

LAND FOR SALE

Development Opportunity

3530 Route 66, Neptune, NJ 07753

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

±21.70 acres - wetlands with possible uplands in the rear and the front west portion of the property.
Excellent visibility on Route 66.

PROPERTY HIGHLIGHTS

- Neighboring retailers include Home Dept, WaWa, Walgreens, Restaurant Depot, McDonalds, Chase, Walmart, Ruby Tuesdays, Kiddie Academy, Dunkin Donuts, Brick House Restaurant, and New Jersey Premium Outlet with tenants such as Kate Spade, Gap, Ann Taylor, Cole Haan, Michael Kors, Banana Republic, and many more.
- Zoned C-1. A broad range of uses are permitted including restaurants, bakeries, markets, liquor stores, pharmacies and drug stores, home furnishing, household, sports and recreation.
- All utilities are available at the site including gas, electric, water and sewer

LOCATION DESCRIPTION

Located between the Home Depot and the WaWa, opposite the Super Walmart on Route 66, with immediate access to Route 18 and Exit 100 of the Garden State Parkway.

OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	21.7 Acres

Helena Loelius | O: 732.449.2000 x2200 | C: 908.285.4322 | loelius@sitarcompany.com
Trista Ricciardelli | O: 732.449.2000 x2214 | C: 732.232.9800 | ricciardelli@sitarcompany.com

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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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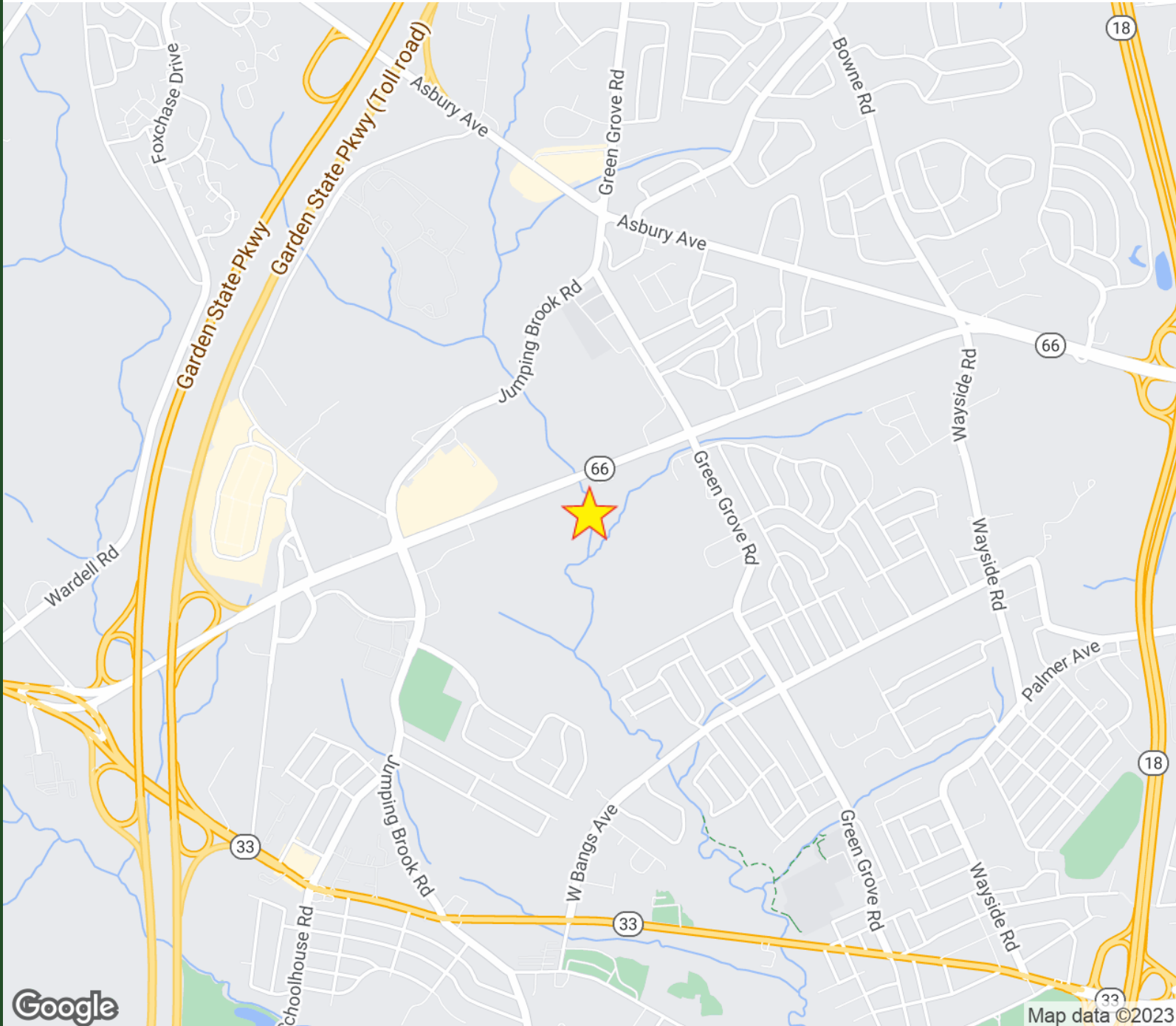
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LOCATION MAP



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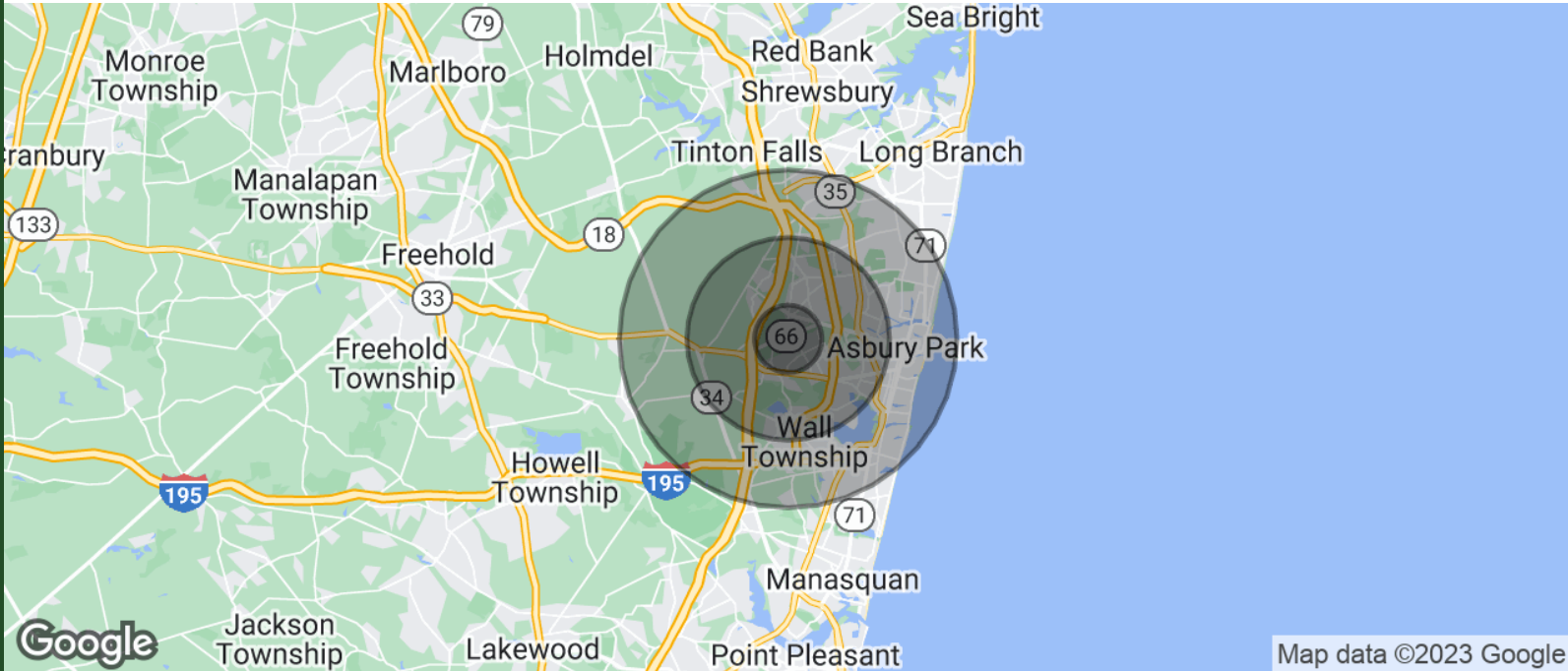
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,209	52,330	125,367
AVERAGE AGE	53.8	44.8	44.1
AVERAGE AGE (MALE)	53.2	43.2	42.9
AVERAGE AGE (FEMALE)	57.2	47.9	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,238	23,052	62,081
# OF PERSONS PER HH	1.9	2.3	2.0
AVERAGE HH INCOME	\$88,415	\$101,185	\$96,787
AVERAGE HOUSE VALUE	\$305,557	\$334,074	\$427,577

* Demographic data derived from 2020 ACS - US Census

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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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