



## 1210 Route 33

1210 Route 33, Farmingdale, NJ 07727



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# 1210 Route 33

\$4,250,000

Great opportunity in Monmouth County! Approximately 4.40 acres of highway frontage commercial property zoned HD-3 (Block 185 Lot 47) sold along with approximately 19.41 acres (Block 185 Lot 46) zoned ARE3. Utilities to the site include water, electric & gas. Potential uses for the HD-3 lot are office space, professional, medical, governmental or educational services, banks, restaurants with or without drive-through facilities, schools and many other permitted use. Available for sale or lease, will build to suit. Due diligence responsibility of buyer. Conceptual engineer drawing of 2 commercial pad sites for a QSR. Just 3 miles from Route 18 and easy access to GS Parkway and major highways. Call for survey, conceptual, zoning etc....

**1210 NJ ROUTE 33**  
Farmingdale NJ 07727

**LISTING PRICE**  
**\$4,250,000**

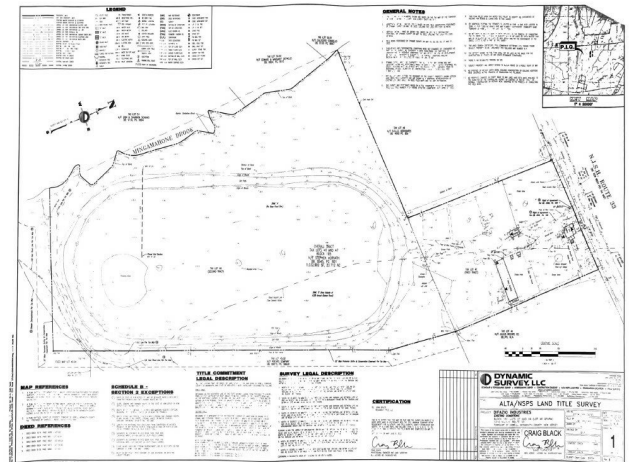
### ABOUT PROPERTY

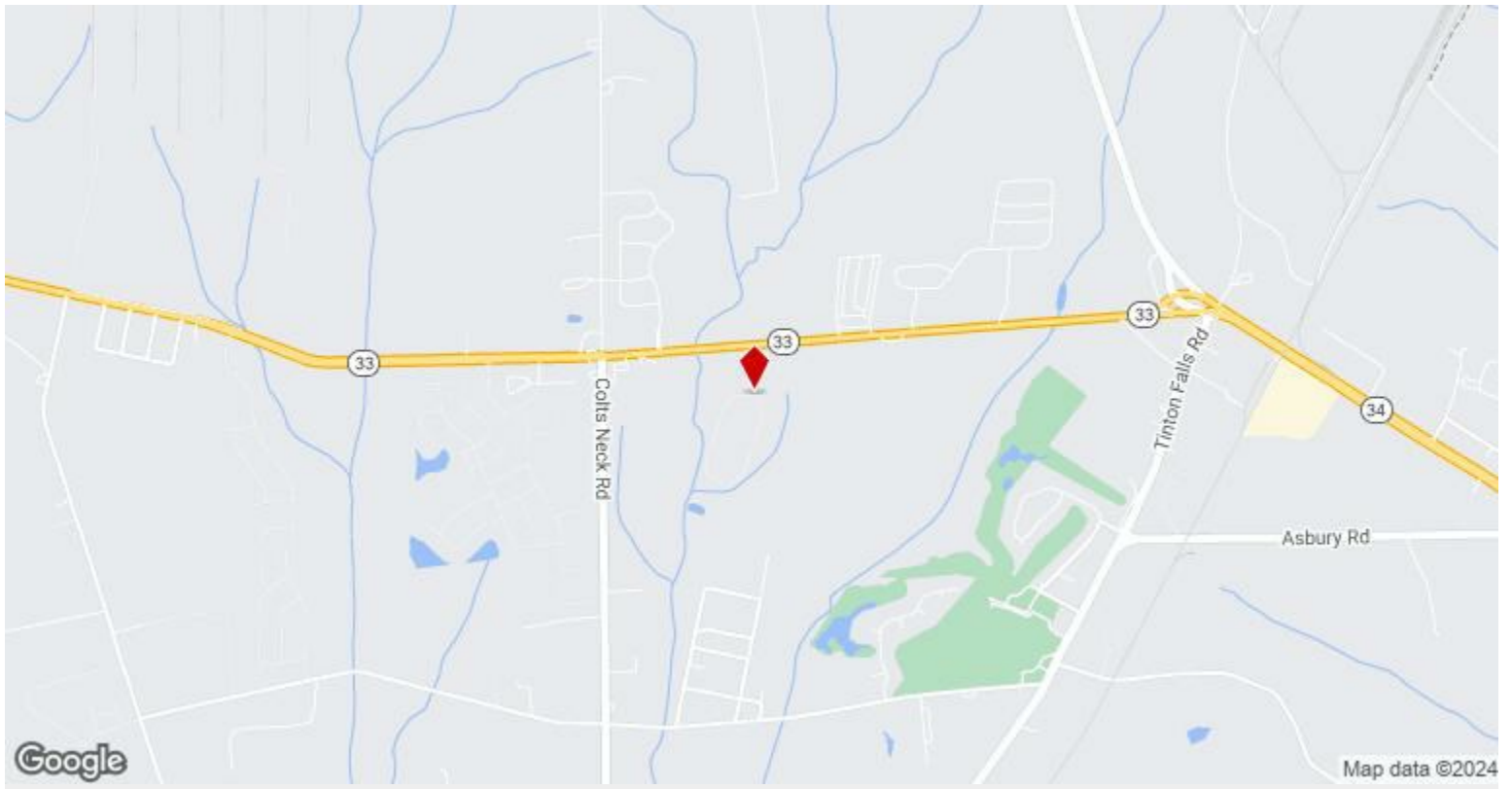
Block 185 Lots 46 & 47  
 HD-3 Zoning Lot 47 4.40 Acres, Lot 46 19.41 acres  
 Frontage on State Highway 33 in Howell - a main east-west corridor that connects 9 to the Garden State Parkway and Jersey Shore destinations  
 Conceptual Drawing of 2 QSR Pad sites  
 Utilities at the site include : water, electric and gas  
 733 active adult communities within 1 mile

### DEMOGRAPHICS

733 active adult community homes within 1 mile  
 15,683 households within a 5 mile radius  
 Population - 53,304 Residents  
 Average household income of \$137,717 within 1 mile radius  
 Median age of 45 within a 1 mile radius  
 Traffic Count - Over 23,531 cars per day

Price:	\$4,250,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Mixed Use
Sale Type:	Investment or Owner User
Total Lot Size:	23.00 AC
Sale Conditions:	Sale / Lease / Build to Suit
No. Lots:	1
Zoning Description:	HD3 / ARE3
APN / Parcel ID:	21-00185-0000-00046





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# Property Photos



Building Photo



Building Photo



# Property Photos



Building Photo



Building Photo