

FOR LEASE | LAND

# APPROVED PAD SITE

615A Route 35 | Neptune, NJ 07753



## PROPERTY SUMMARY

Available SF:	±
Lease Rate:	N/A
APN #:	Block 806, Lot 6
Zoning:	B1
Cross Streets:	Bradford and Olden Avenues

## PROPERTY OVERVIEW

100' x 100' lot with approvals for 3,093 SF retail

## LOCATION OVERVIEW

Located just south of the Asbury Avenue circle at the junction of Routes 35 and 66 with easy access to Routes 18, 33, 71 and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- B1 zone
- 100' frontage on Highway 35
- May be purchased together with adjoining 100' x 100' lot and 4,665 flex building consisting of showroom and shop with 5 drive-in bays
- Traffic count - 27,906 VPD
- Located close to new development site to include Aldi

FOR MORE INFORMATION, PLEASE CONTACT:

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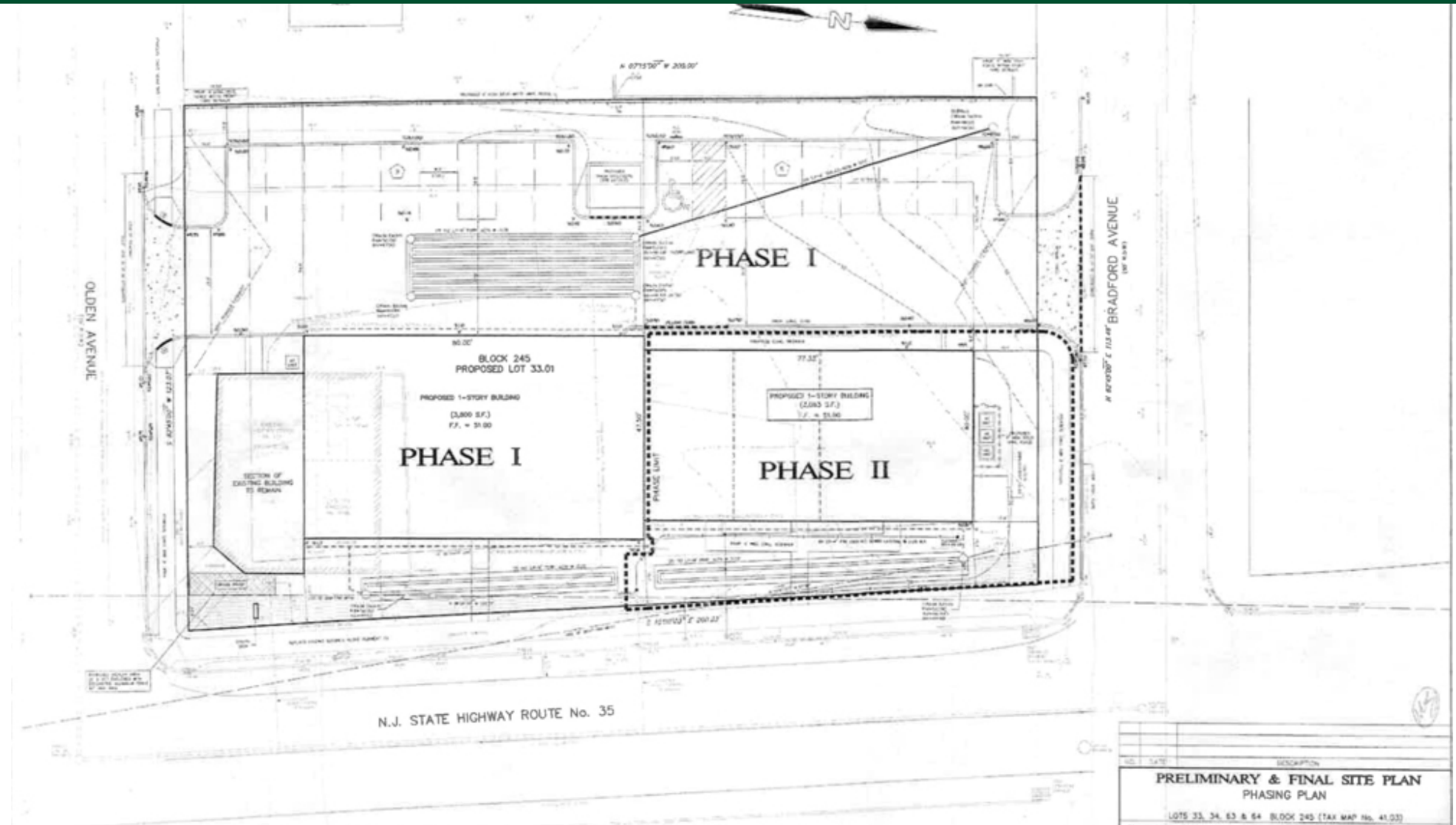


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Realty Company



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## Permitted Uses for Zone B1, Neptune

1	Convenience and general store
2	Bakery
3	Deli
4	Butcher
5	Fish and seafood markets
6	Beer, wine and liquor
7	Pharmacy
8	Clothing
9	Hobby
10	Bicycle store
11	Firearms and ammunition dealer
12	Florist and gift shop
13	Pet food
14	Tobacco shop
15	Bank
16	Investment and securities
17	Insurance and real estate
18	Medical and professional offices
19	Amusement
20	Adult day care and child care
21	Restaurants
22	Barber and beauty
23	Repair shops including communication equipment, appliances, furniture, musical, leather and bicycle
24	Locksmiths
25	Pool services
26	Laundry and dry cleaning
27	Landscaping services
28	Mail centers
29	Taxi, couriers and others
30	Conditional uses include restaurant with drive through

## Demographics Data

	1 Mile	3 Miles	5 Miles
Total Households	5,052	40,262	65,177
Total Population	14,263	96,297	158,974
Persons Per Household	2.8	2.4	2.4
Average Household Income	\$57,241	\$77,113	\$84,633
Average House Value	\$365,455	\$389,608	\$454,845
Average Age	34	40.2	40.7

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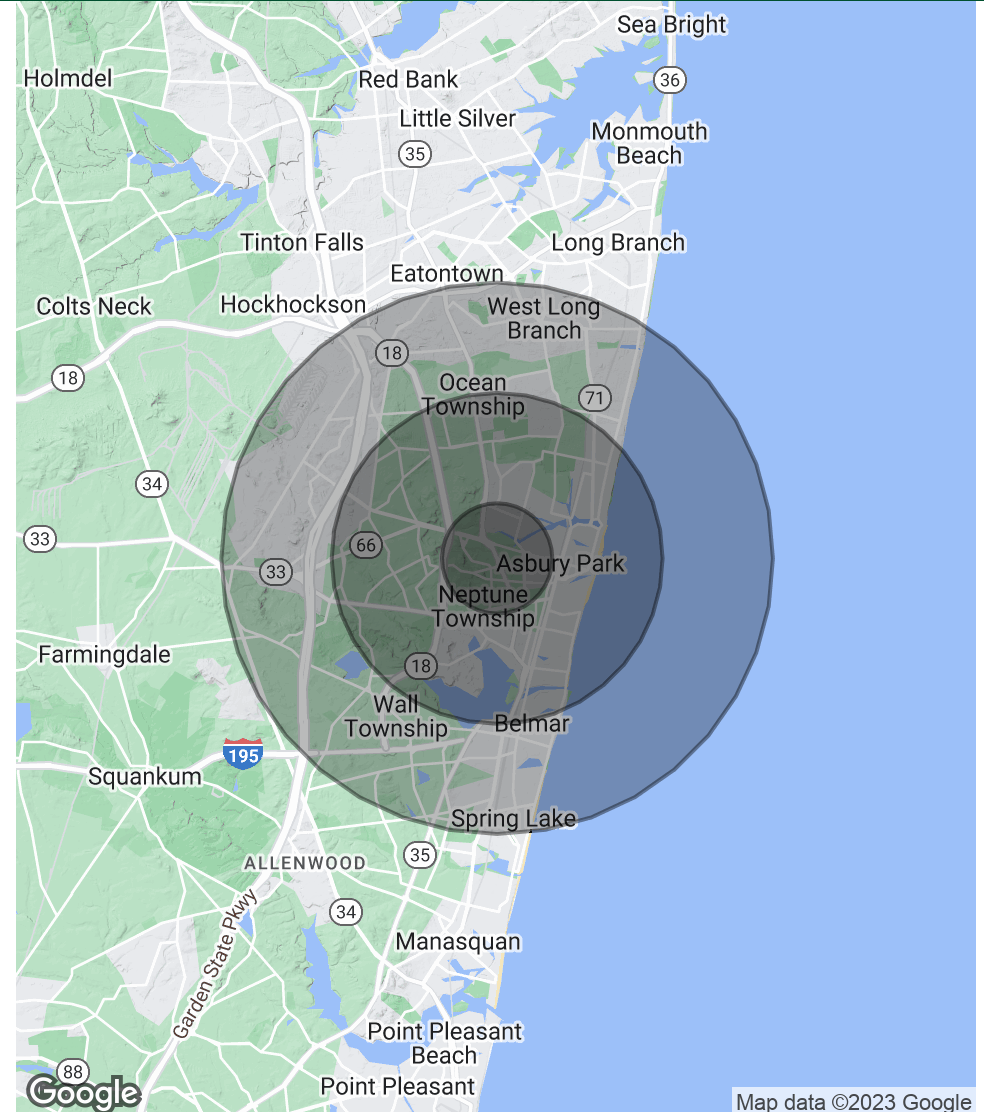
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,263	96,297	158,974
Average Age	34.0	40.2	40.7
Average Age (Male)	29.1	37.9	38.5
Average Age (Female)	36.3	41.6	42.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,052	40,262	65,177
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$57,241	\$77,113	\$84,633
Average House Value	\$365,455	\$389,608	\$454,845

\* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google

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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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