

OFFICE - MEDICAL FOR LEASE

# 1500 Allaire Avenue

Ocean Township, NJ 07712

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Second floor office suite available 5/1/24; medical permitted.

### PROPERTY HIGHLIGHTS

- Strong ownership.
- Ample on-site parking.
- The immediate area offers restaurants, shopping, entertainment, banking, child day care, and hotels.
- Close proximity to Monmouth University and two hospitals.
- Minutes from Route 18 and the Garden State Parkway.

### LOCATION DESCRIPTION

Located at signalized intersection of State Highway 35 and Allaire Avenue. Easy access to Routes 18, 71, 33, and the Garden State Parkway.

### OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
AVAILABLE SF:	2,318 SF
LOT SIZE:	1.74 Acres
BUILDING SIZE:	18,744 SF

William Sitar Jr. | O: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Andrew Burachinsky | O: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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## ADDITIONAL PHOTOS



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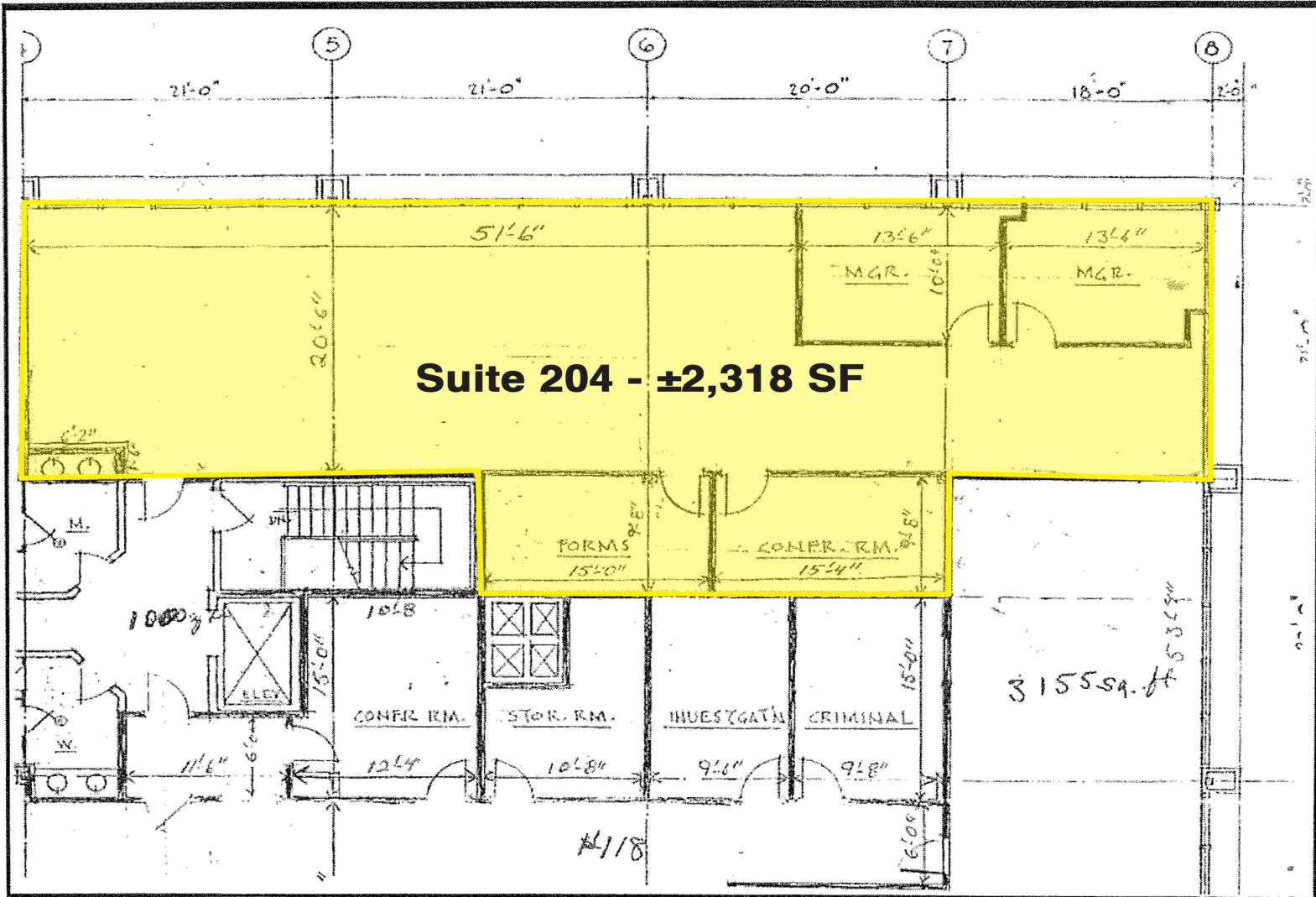
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## FLOOR PLAN



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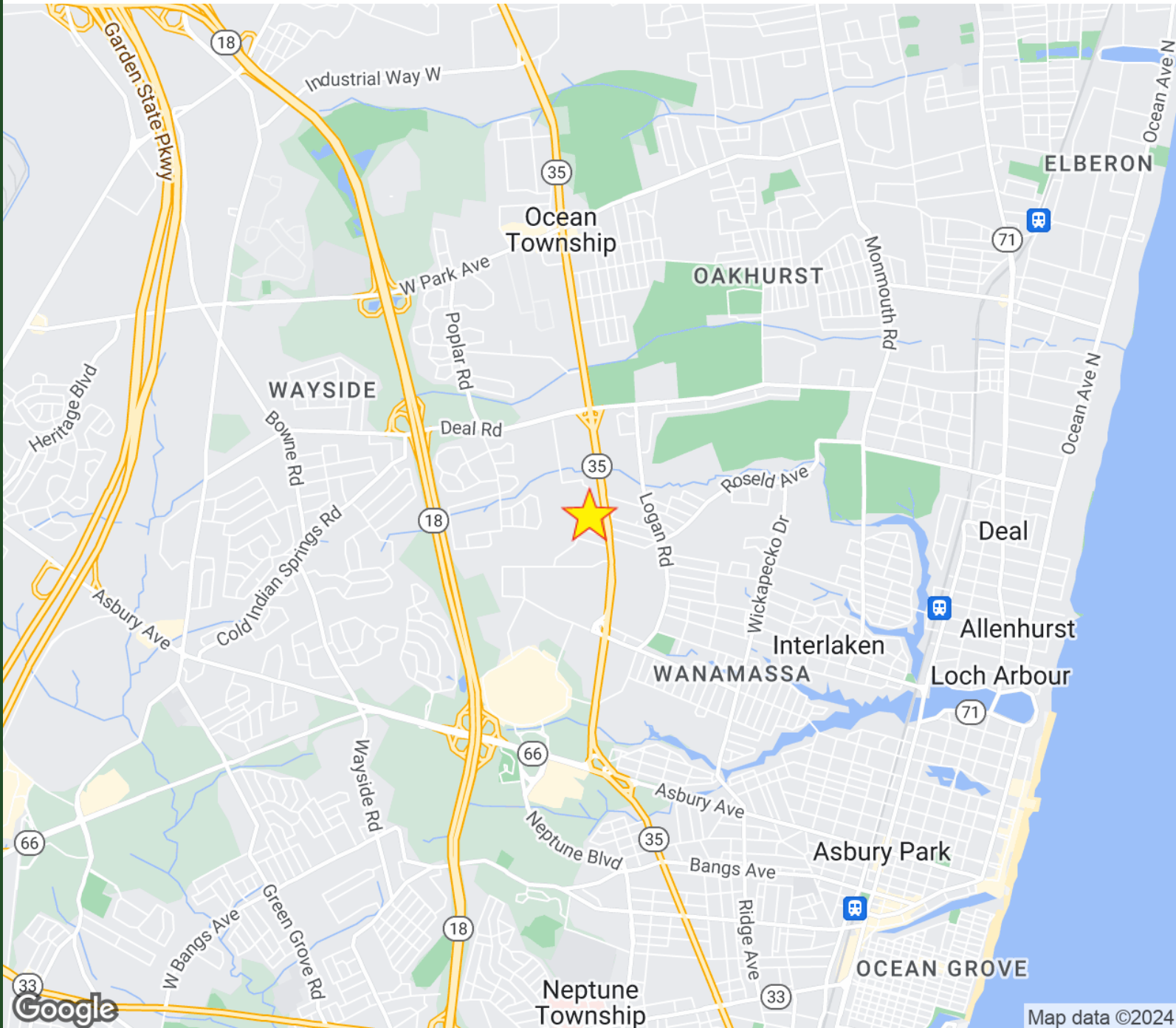
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## LOCATION MAP



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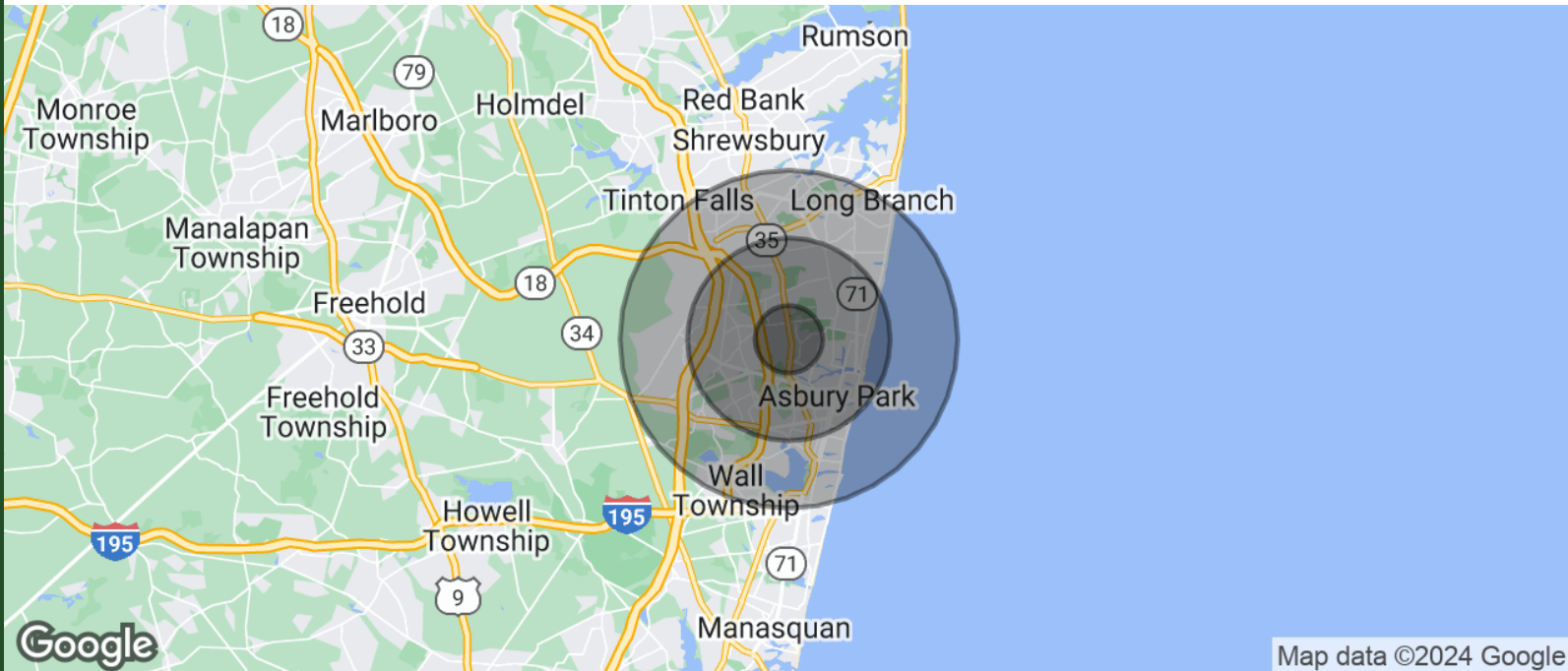
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,496	86,174	181,066
AVERAGE AGE	40.1	39.2	39.7
AVERAGE AGE (MALE)	39.4	36.9	37.8
AVERAGE AGE (FEMALE)	40.2	40.3	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,044	33,613	73,264
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$90,238	\$81,041	\$82,854
AVERAGE HOUSE VALUE	\$448,426	\$422,000	\$434,446

2020 American Community Survey (ACS)

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## OUR SERVICES

### 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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