



**FOR SALE:** ±7,000 SF Free-standing Flex Warehouse Retail Building

**24 BRICK BOULEVARD | BRICK TOWNSHIP NJ 08723**

**OFFERING MEMORANDUM**

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**LEGACY**  
Commercial Realty, LLC





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## EXECUTIVE SUMMARY

### FOR SALE:

- » **±7,000 S.F.** Free-standing Flex Warehouse Retail Building on 0.97 acres of land.

### PROPERTY OVERVIEW

- » **Delivery:** Building will be delivered vacant
- » **Asking Price:** \$2,300,000 (±\$329/SF)
- » **Frontage/Access:** Prominent visibility on Brick Boulevard (CR-549), a primary retail corridor
- » **Site Details:** Freestanding with on-site parking and direct curb cut. Prime location at a jughandle with access to Molly Lane

### KEY HIGHLIGHTS

- » **Versatile Use:** Flexible layout supports retail showroom, service retail, light warehouse
- » **Signage:** Building has approximately 100 feet of awning exposure facing Brick Blvd. There is a Pylon right off of Brick Blvd as well giving maximum visibility
- » **Visibility & Traffic:** Excellent frontage along Brick Blvd with strong daily traffic volumes (~34,700 vehicles per day)
- » **Retail Synergy:** Surrounded by national tenants such as Stop & Shop, Burlington, AMC, Trader Joe's, LA Fitness, HomeGoods, Ulta, and Chipotle at Brick Plaza
- » Owner-User-Investor opportunity or for future development
- » Well suited for businesses seeking retail exposure
- » Trade Area Strength: Main Retail Hub

### LOCATION HIGHLIGHTS

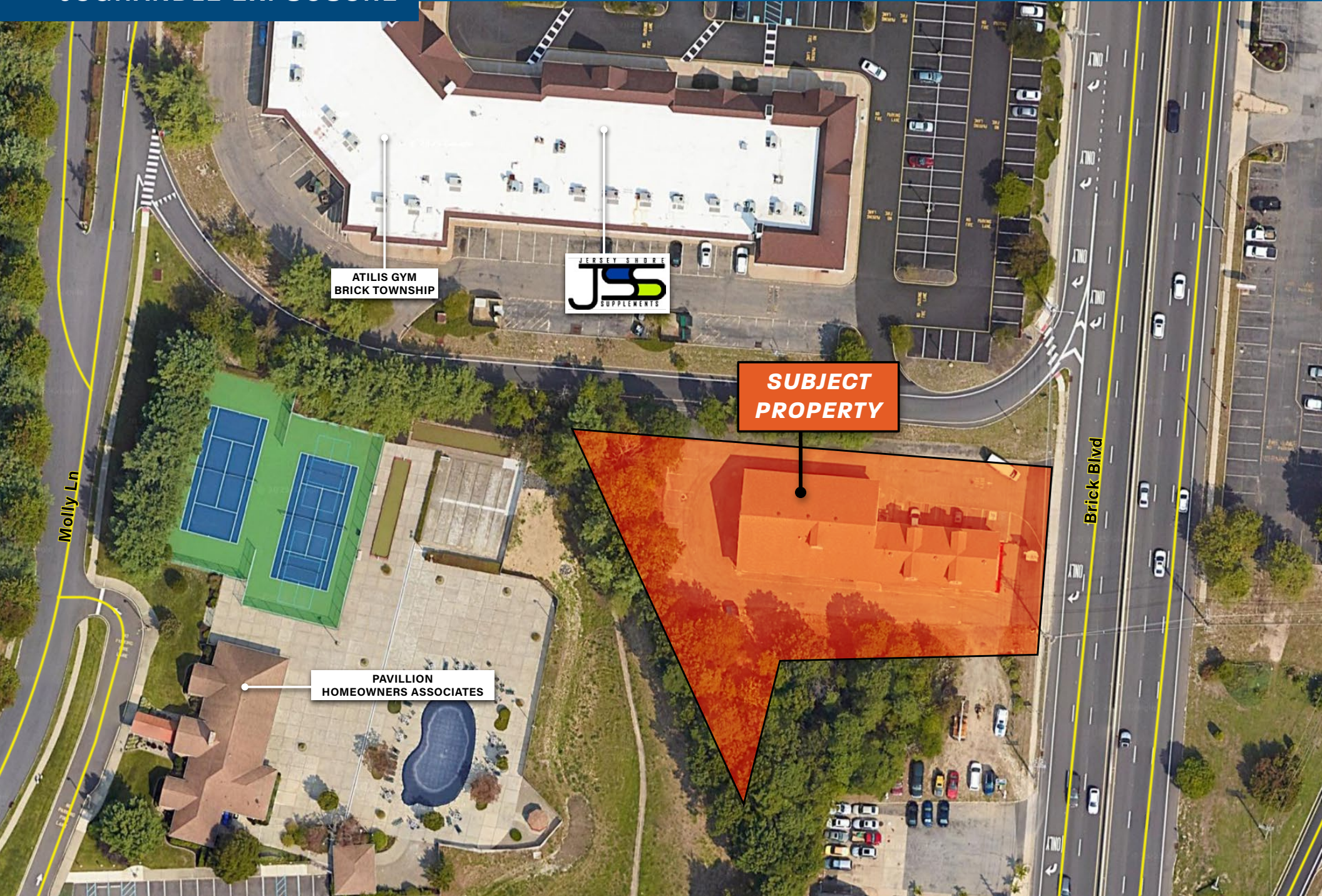
- » **Prime Brick Boulevard Location:** Sits along Brick Township's dominant commercial corridor (CR-549), lined with major national retailers
- » **Garden State Parkway Access:** Convenient to Exits 89 & 91, providing efficient North/South regional reach
- » **Trade Area Strength:** Part of Brick Township's main retail area; consistent customer draw from surrounding shopping centers



# MARKET AERIAL

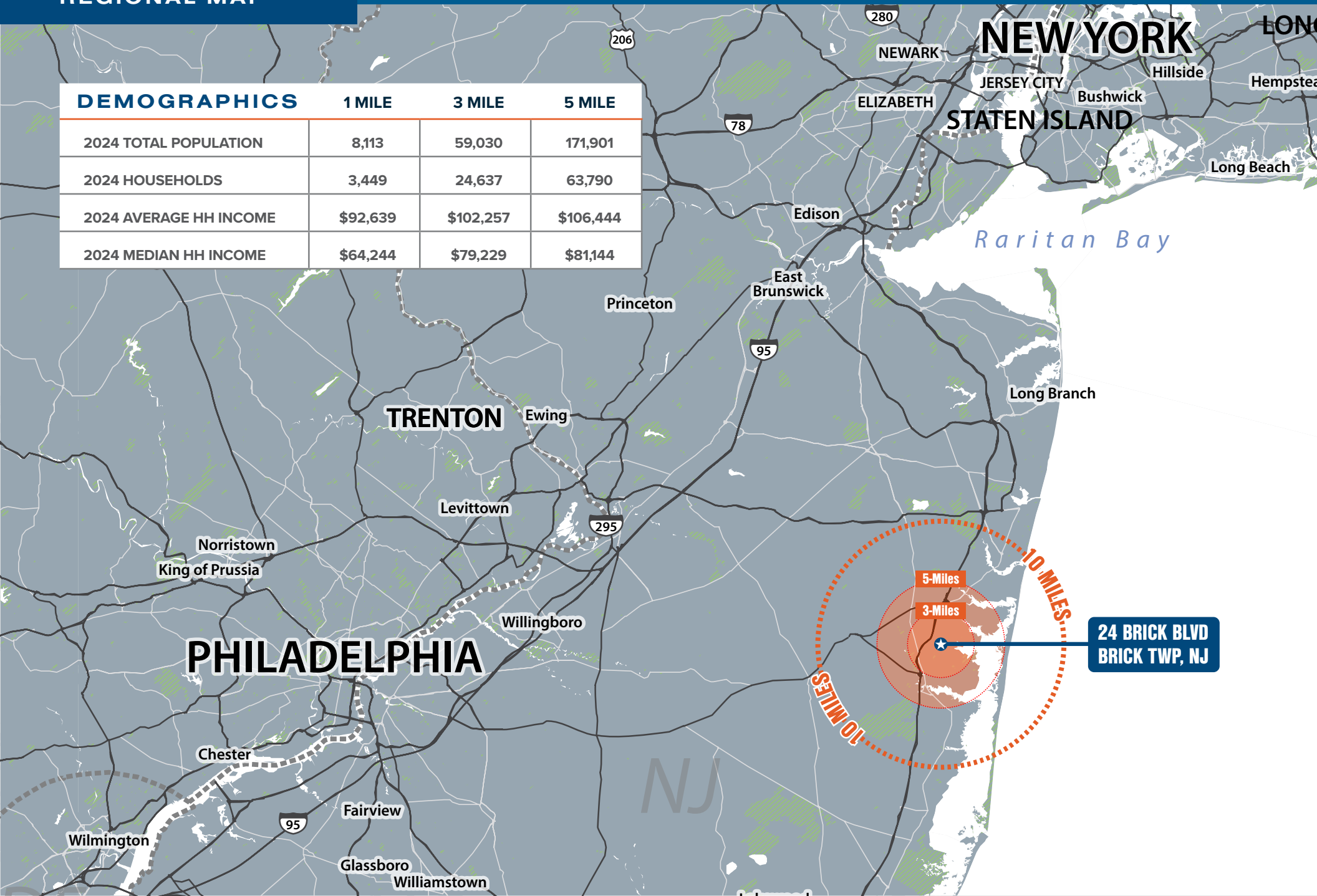


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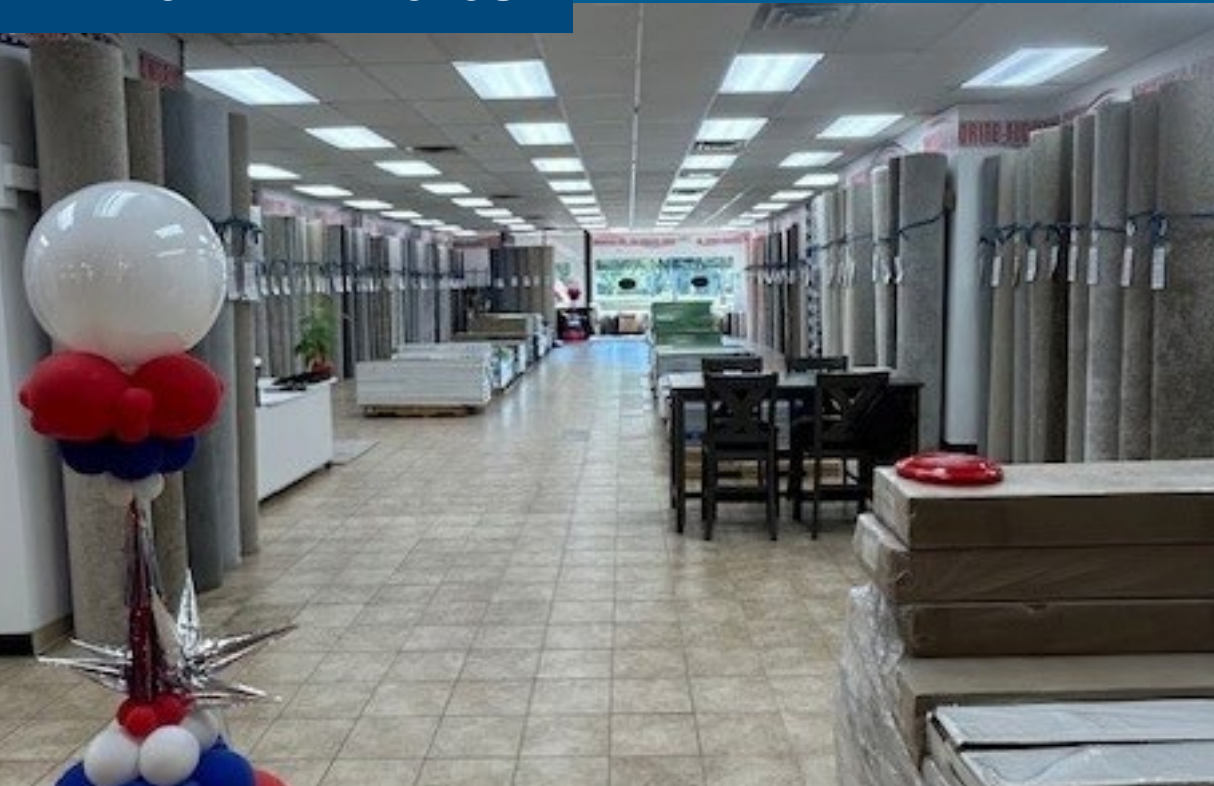


REGIONAL MAP

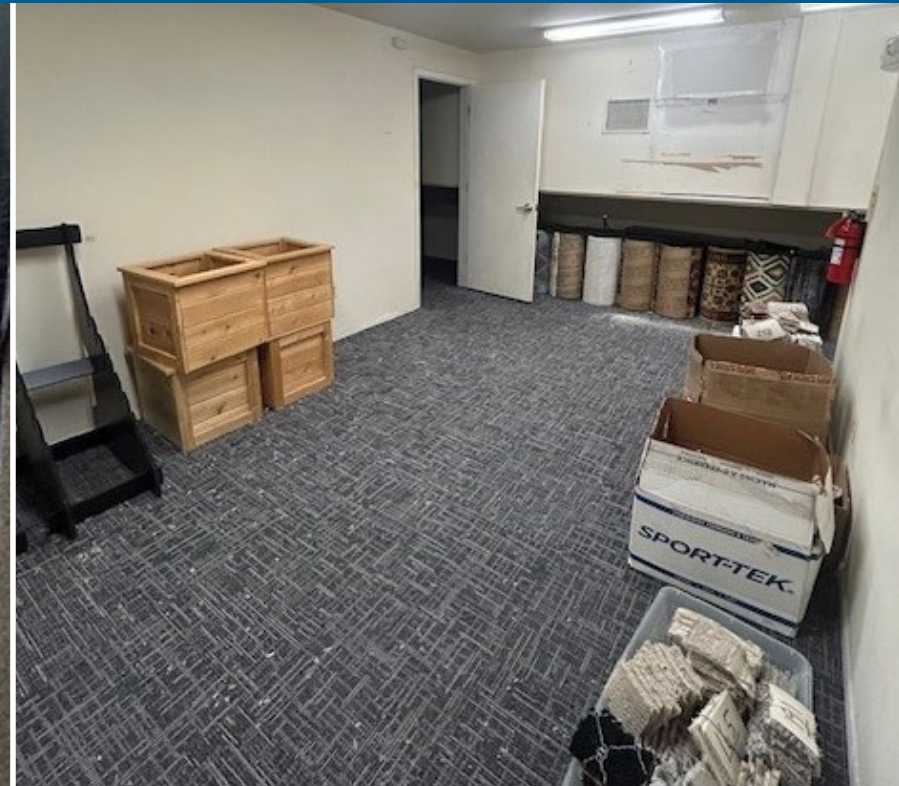
| DEMOGRAPHICS           | 1 MILE   | 3 MILE    | 5 MILE    |
|------------------------|----------|-----------|-----------|
| 2024 TOTAL POPULATION  | 8,113    | 59,030    | 171,901   |
| 2024 HOUSEHOLDS        | 3,449    | 24,637    | 63,790    |
| 2024 AVERAGE HH INCOME | \$92,639 | \$102,257 | \$106,444 |
| 2024 MEDIAN HH INCOME  | \$64,244 | \$79,229  | \$81,144  |



## PROPERTY PHOTOS



## PROPERTY PHOTOS





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