

# USED CAR LOT/AUTO GARAGE FOR SALE

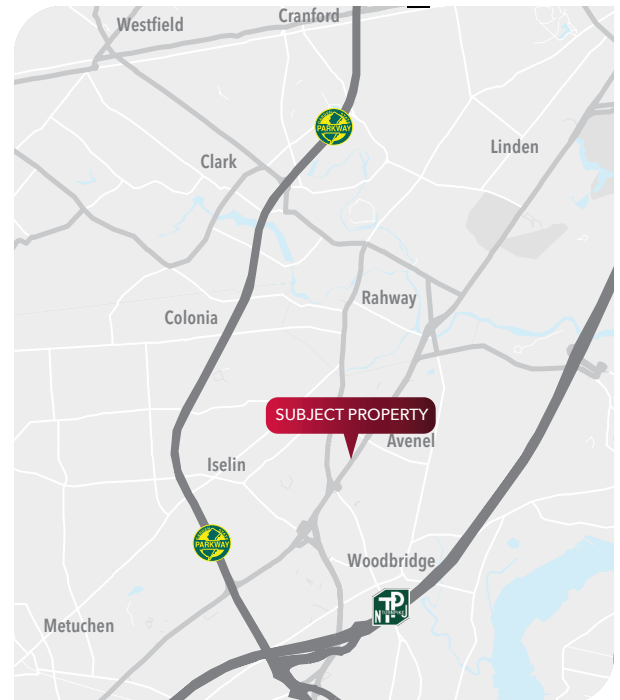
## 915 ROUTE 1

AVENEL, NJ 07001



## PROPERTY OVERVIEW

<b>BUILDING SF:</b>	±3,200 SF total 1st Floor - ±1,600 SF maintenance/repair shop 2nd Floor - ±1,600 SF office/storage with full bath & kitchenette
<b>LOADING:</b>	2 Drive-In Doors (10'H x 8'W and 12'H x 20'W)
<b>ZONING:</b>	R1R (Route 1 Redevelopment Zone)
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>Operating as used car/truck sales for 44 years</li><li>Township is not approving more properties with this zoning/permitted use</li><li>Potential apartment conversion on the 2nd Floor</li></ul>
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>Situated on a .26 acre lot located directly on Route 1 &amp; 9</li><li>Entrance to the property is not on Route 1, creating an easier entry and exit</li><li>Excellent visibility at signalized intersection; ±70,000 vehicles per day</li></ul>



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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### LOCAL MAP



### DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	20,232	137,007	353,717
HOUSEHOLDS	7,332	48,414	124,416
AVG. HOUSEHOLD INCOME	\$105,091	\$113,194	\$114,875

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