

FOR SALE | OFFICE

2051 ROUTE 35

2051 Route 35 | Wall Township, NJ 07719



PROPERTY SUMMARY

Sale Price: \$1,450,000

Lot Size: ± 0.75 Acres

Building Size: ± 4,900 SF

Building Class: C

Year Built: 1975

Cross Streets: Ocean Road

PROPERTY OVERVIEW

100% Occupied Investment Property at Signalized Hard Corner

LOCATION OVERVIEW

On heavily traveled Route 35 South, at the corner of Ocean Road. Easy access to Routes 71, 70, 138, 34, 195 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- New 5-year lease starting May, 2019
- Close proximity to numerous other national companies
- 80% of the building has been leased to a publicly held company since 1991
- 100+/- ft. of frontage on Route 35

FOR MORE INFORMATION, PLEASE CONTACT:

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1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



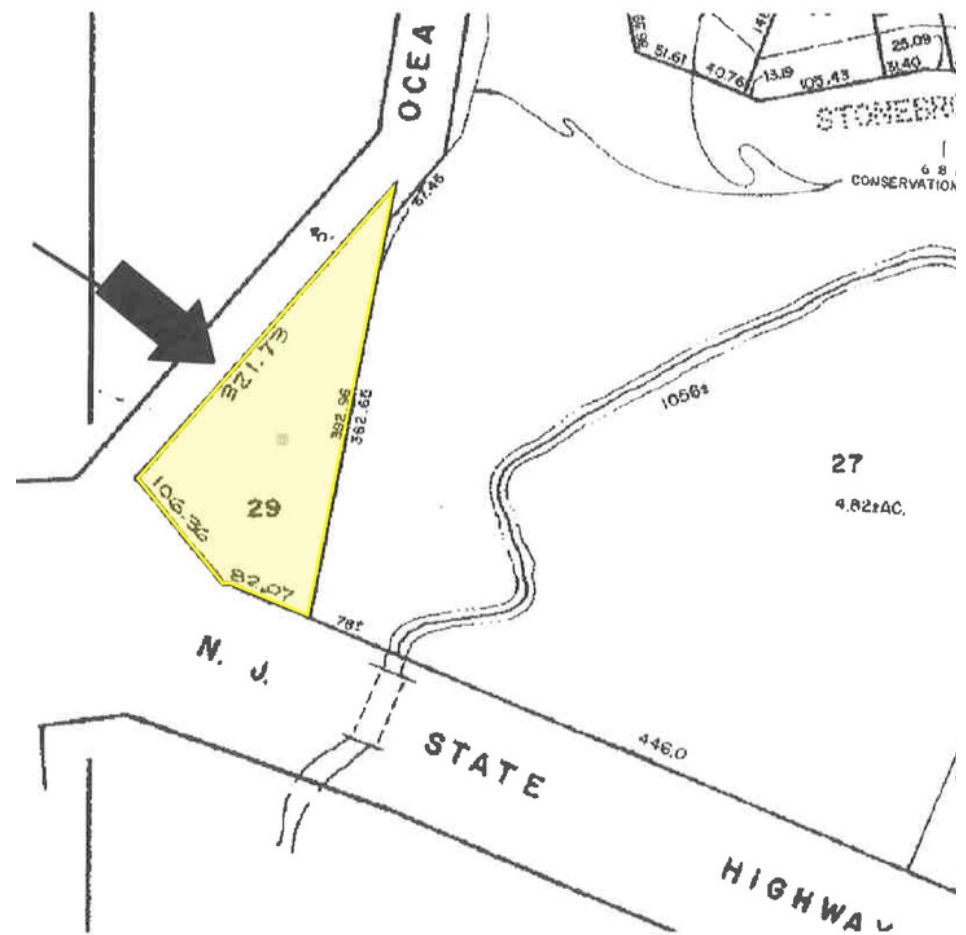
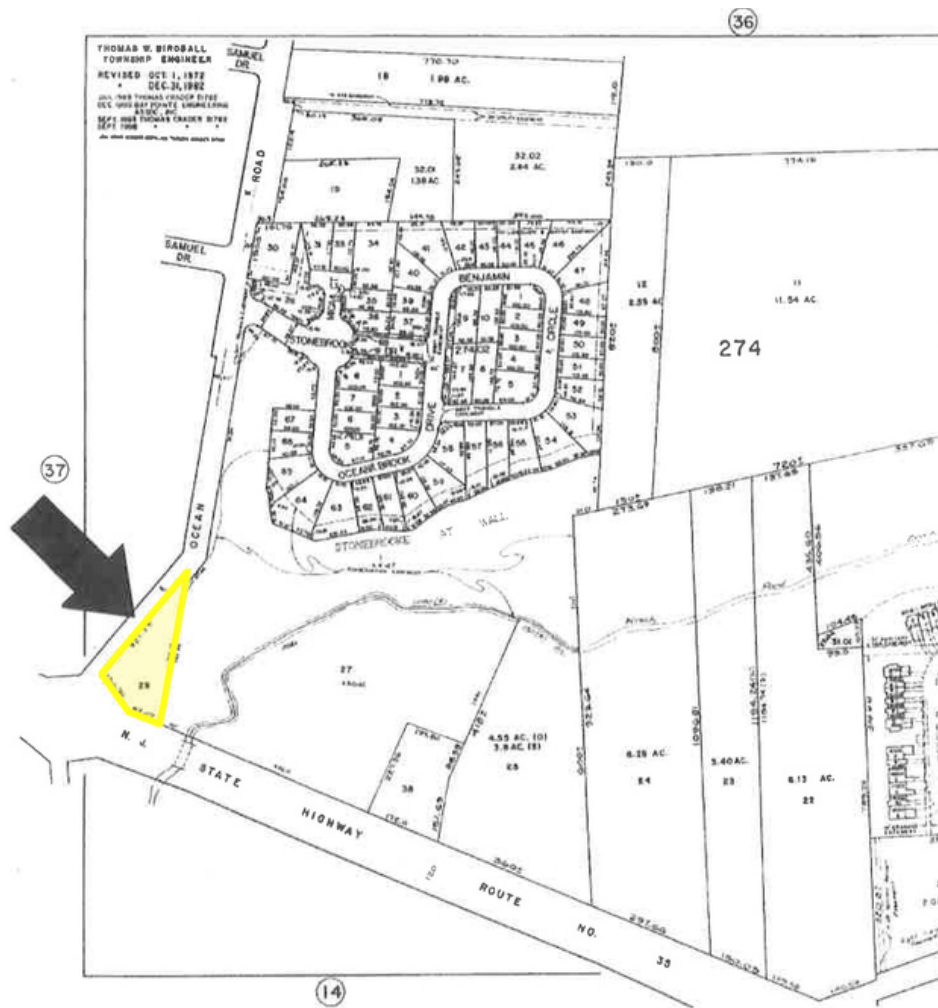
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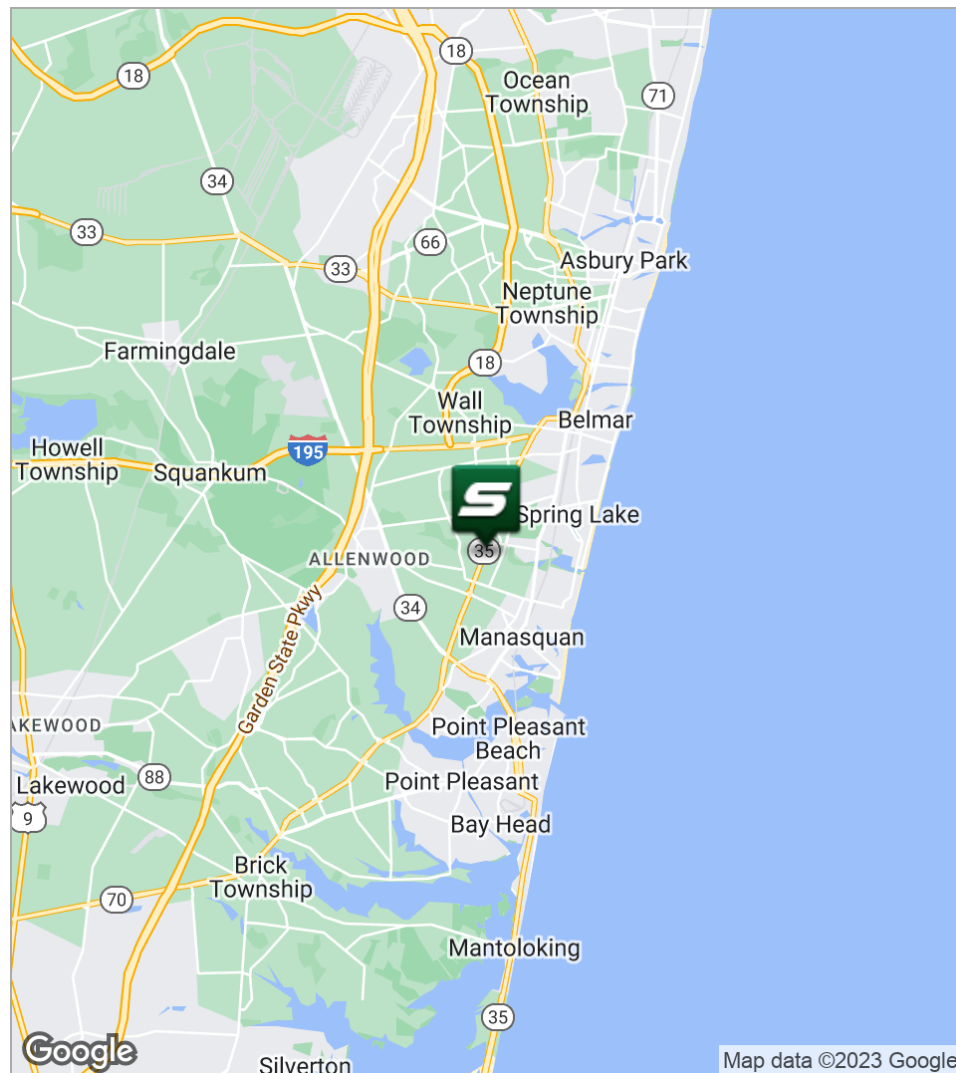
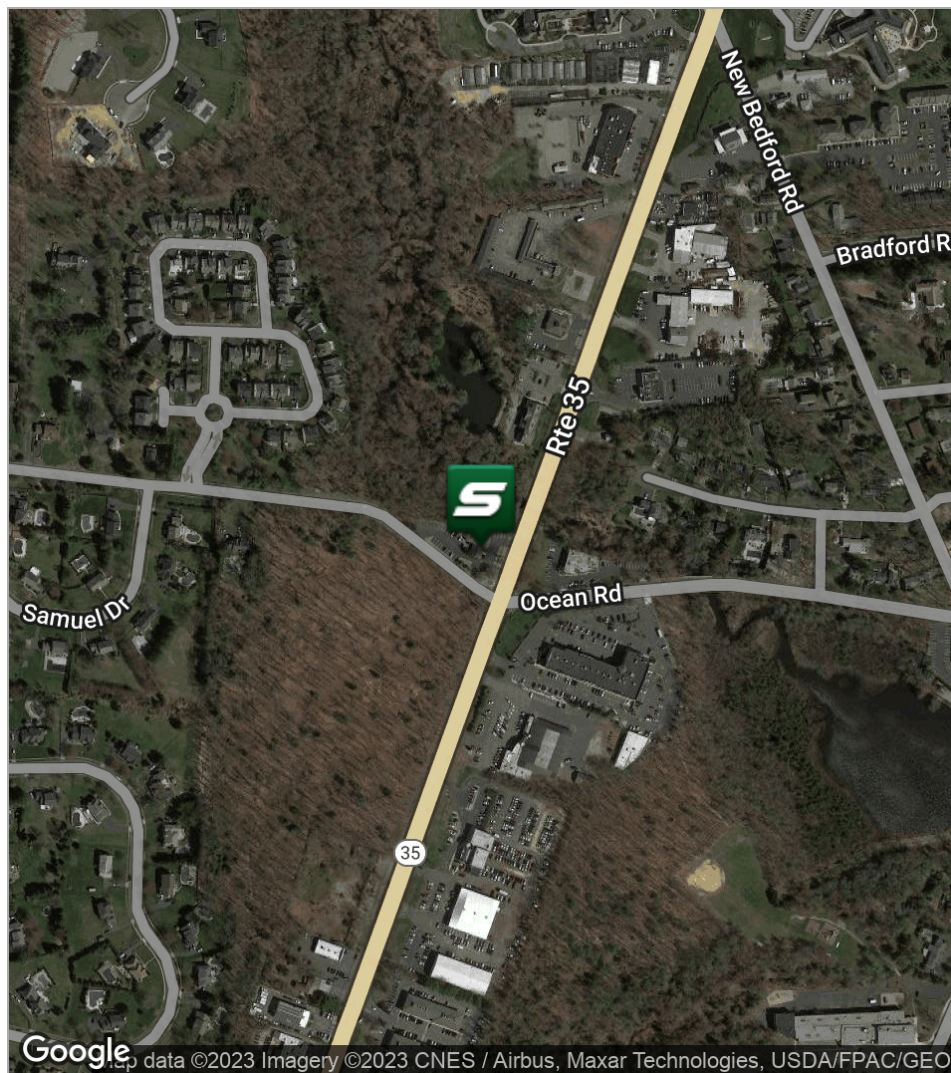
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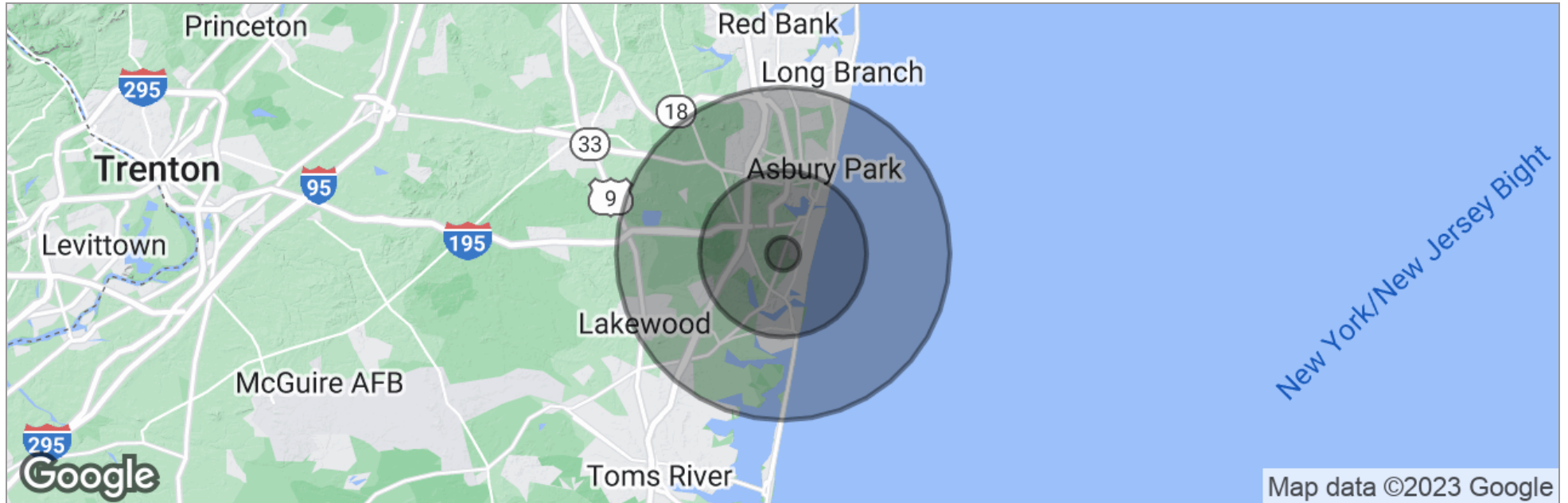
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	1 Mile	5 Miles	10 Miles
Total Population	6,361	125,985	373,388
Population Density	2,025	1,604	1,189
Median Age	46.6	43.8	41.3
Median Age (Male)	44.2	42.0	39.6
Median Age (Female)	48.0	45.2	42.6
Total Households	2,771	52,011	148,655
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$108,988	\$98,842	\$88,971
Average House Value	\$506,714	\$484,313	\$429,232

* 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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