

FOR SALE | RETAIL

RETAIL BUILDING FOR SALE ON CORNER PROPERTY



1900 Highway 35 and 2409 Old Mill Road | Wall Township and Spring Lake Heights, NJ 07762



PROPERTY SUMMARY

Sale Price: \$1,300,000

Building Size: ± 2,600 SF

Cross Streets: Highway 35 and Wall Church Road

PROPERTY OVERVIEW

Retail Building for Sale on Corner Property

LOCATION OVERVIEW

Located in prime retail corridor on heavily traveled Highway 35. Easy access to Routes 138/195, 34, 18, 71 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- 2,600 +/- SF retail building
- Traffic count 23,791 (2013)
- Zoning allows for broad range of commercial uses
- In area of strong demographics

FOR MORE INFORMATION, PLEASE CONTACT:

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503 Washington Boulevard
Sea Girt, NJ 08750

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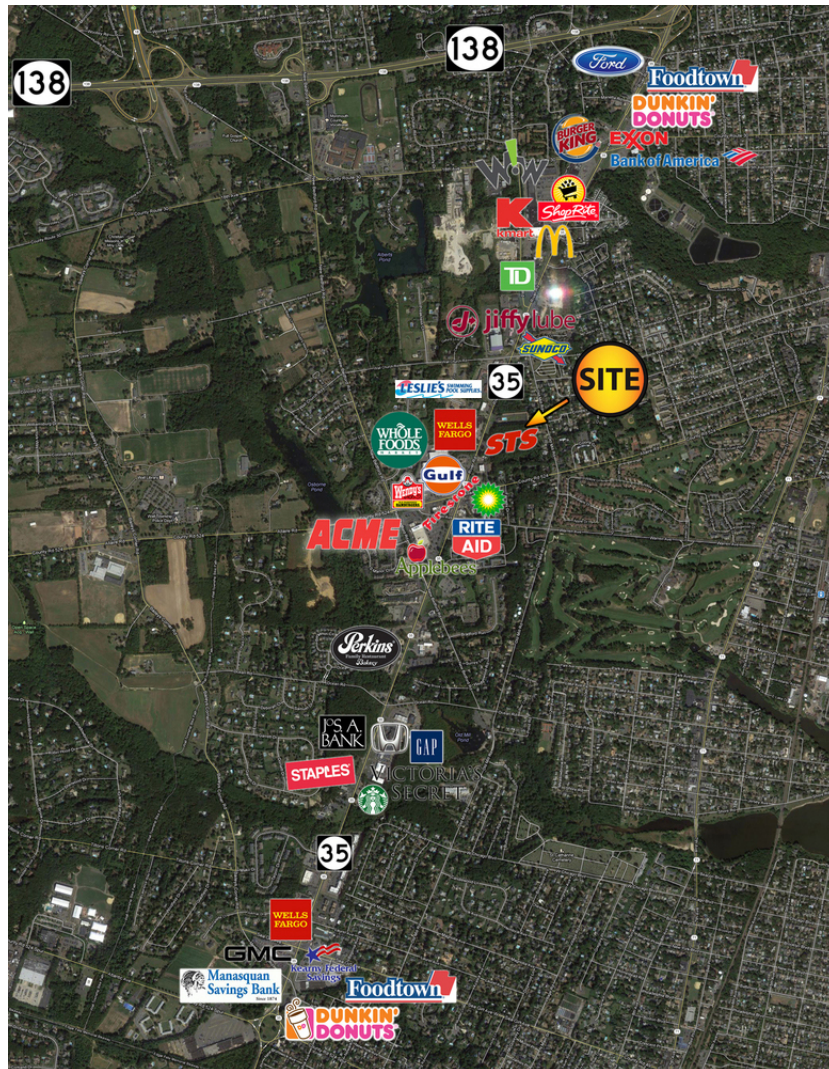
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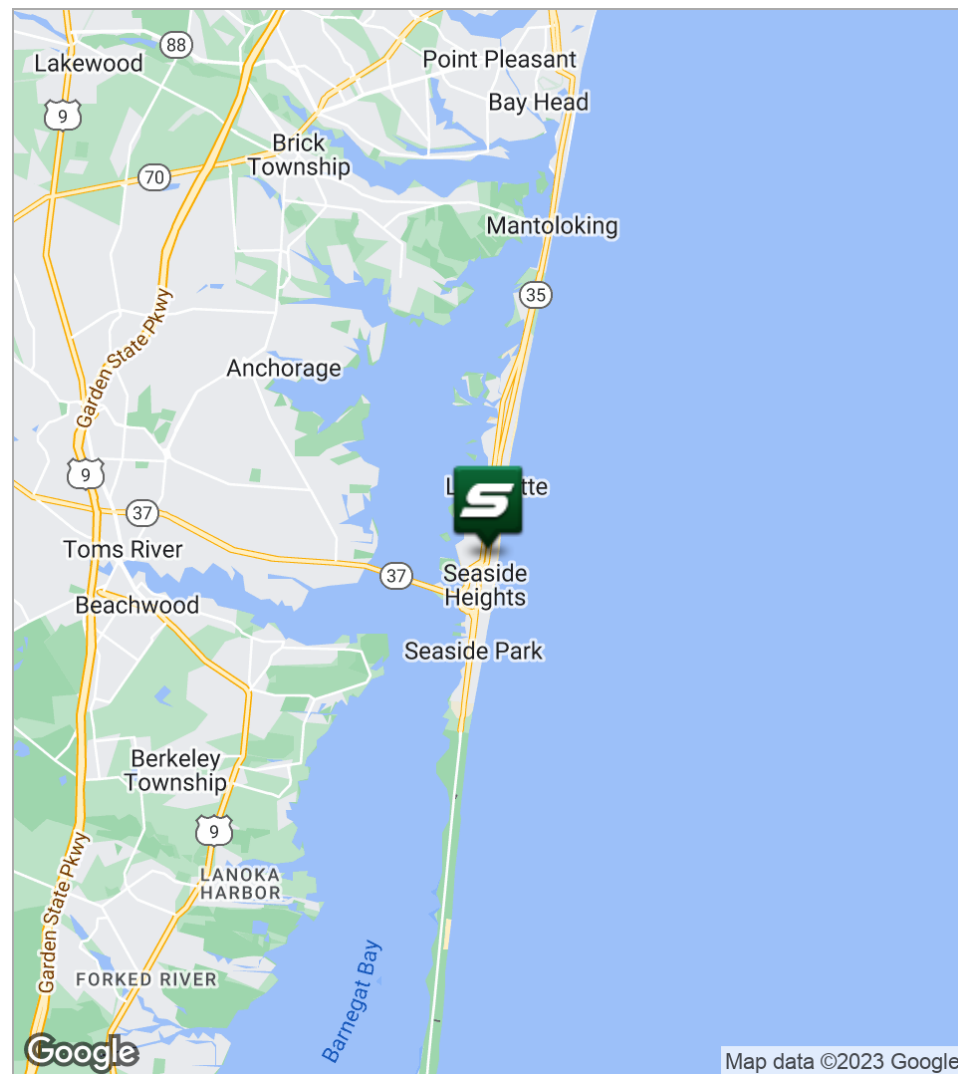
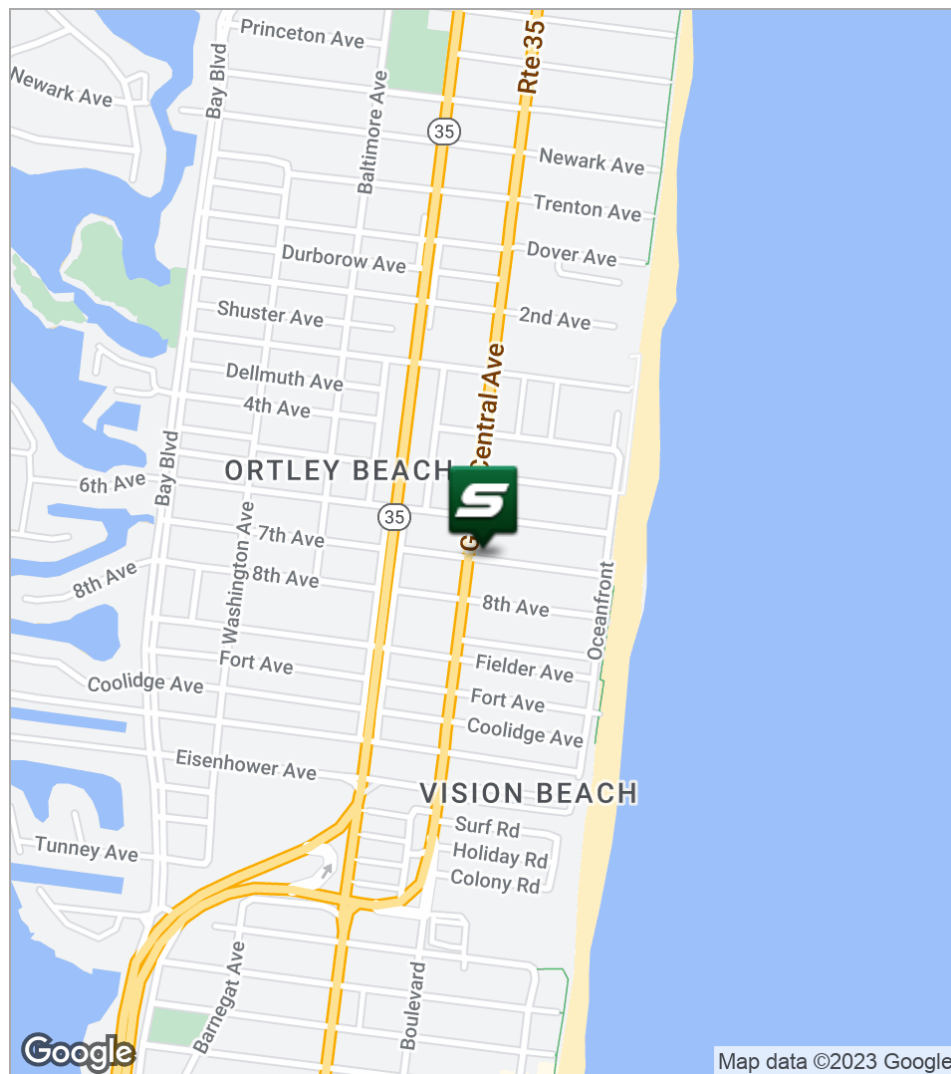
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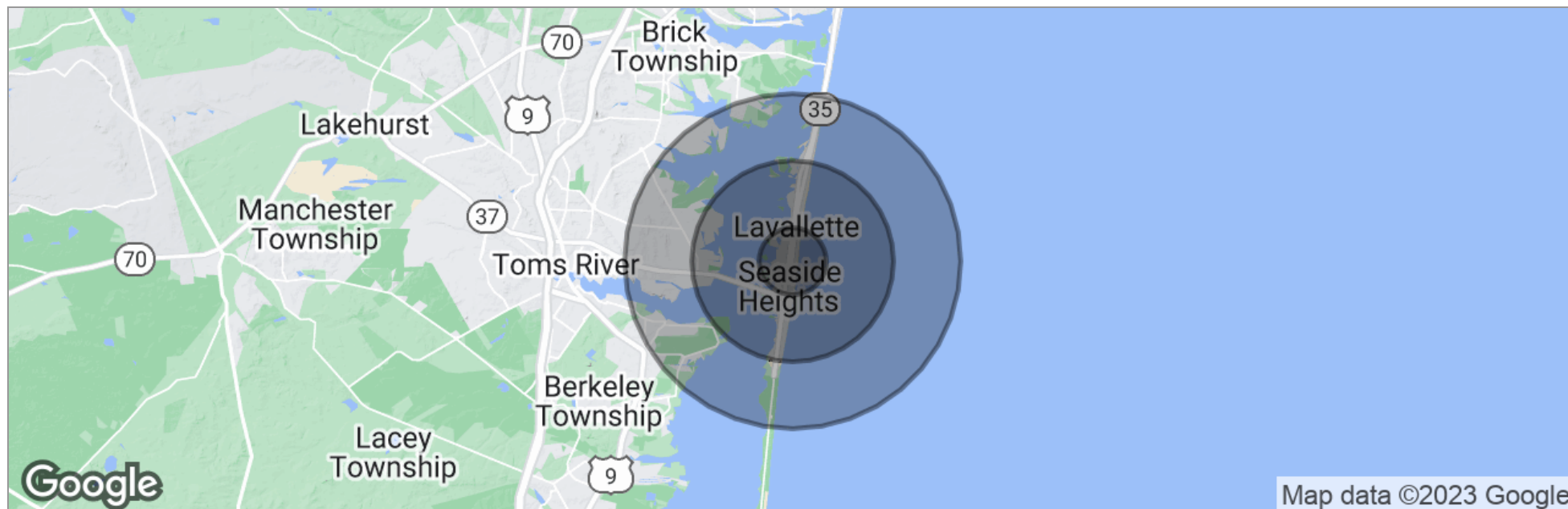
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	1 Mile	3 Miles	5 Miles
Total Population	7,603	54,655	131,691
Population Density	2,420	1,933	1,677
Median Age	45.8	44.9	42.4
Median Age (Male)	43.5	42.5	39.9
Median Age (Female)	47.4	46.6	44.1
Total Households	3,356	23,468	54,412
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$93,356	\$105,196	\$91,542
Average House Value	\$433,063	\$547,942	\$468,151

* 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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