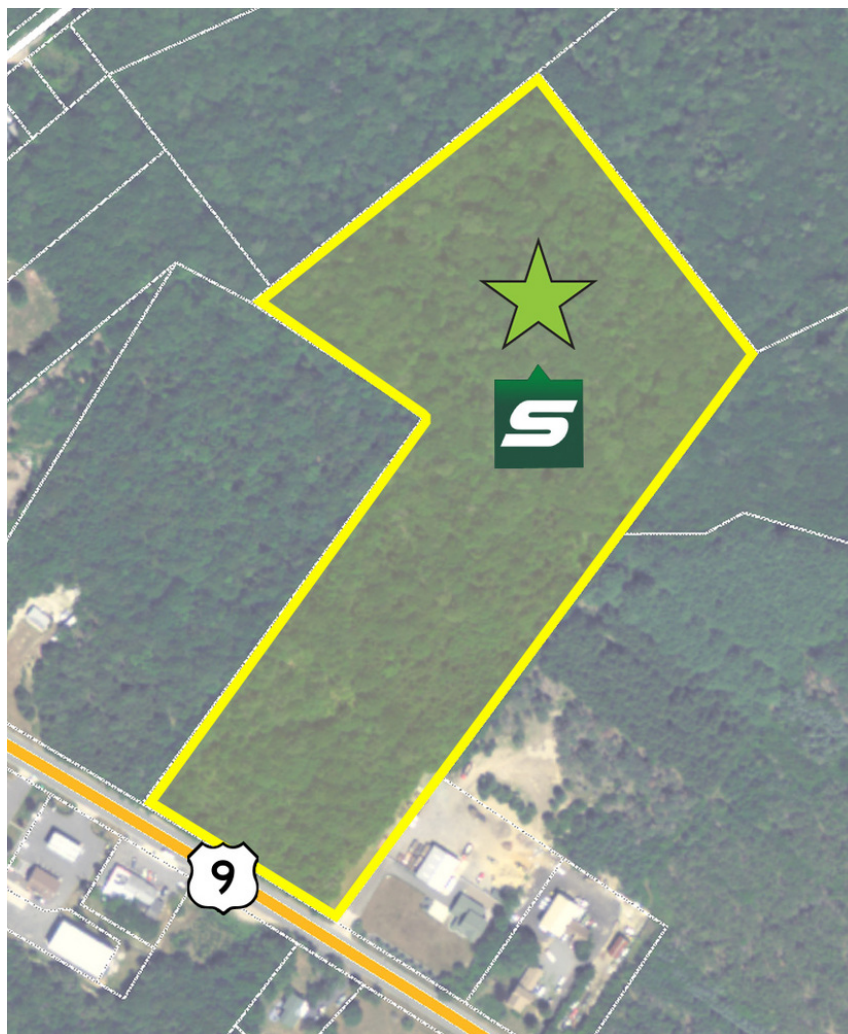


FOR SALE | LAND

324 ROUTE 9

324 Route 9 | Eagleswood Township, NJ 08758



PROPERTY SUMMARY

Sale Price:	\$325,000
Lot Size:	3.9 Acres
APN #:	09-00004-000-00161-01
Zoning:	C-2 and R-3
Cross Streets:	Murphy Drive

PROPERTY OVERVIEW

Commercial Acreage for Sale

LOCATION OVERVIEW

On heavily traveled Route 9 with close proximity to the Garden State Parkway and Long Beach Island.

PROPERTY HIGHLIGHTS

- 3.9 +/- acres
- Zoned C-2 and R-3
- Property in the C-2 Zone has approximately 400' of frontage and is approximately 300' deep.
- Zone C-2 permitted uses include: Auto, truck and trailer sales, service or repair, including used car sales; Liquor stores, taverns or bars; Restaurants; and Professional offices.
- Utilities at street
- Taxes: \$4,556.92 (2016)

FOR MORE INFORMATION, PLEASE CONTACT:

R. Brian Schrader | P: 732.449.2000 X2203 | C: 732.245.7093 | brianschrader@sitarcompany.com

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

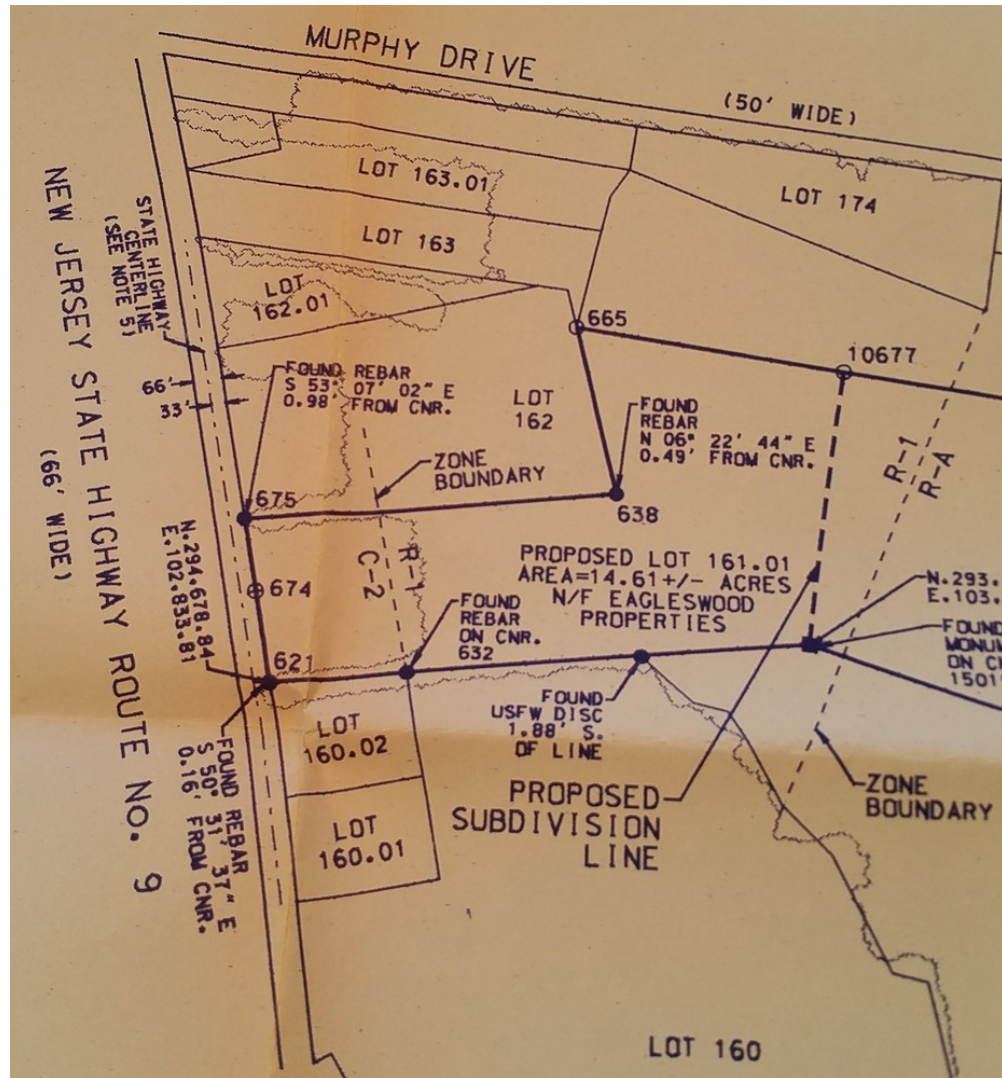


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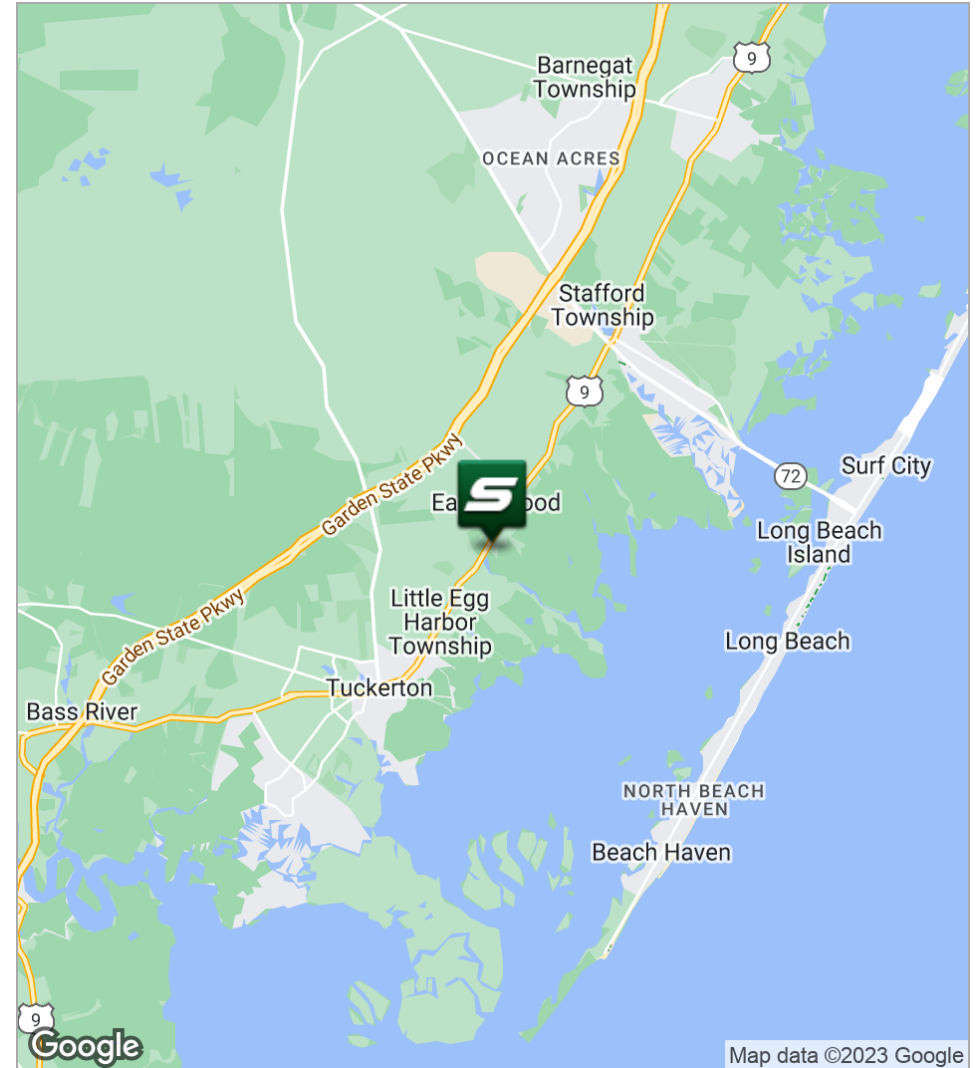
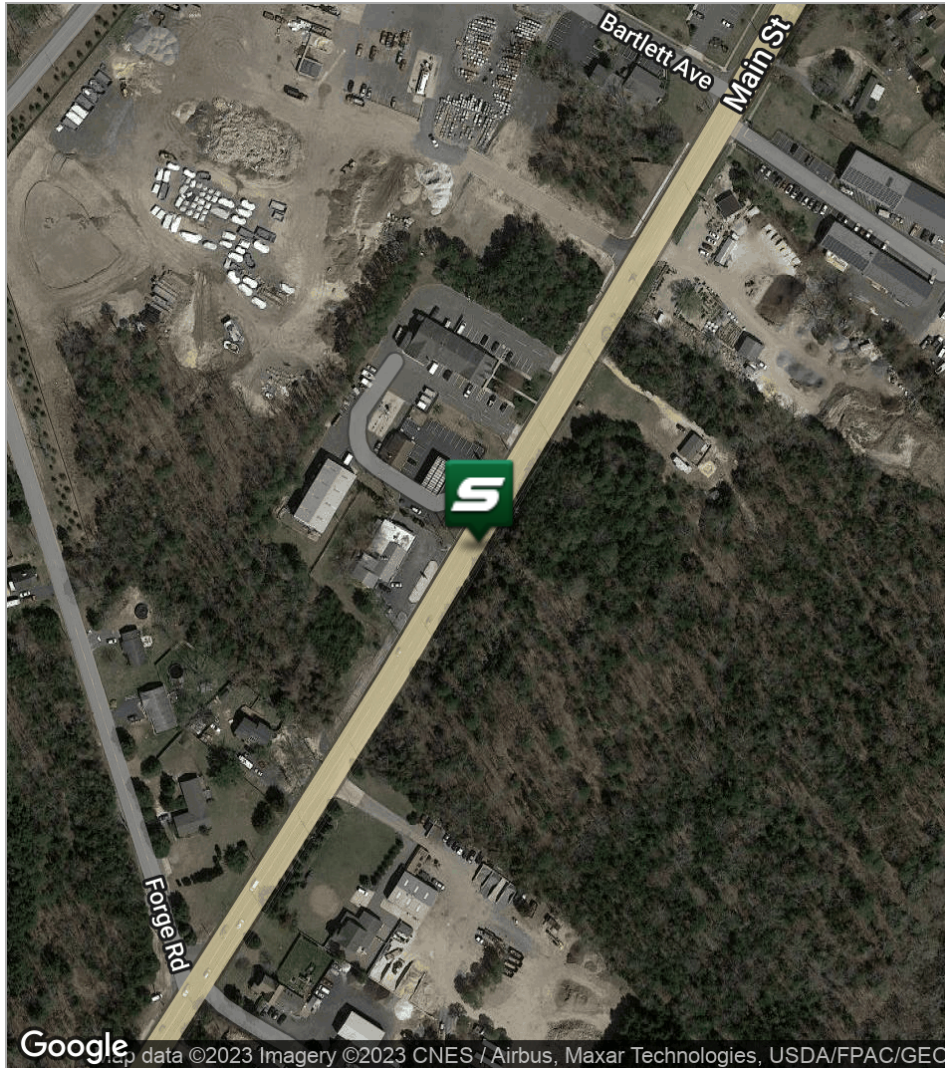


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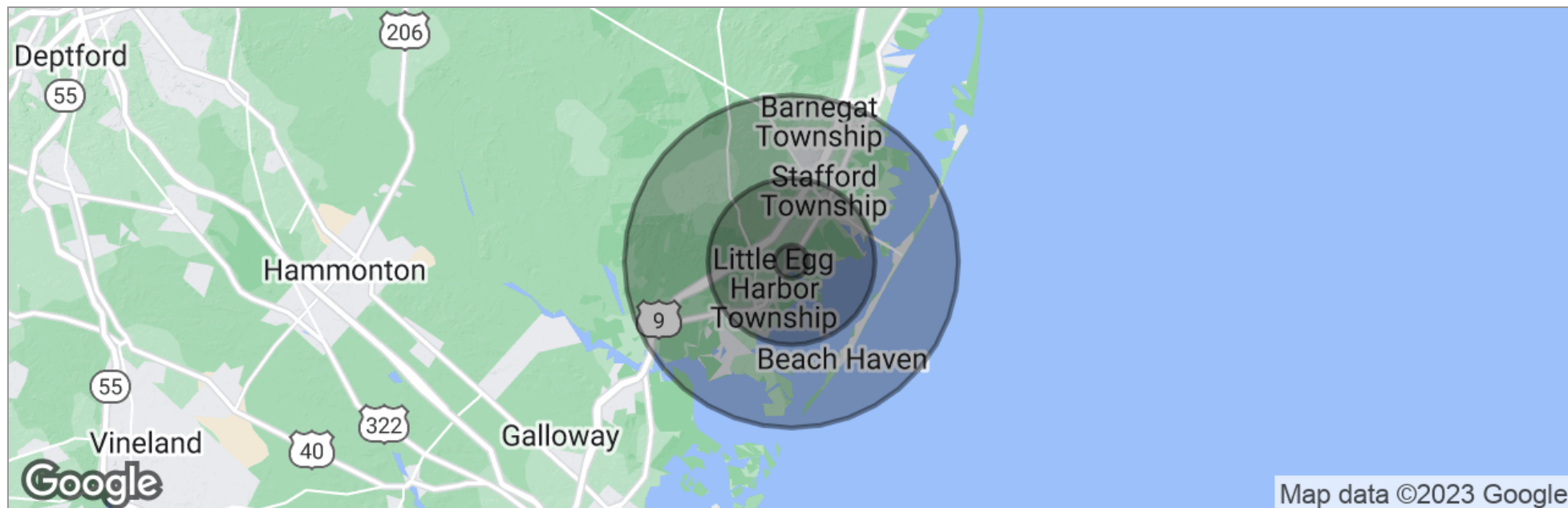


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FOR SALE | LAND

324 ROUTE 9

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	1 Mile	5 Miles	10 Miles
Total Population	243	22,422	84,491
Population Density	77	285	269
Median Age	43.2	45.8	45.2
Median Age (Male)	44.1	44.7	44.1
Median Age (Female)	42.4	46.7	45.9
Total Households	94	9,139	33,640
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$71,841	\$75,894	\$78,760
Average House Value		\$300,737	\$335,163

* Demographic data derived from 2020 ACS - US Census

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