

LAND FOR SALE

5204 Highway 33 And 34

Wall, NJ 07727

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Commercial land opportunity with good visibility on well traveled Highway 33 & 34

PROPERTY HIGHLIGHTS

- 1.66 acre lot with 1,047 SF building
- 154' of frontage on Highway 33 & 34
- Traffic count 35,501 VPD
- HB 40 Zone with a variety of permitted and conditional uses
- Area businesses include contractors, office, warehouse, as well as restaurants

LOCATION DESCRIPTION

Located on Highways 33 and 34 with easy access to the Garden State Parkway and in close proximity to Routes 33 East, 195, 138, 18, 35 and 66.

OFFERING SUMMARY

SALE PRICE:	\$425,000
LOT SIZE:	1.66 Acres

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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

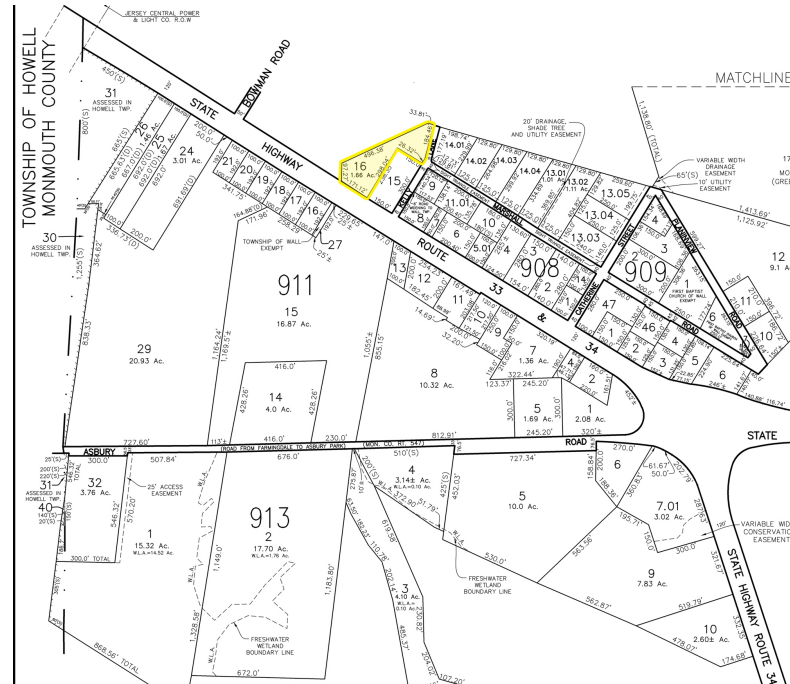
HB 40 Zone

Permitted Uses

- Auto Supply
- Home Supply
- Car Wash
- Paint & Hardware
- Veterinary Services
- Emergency Care Facilities
- Child Care & Senior Day Care
- Physical Fitness Centers
- Laundry Services
- Personal Care
- Some Retail & Office (Engineering, Accounting, etc.)

Conditional Uses

- Special Trade Contractors
- Plumbing, Heating & Air Conditioning Services
- Solar System Contractors
- New & Used Motor Vehicle Dealers



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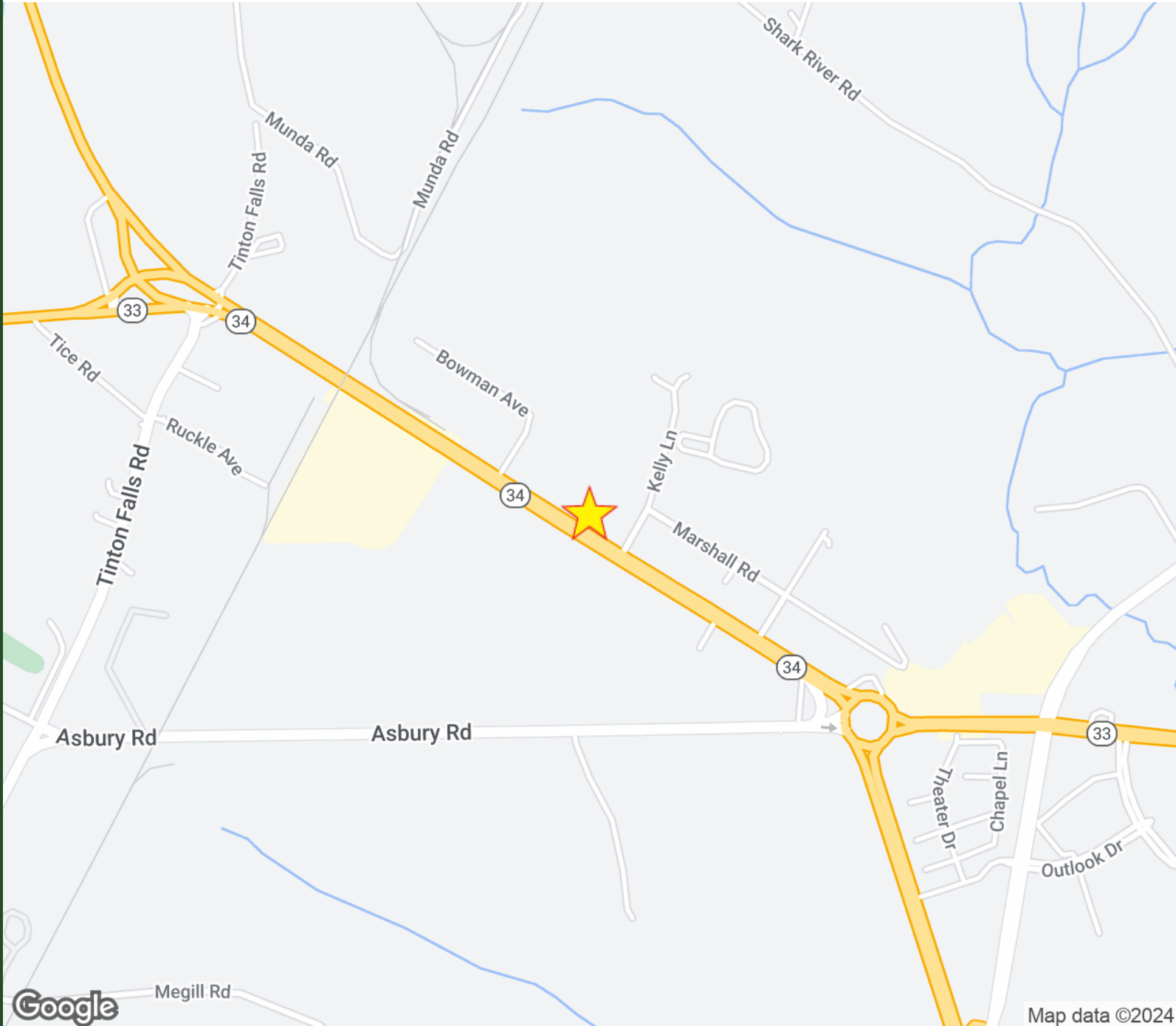
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LOCATION MAP



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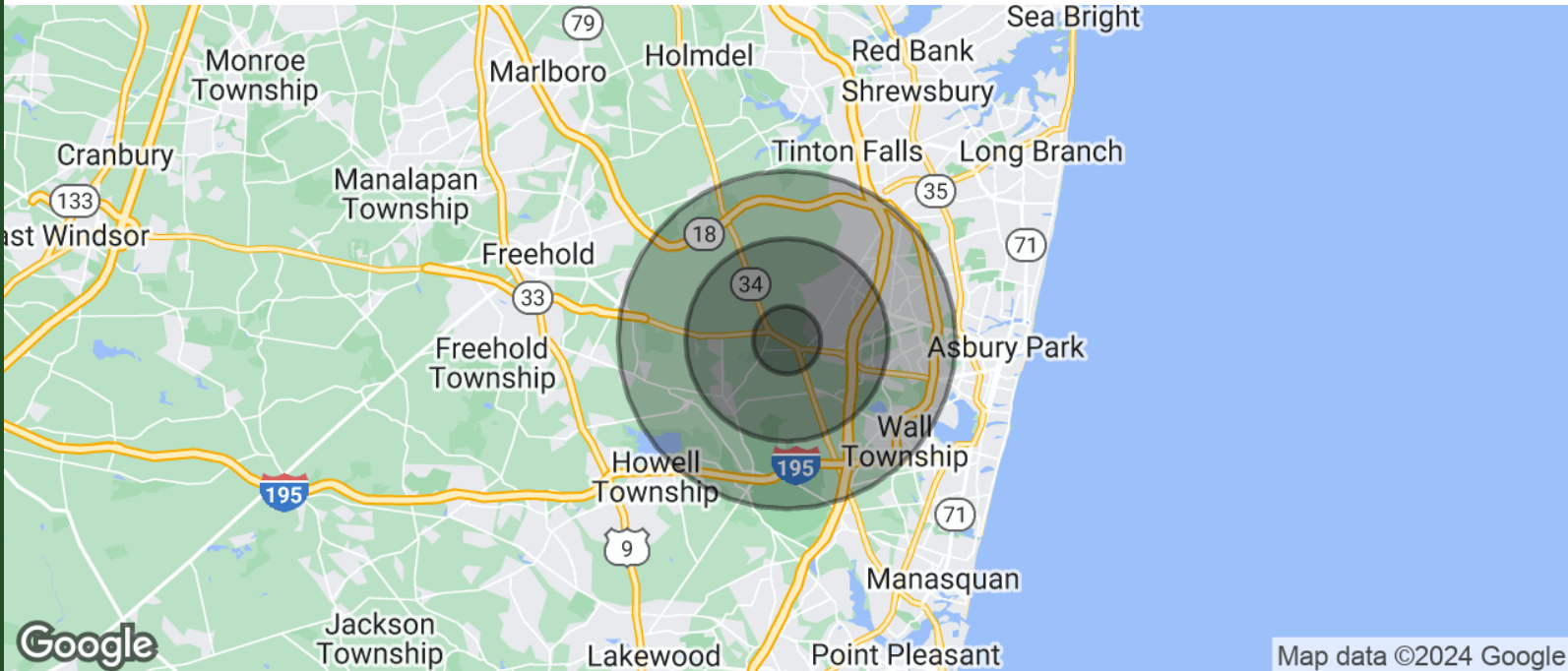
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	423	6,439	43,069
AVERAGE AGE	43.5	47.9	45.1
AVERAGE AGE (MALE)	42.7	47.9	42.9
AVERAGE AGE (FEMALE)	46.2	48.4	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	158	2,614	16,828
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$192,362	\$165,360	\$166,501
AVERAGE HOUSE VALUE	\$597,808	\$724,216	\$543,064

* 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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