

10 + Acre Medical / Hospital / Office Site

694-696 North Beers Street, Holmdel, NJ 07733

PROPERTY SUMMARY



PROPERTY DESCRIPTION

10 + Acre Medical / Hospital / Office Development Site for Sale

PROPERTY HIGHLIGHTS

- 394.68' frontage on North Beers street and +/- 950' frontage and full exposure to the Garden State Parkway.
- Permitted uses include hospitals, office buildings, medical facilities, child care facilities, day care, senior living, nursing homes, assisted living, and continuing care retirement communities.
- Construction underway at Bayshore Medical Center for a new \$48 Million, 32,000 square foot Emergency Care Center

LOCATION DESCRIPTION

Located in Holmdel across from Monmouth County's Bayshore Hackensack Meridian Hospital with +/- 950' frontage and full exposure to the Garden State Parkway. Easy access to Routes 35 and 36

OFFERING SUMMARY

SALE PRICE:	Call for Details
LOT SIZE:	10 Acres

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com

LAND FOR SALE

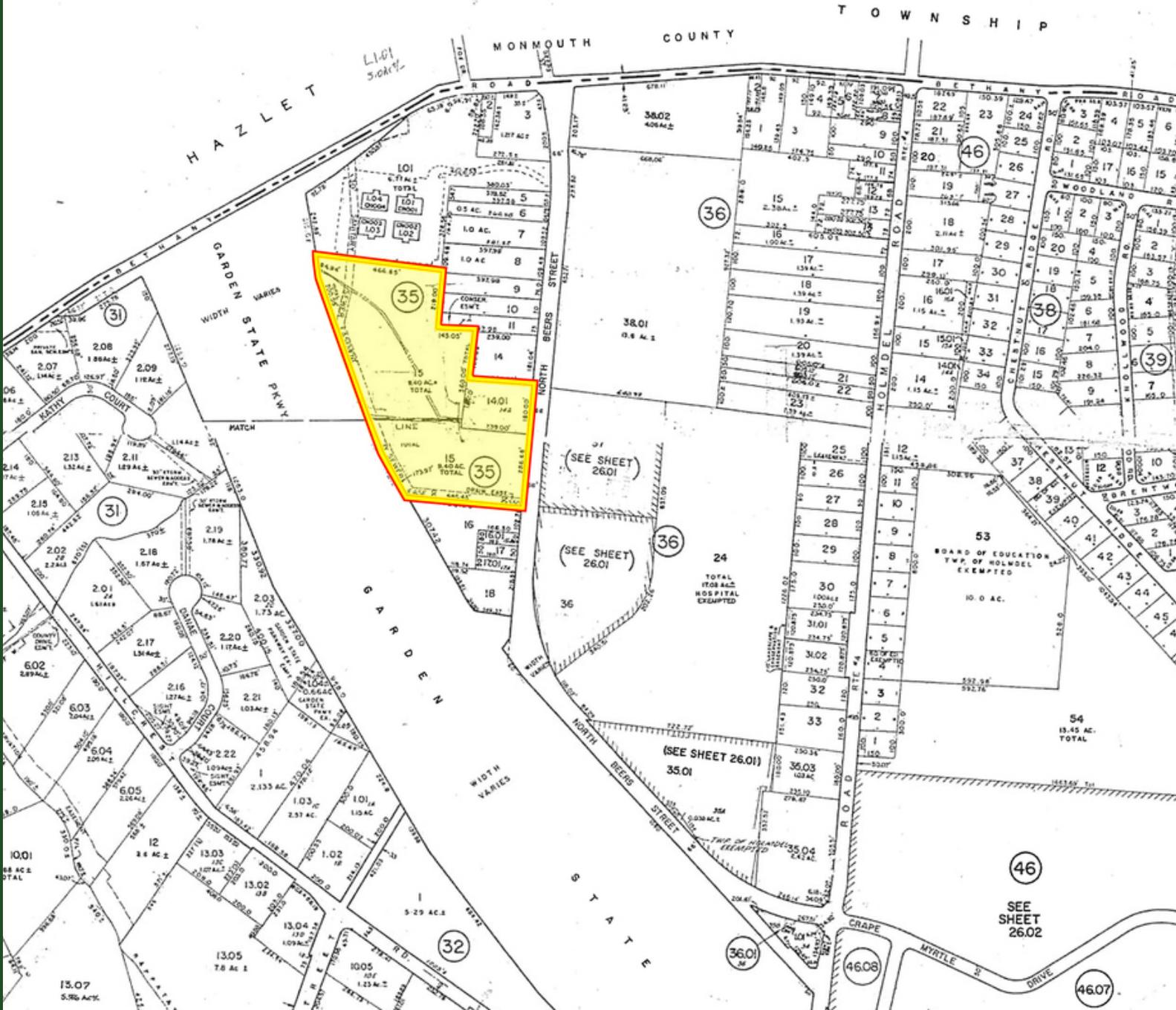
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ADDITIONAL PHOTOS



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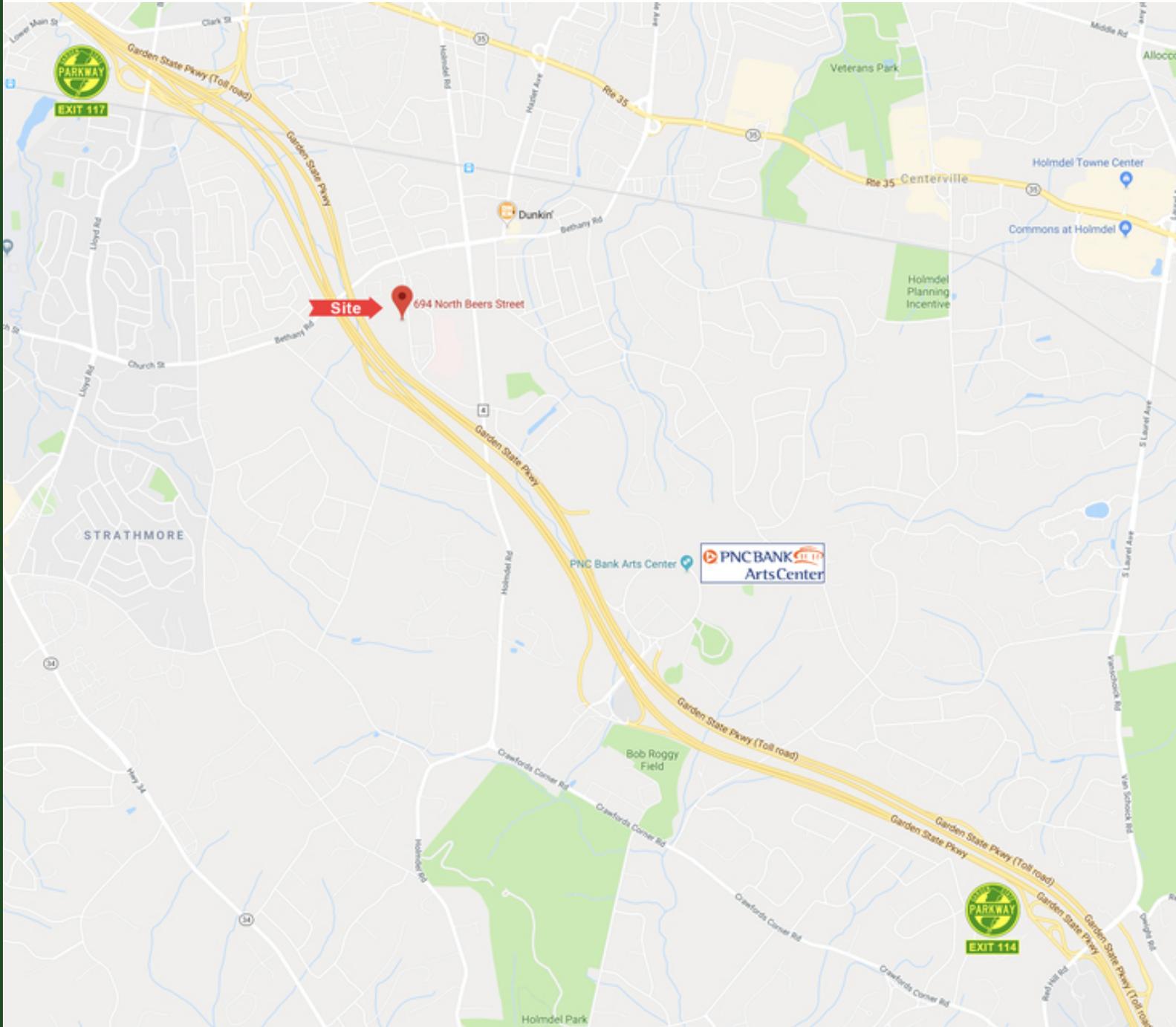
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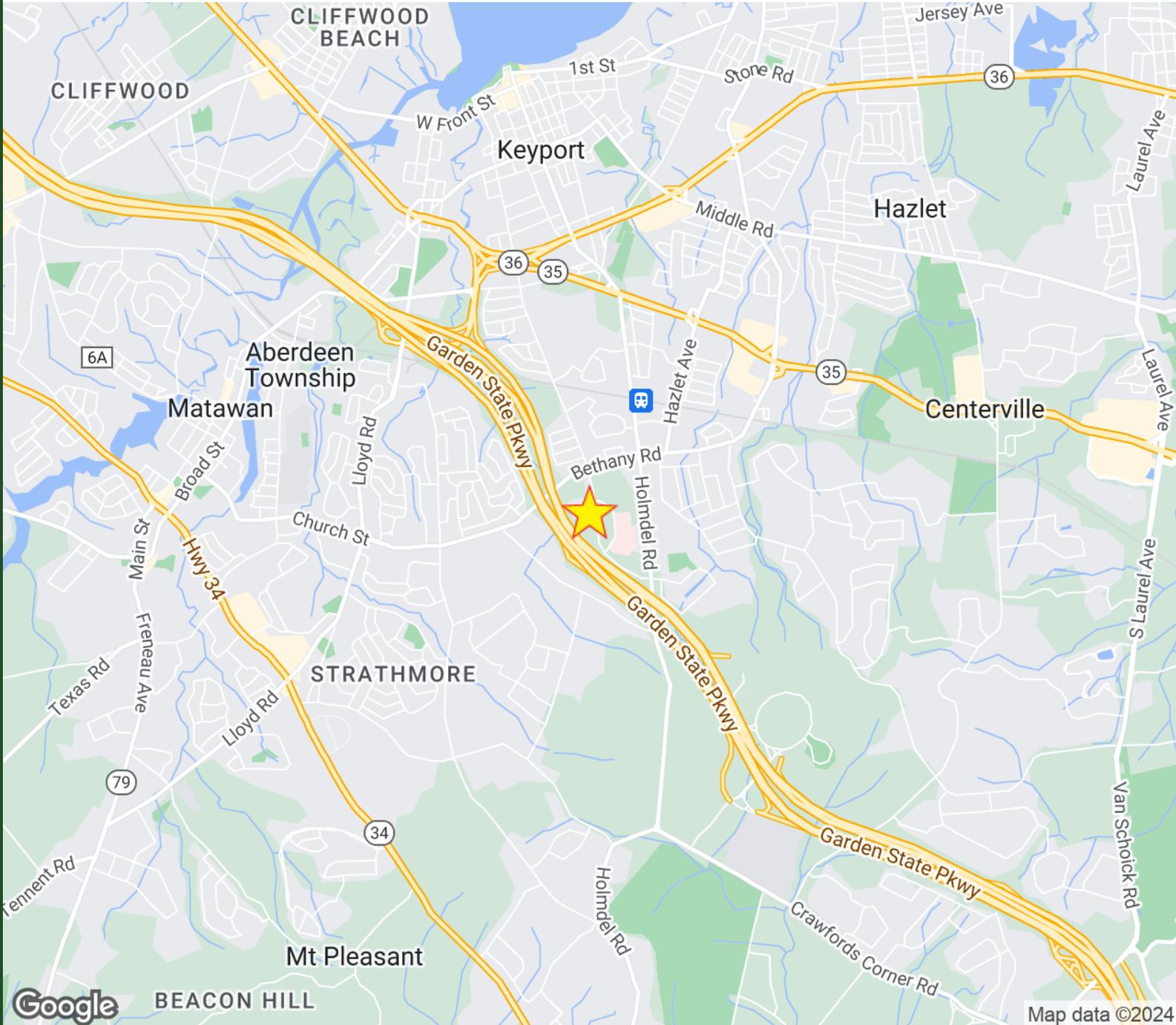
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LOCATION MAP



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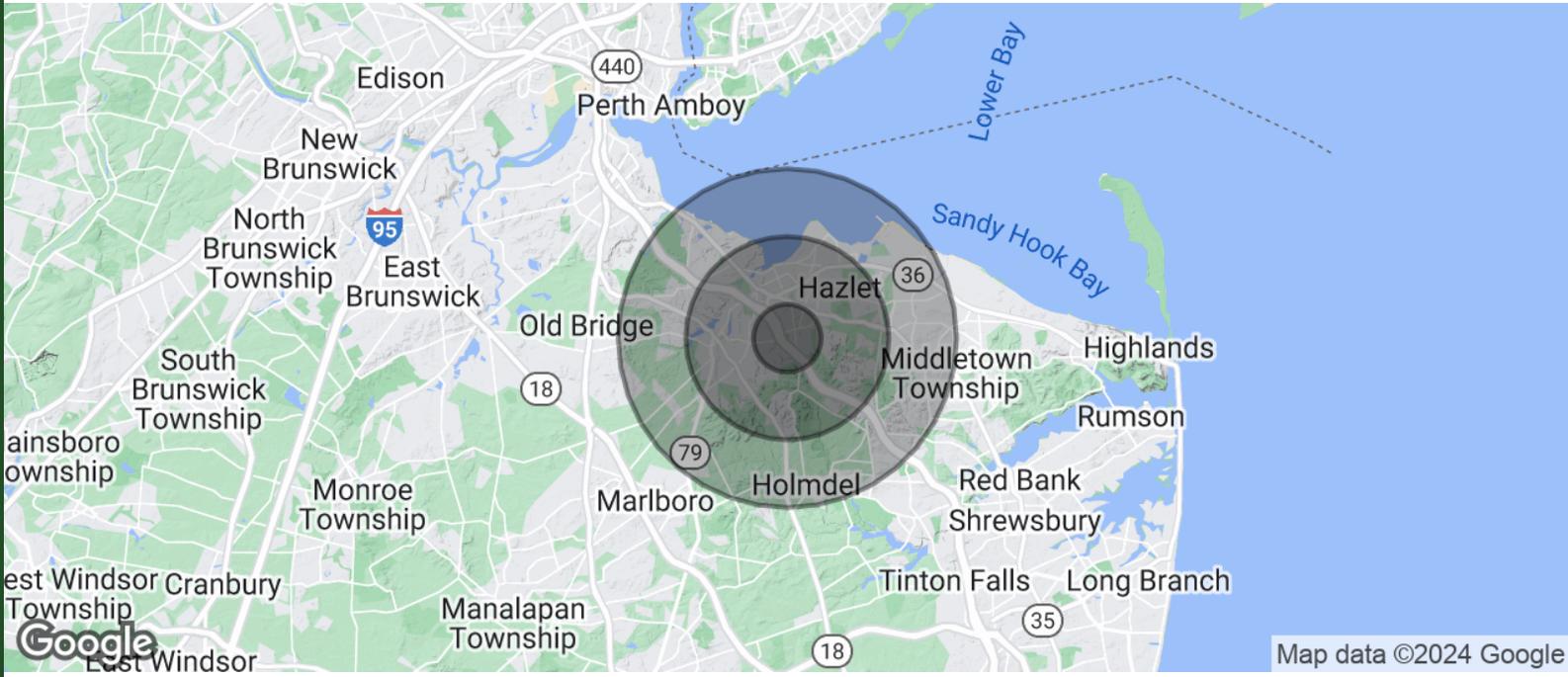
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,035	66,793	134,548
AVERAGE AGE	46.6	44.2	43.9
AVERAGE AGE (MALE)	44.5	42.7	42.9
AVERAGE AGE (FEMALE)	46.0	45.9	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,612	27,390	54,176
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$149,537	\$123,669	\$124,331
AVERAGE HOUSE VALUE	\$529,086	\$422,551	\$407,312

2020 American Community Survey (ACS)

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