

FOR SALE | LAND

# 2681-2683 HIGHWAY 70

2681-2683 Highway 70 | Wall, NJ 08736



## PROPERTY SUMMARY

Sale Price:	\$695,000
Lot Size:	2.29 Acres
APN #:	52-00893-0000-00052
Zoning:	OP-10
Cross Streets:	Old Bridge and Morningstar
Traffic Count:	25,000

## PROPERTY OVERVIEW

Commercial Acreage on Route 70 for Sale

## LOCATION OVERVIEW

On heavily traveled Route 70, with easy access to the Garden State Parkway and Routes 35, 34, 18, and 195.

## PROPERTY HIGHLIGHTS

- 2.294 +/- acres
- Possible assemblage with adjoining 7 acre lot.
- Utilities at street
- Zoned OP-10
- Zone OP-10 permitted uses include: day care facilities; restaurants; emergency care facilities; medical offices; and physical fitness facilities.

FOR MORE INFORMATION, PLEASE CONTACT:

R. Brian Schrader | P: 732.449.2000 X2203 | C: 732.245.7093 | [brianschrader@sitarcompany.com](mailto:brianschrader@sitarcompany.com)

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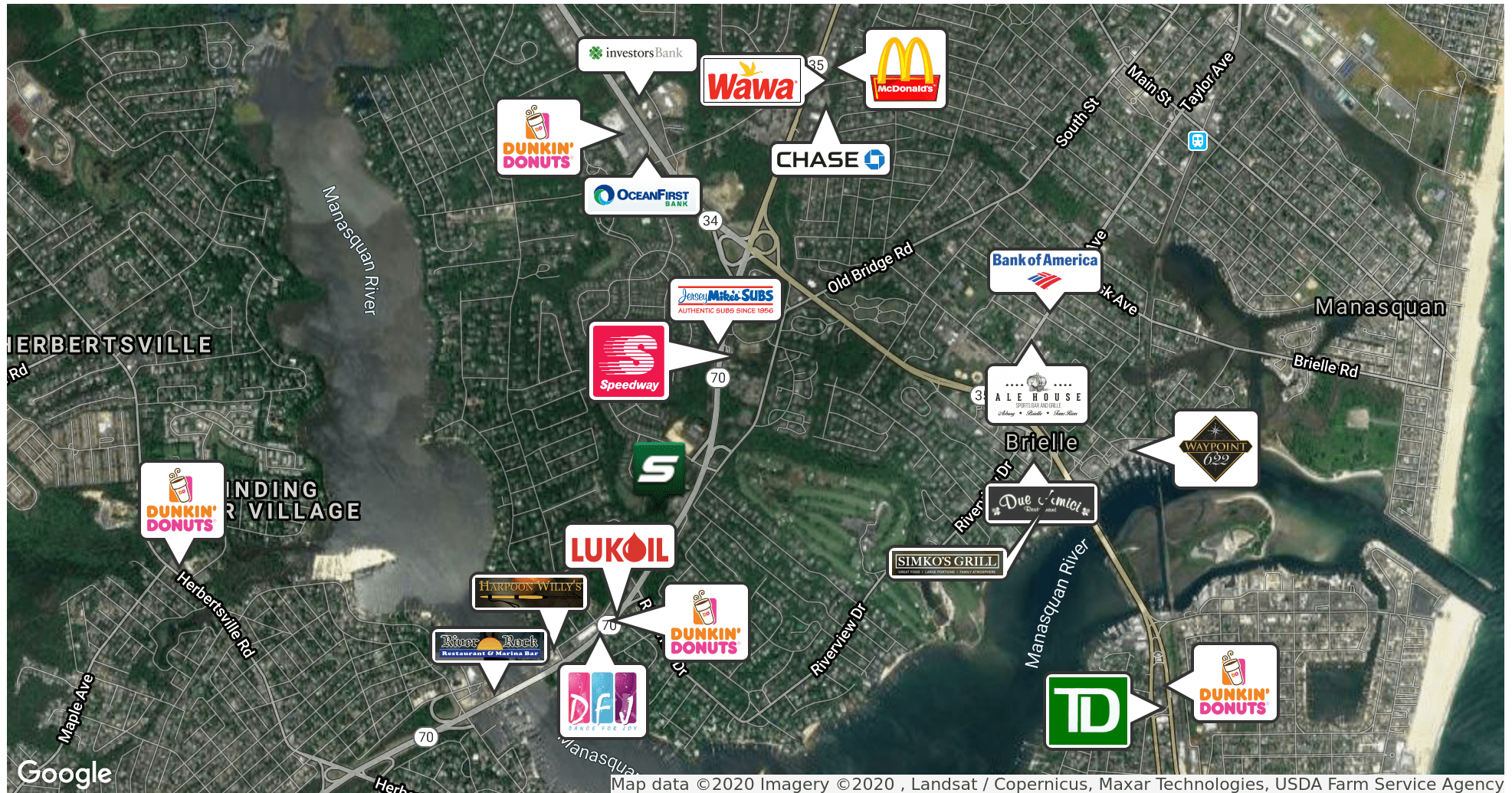
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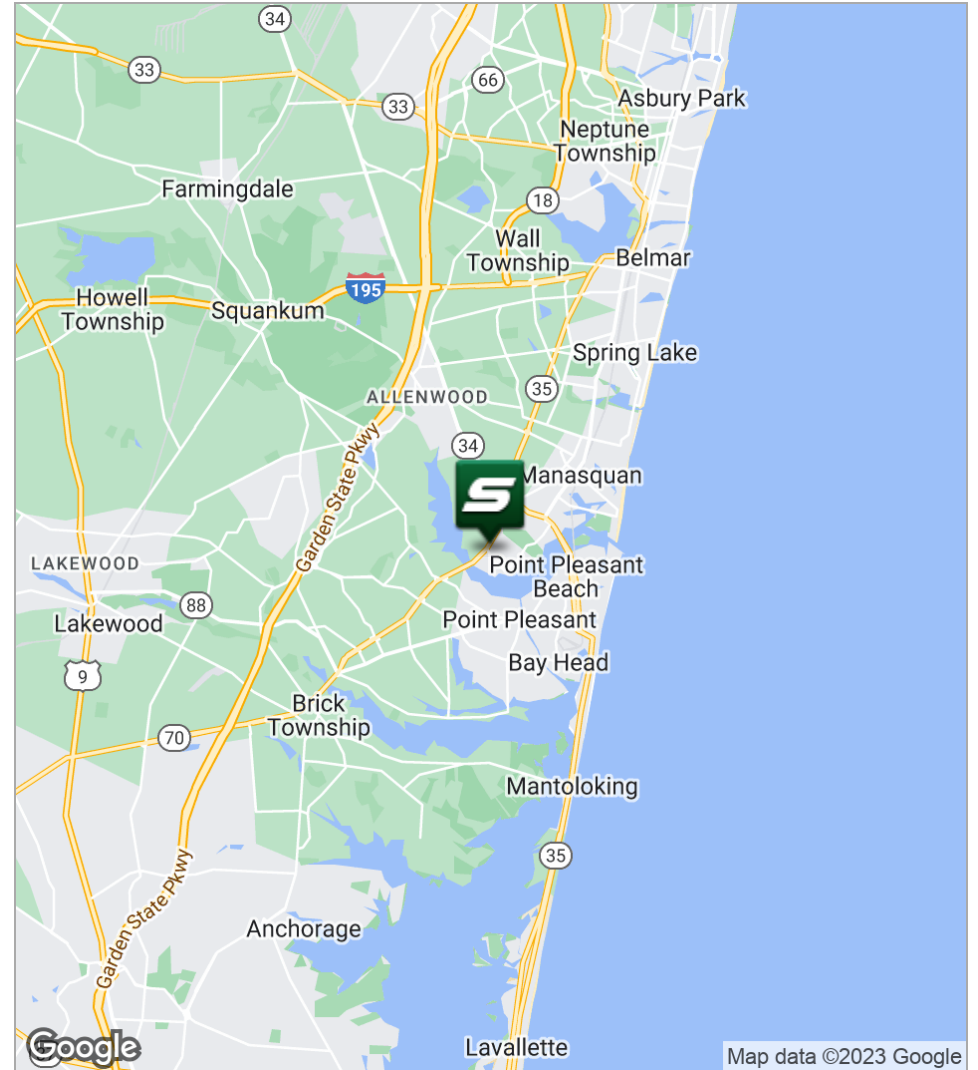
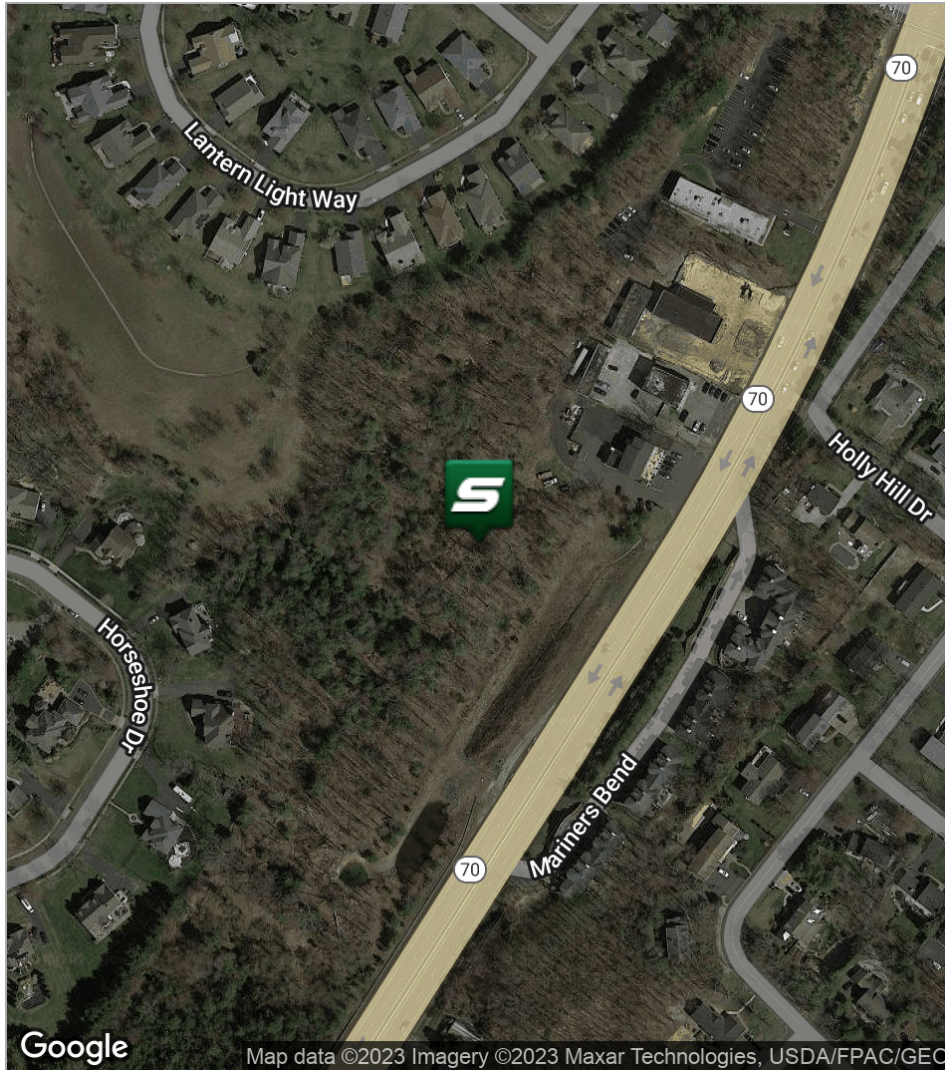


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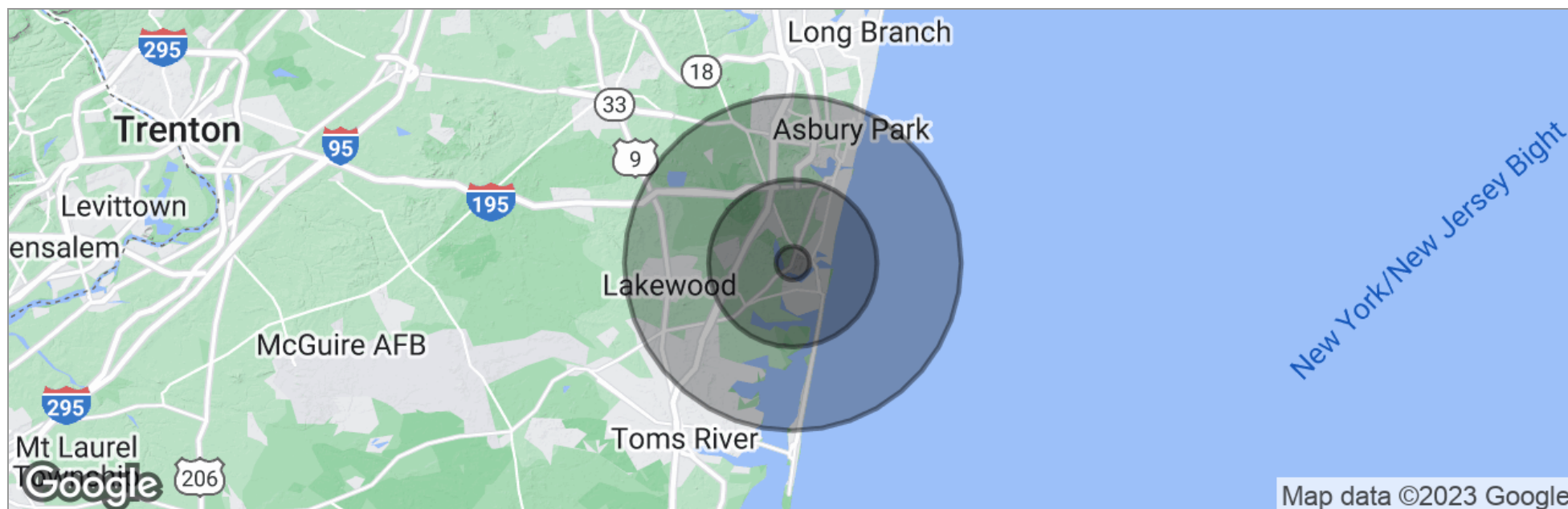
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	1 Mile	5 Miles	10 Miles
Total Population	5,128	143,073	420,494
Population Density	1,632	1,822	1,338
Median Age	44.9	44.0	40.4
Median Age (Male)	44.3	42.6	38.7
Median Age (Female)	45.7	45.2	41.5
Total Households	1,966	57,754	162,295
# of Persons Per HH	2.6	2.5	2.6
Average HH Income	\$117,532	\$98,036	\$83,835
Average House Value	\$435,084	\$426,679	\$404,763

\* Demographic data derived from 2020 ACS - US Census

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