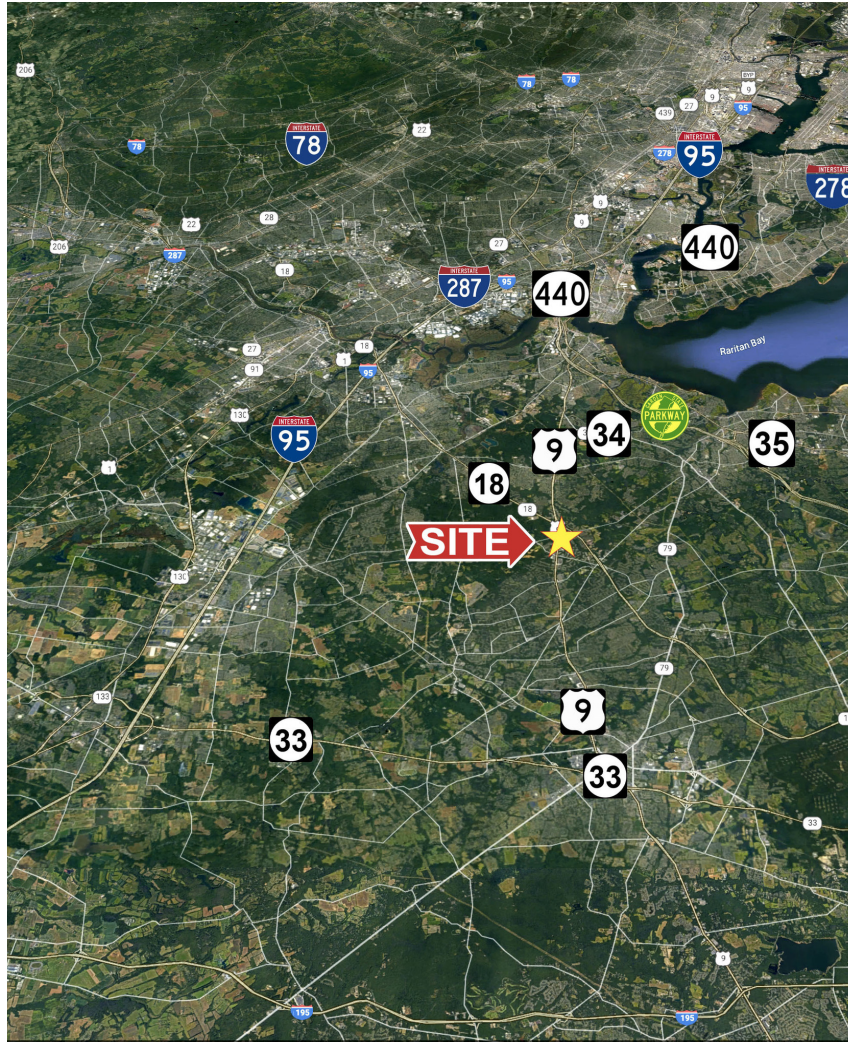


FOR LEASE | LAND

TRUCK PARKING / OUTSIDE STORAGE

24 US Highway 9 | Morganville, NJ 07751



PROPERTY SUMMARY

Available SF:

±

Lease Rate:

Negotiable

Lot Size:

± 6.96 Acres

APN #:

Block 176, Lots 13 and 14

Cross Streets:

Texas Road and Route 520

PROPERTY OVERVIEW

Truck parking and outside storage available on Route 9 in Morganville

LOCATION OVERVIEW

Located on US Highway 9 North, with easy access to Routes 18, 34, and 35, and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Zoned C-4, which allows for a broad range of uses, including outside storage and truck parking. Please see zoning information on property website.
- Traffic count of 65,000 VPD.
- Close proximity to Route 18, Route 34, Route 35. Garden State Parkway & NJ Turnpike.
- Great demographics and labor force.

FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | loelius@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
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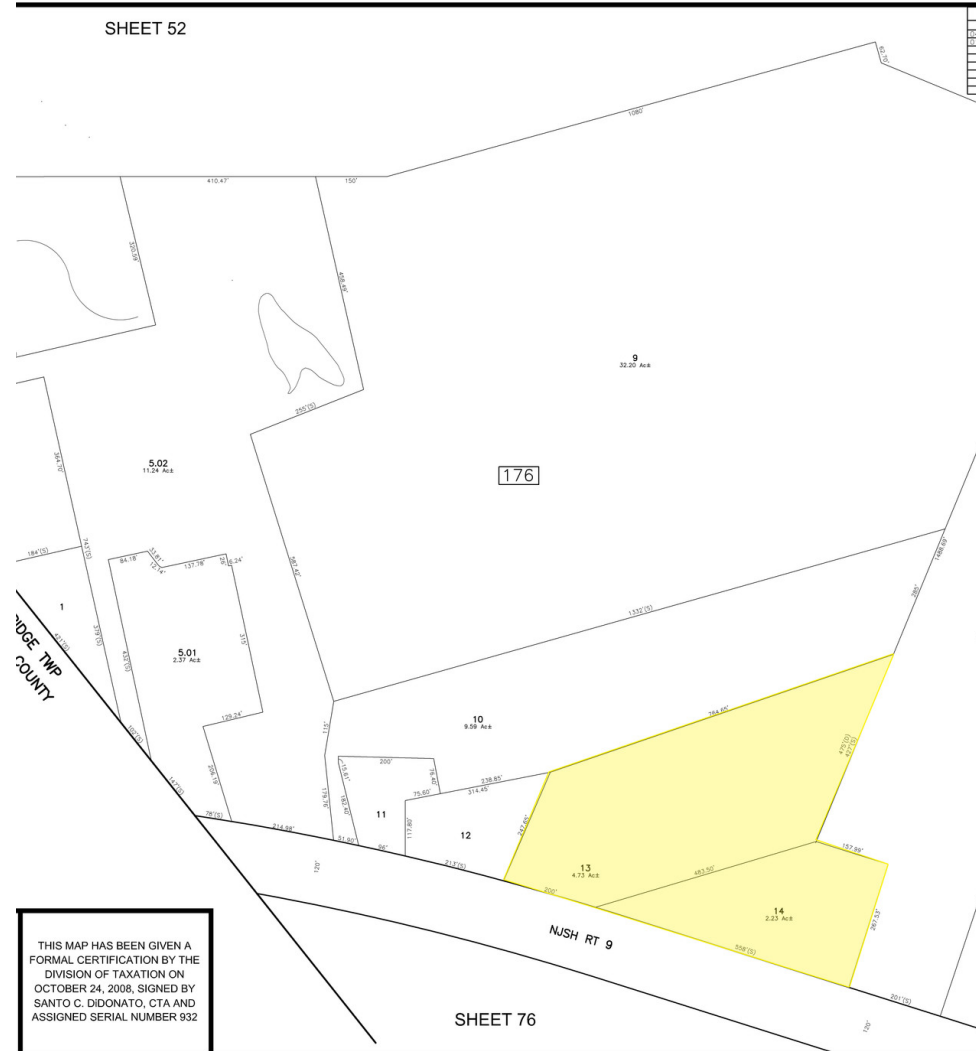


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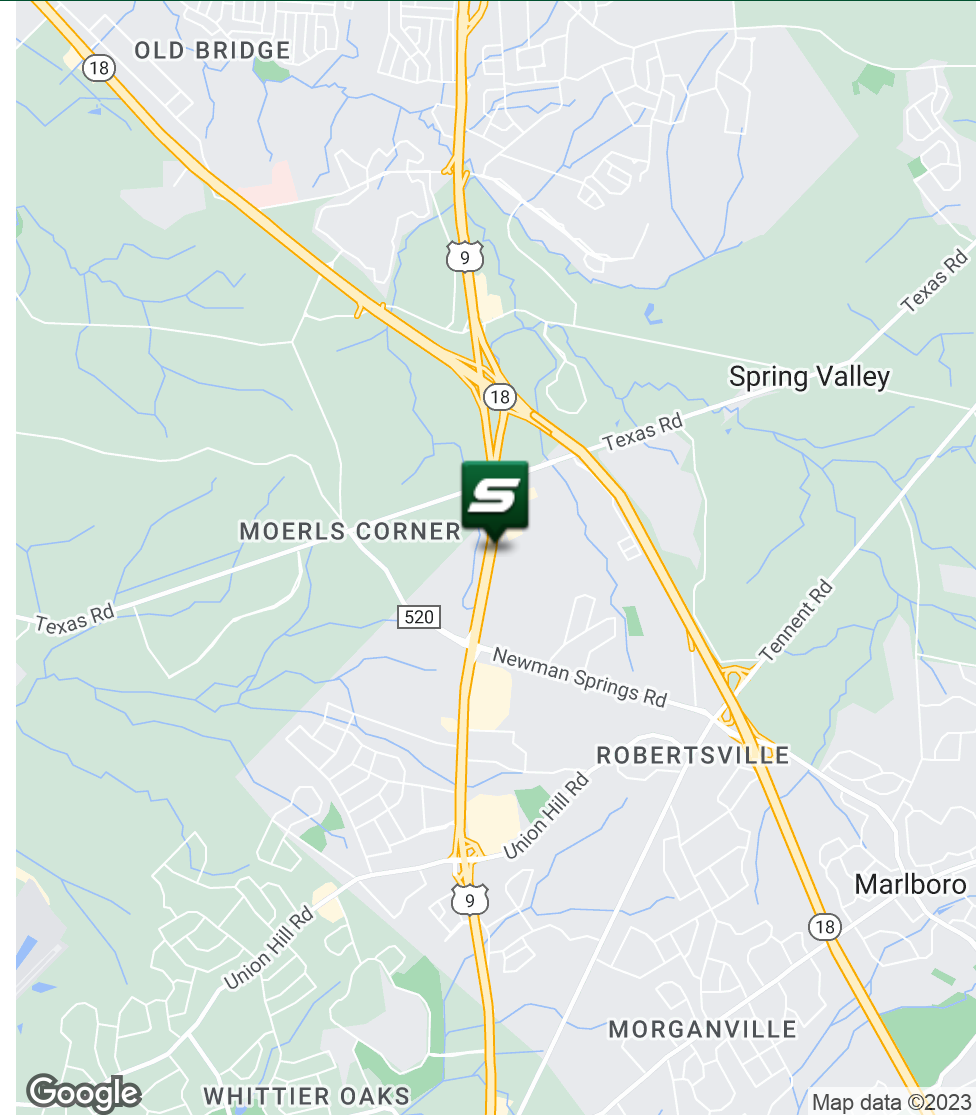
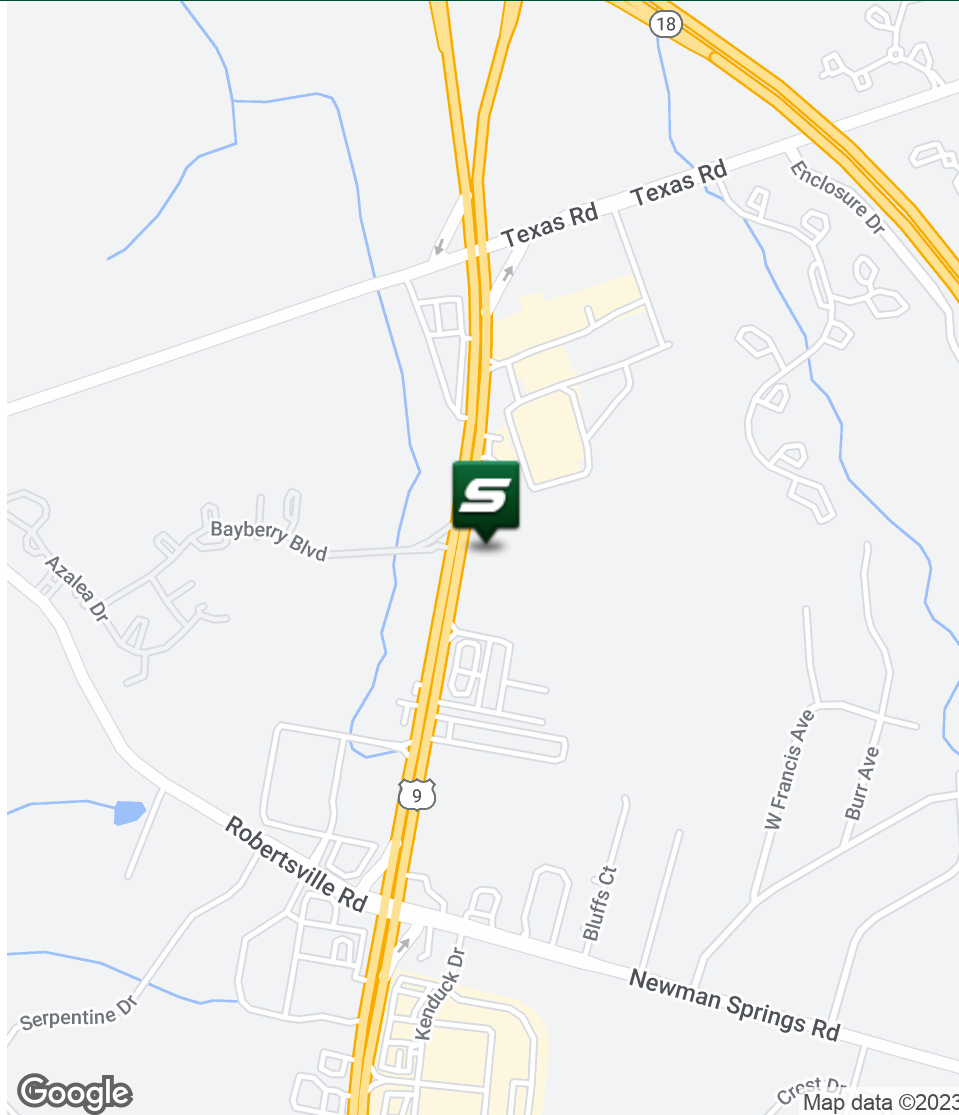


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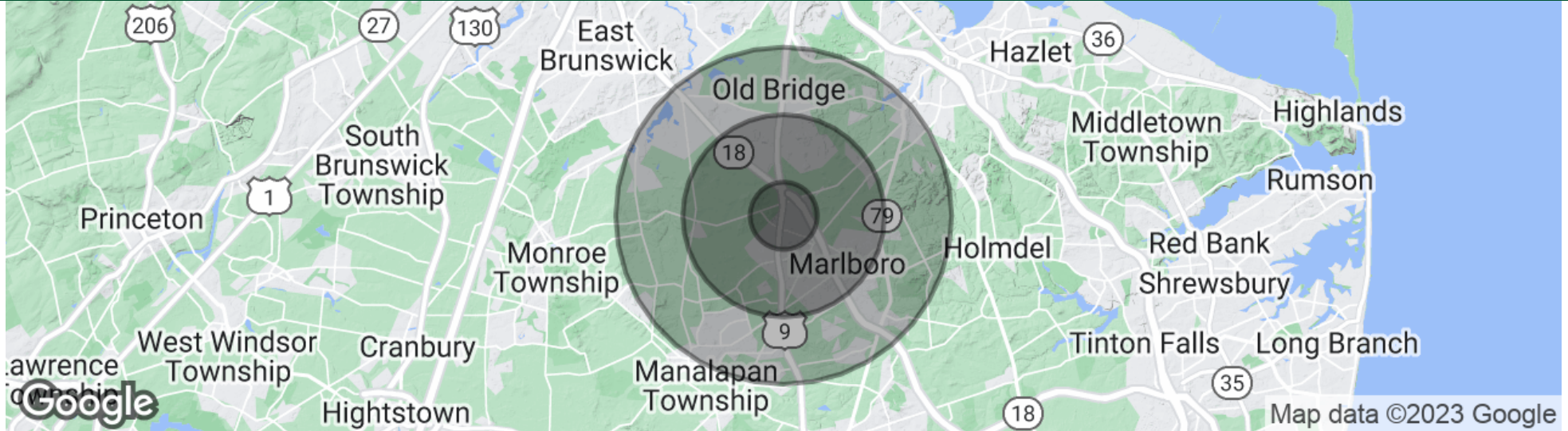
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,927	47,842	127,066
Average Age	43.3	44.8	43.9
Average Age (Male)	39.3	42.6	42.7
Average Age (Female)	46.0	45.3	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,567	18,406	46,990
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$140,987	\$140,637	\$141,732
Average House Value	\$954,892	\$547,030	\$524,638

* 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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