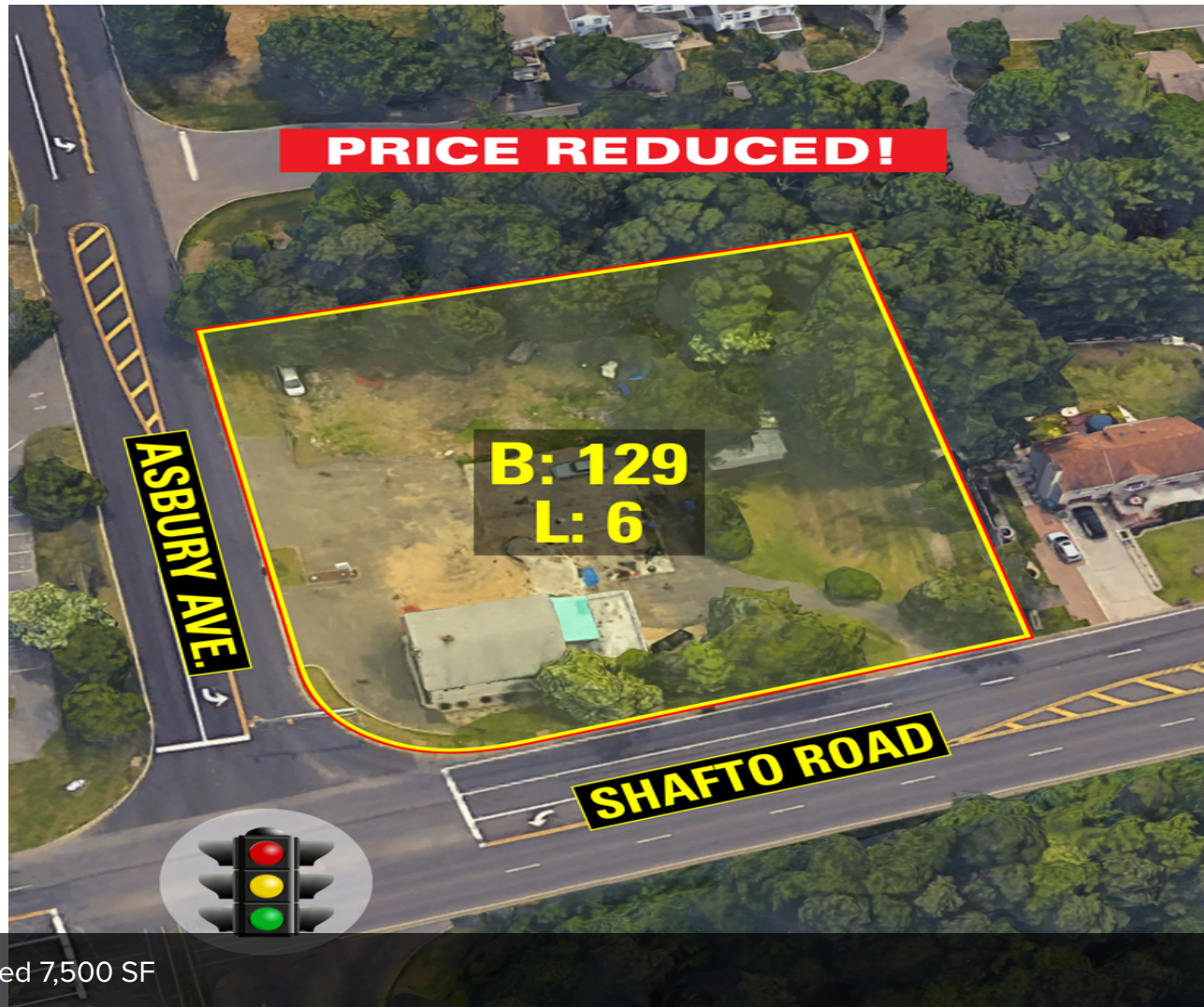
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Concept Plan, Proposed 7,500 SF

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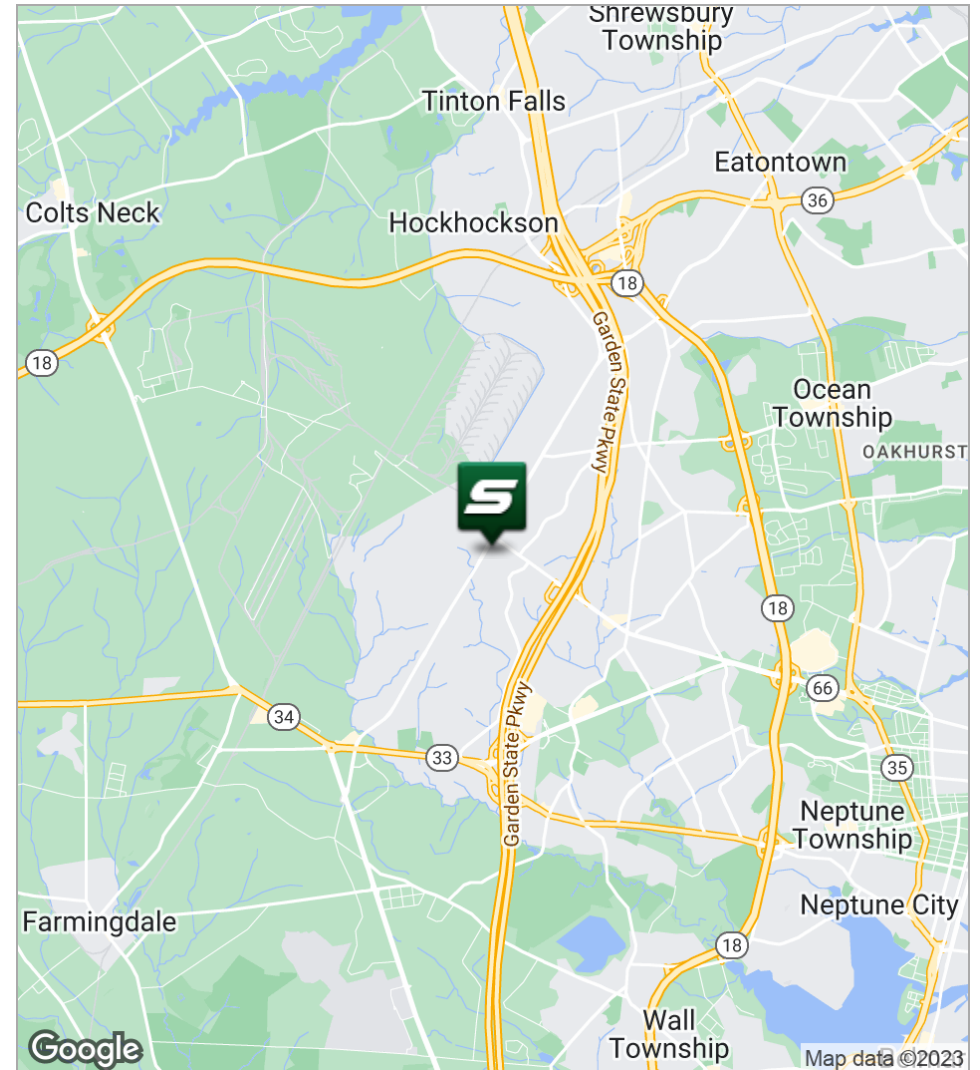
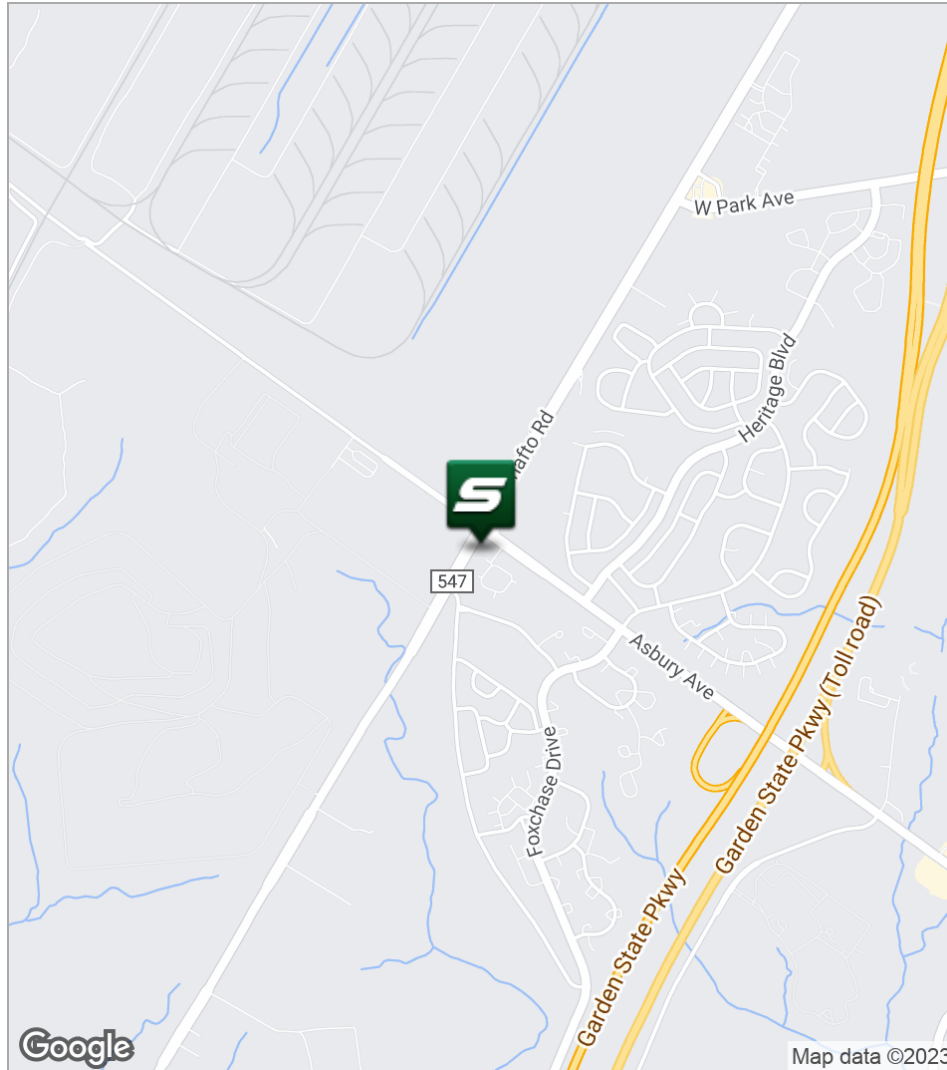


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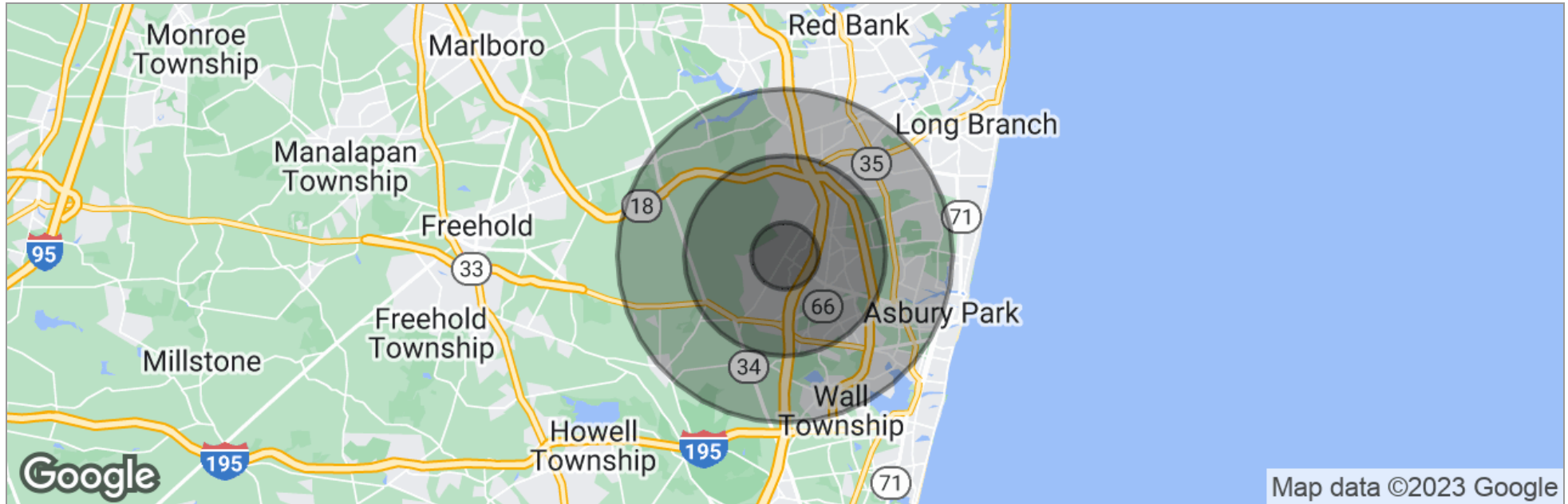


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5120 Asbury Avenue | Tinton Falls, NJ 07753



	1 Mile	3 Miles	5 Miles
Total Population	3,453	24,206	80,925
Population Density	1,099	856	1,030
Median Age	37.8	49.6	43.9
Median Age (Male)	33.8	48.2	42.7
Median Age (Female)	39.6	51.3	45.6
Total Households	1,563	11,393	35,094
# of Persons Per HH	2.2	2.1	2.3
Average HH Income	\$116,395	\$111,819	\$104,645
Average House Value	\$639,002	\$496,659	\$487,650

\* 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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