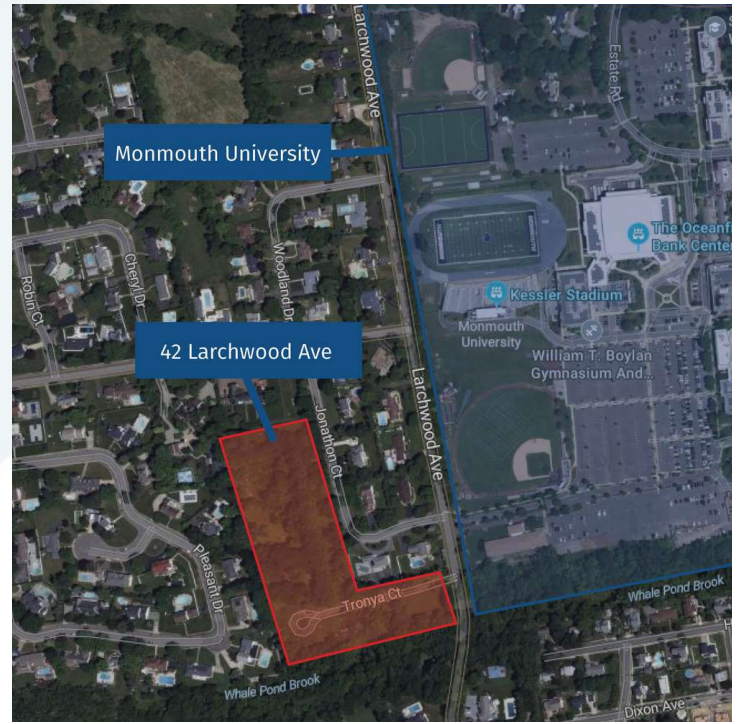


42 Larchwood Avenue | West Long Branch, NJ 07764

FOR SALE



PROPERTY HIGHLIGHTS

- **Excellent suburban Jersey Shore/Monmouth County development opportunity with 4.11± buildable acres**
- Potential subdivision for 6 - 7 single family lots near new and existing multimillion dollar homes
- Adjacent to Monmouth University, less than 2 miles from the Atlantic Ocean and Pier Village and 3 miles from Deal
- Abundant retail and commercial offerings and houses of worship nearby

FOR MORE INFORMATION, CLICK LINK BELOW:

<https://shorturl.at/6g1xB>

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	8± Acres
Block:	42
Lot:	26
Zoning:	R-22 Residential

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,480	26,863	61,194
Total Population	8,846	69,414	149,111
Average HH Income	\$159,148	\$123,605	\$136,682



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