

LAND FOR SALE

# Multi-Story, Mixed-Use Development Site

85 Prospect Street, South River, NJ 08882

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Realty Company

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## PROPERTY SUMMARY

**PRICE REDUCED!**



### PROPERTY DESCRIPTION

Price Reduced! ±2.04 acres development site approved for multi-story, mixed use

### PROPERTY HIGHLIGHTS

- **BUILDING ONE:** First floor consists of two (2) retail spaces, tenant fitness center, two (2) multi purpose rooms, central tenant lobby, bike storage and an area for tenant storage in the rear portion of the building. Floors 2, 3 & 4 consists of a total of 36 two-bedroom apartments (12 apartments per floor).
- **BUILDING TWO:** One story, free standing ±1,691 SF retail building.
- Enterprise zone.
- 100 total surface parking spaces.
- Please see plans under documents on property website.

### LOCATION DESCRIPTION

Conveniently located a short drive from the NJ Turnpike and Routes 9, 18 and 35.

### OFFERING SUMMARY

SALE PRICE:	\$2,650,000
LOT SIZE:	2.04 Acres

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AERIAL



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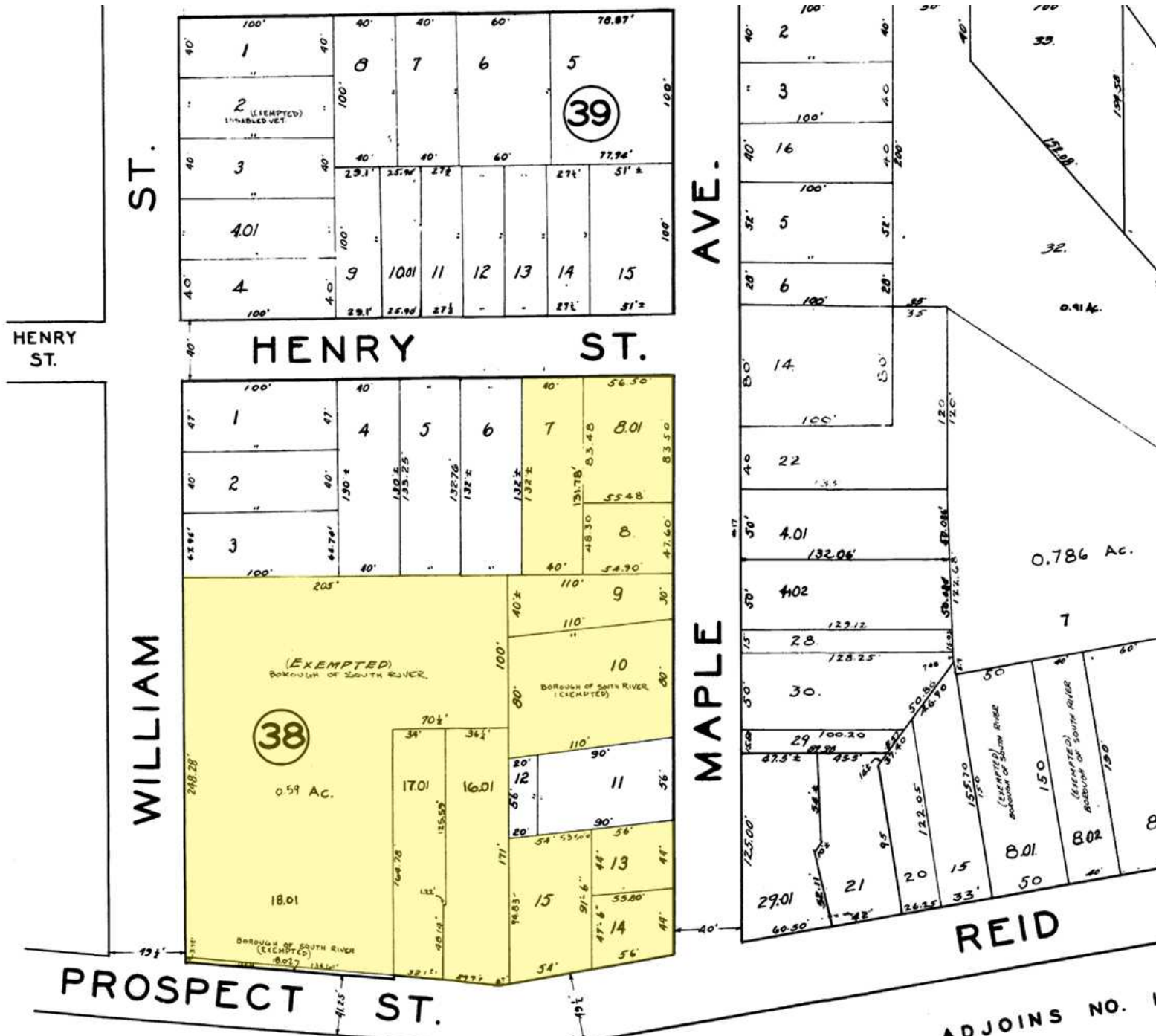
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## TAX MAP



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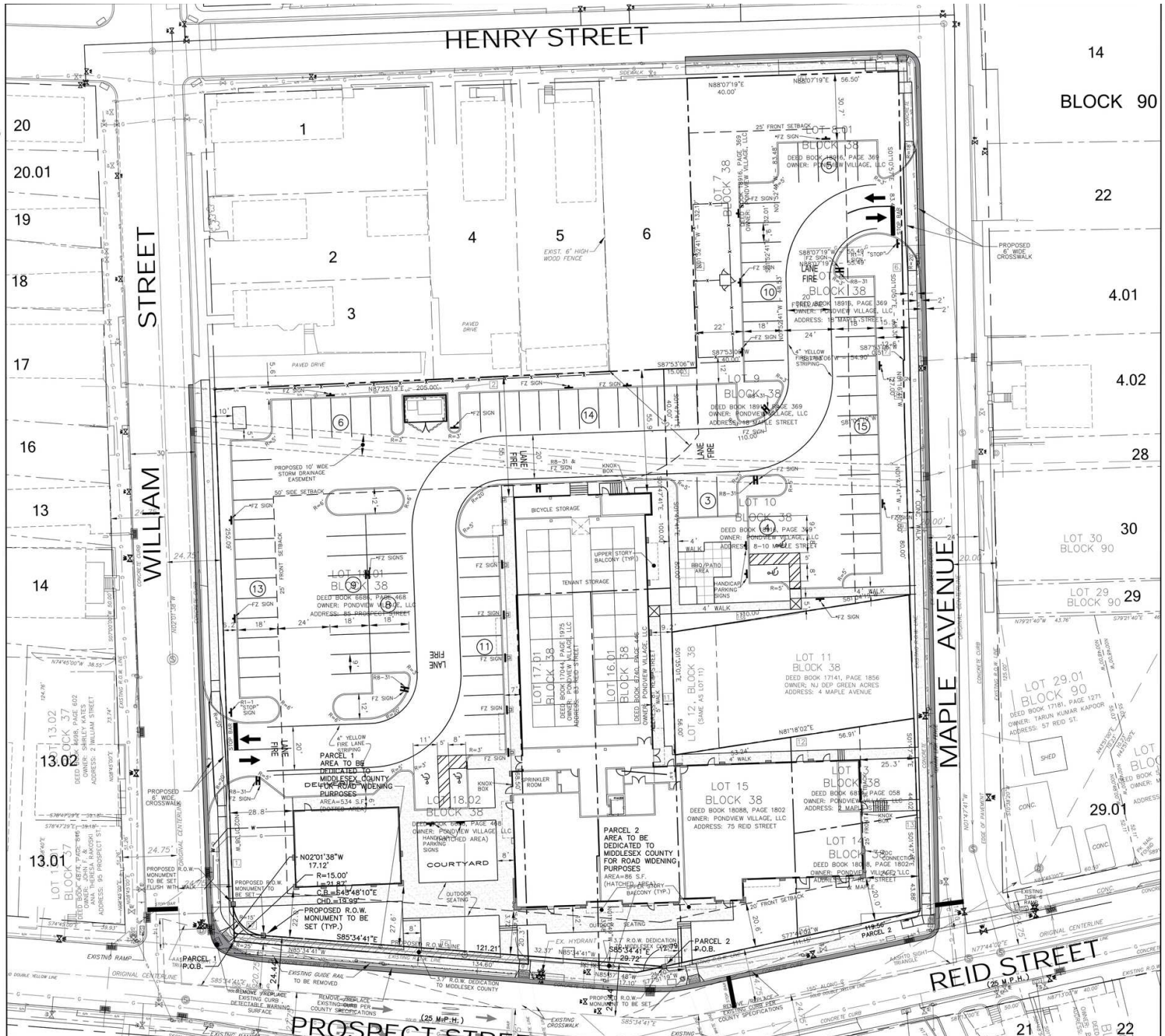
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## SITE PLAN



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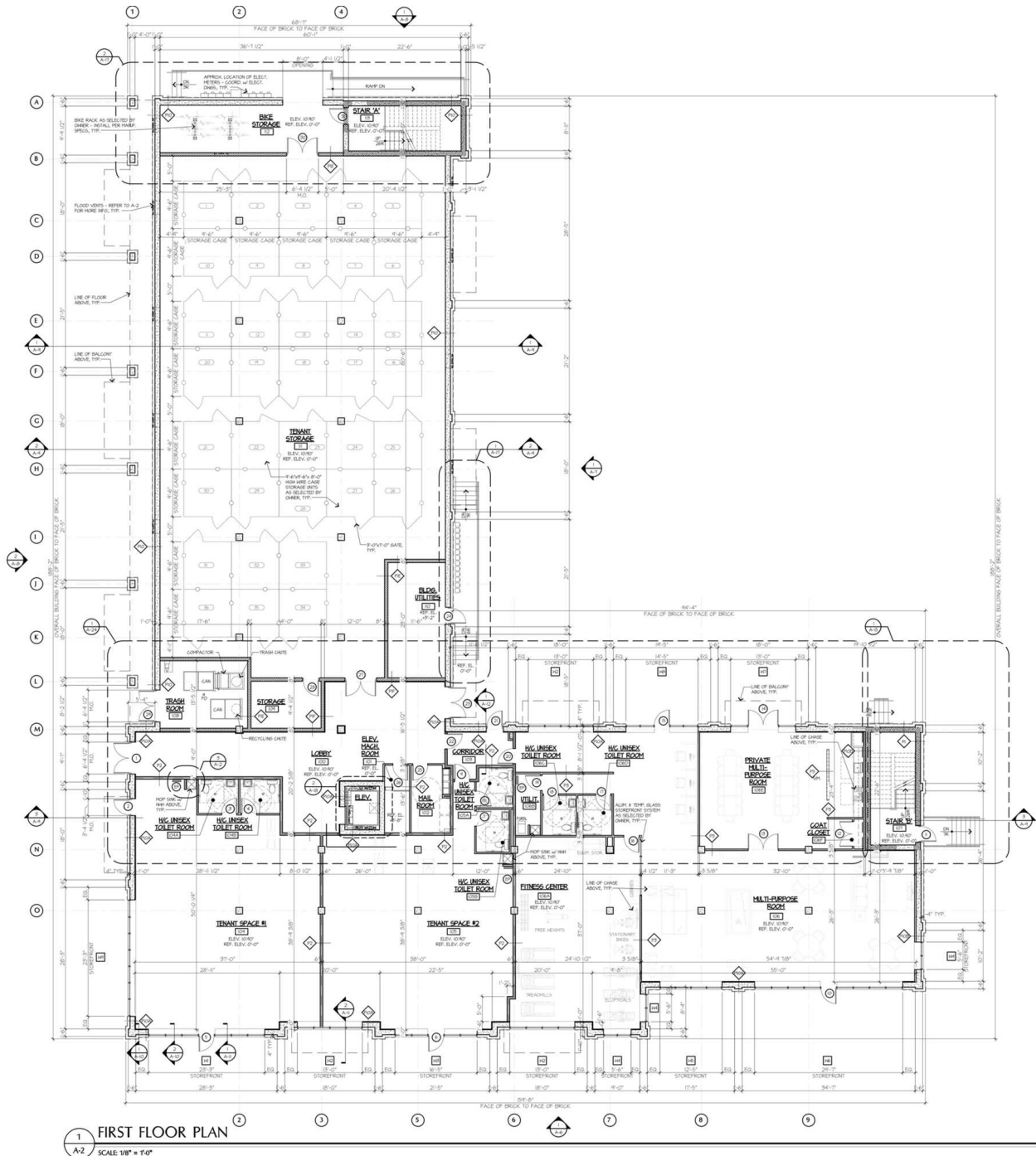
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## FIRST FLOOR PLAN



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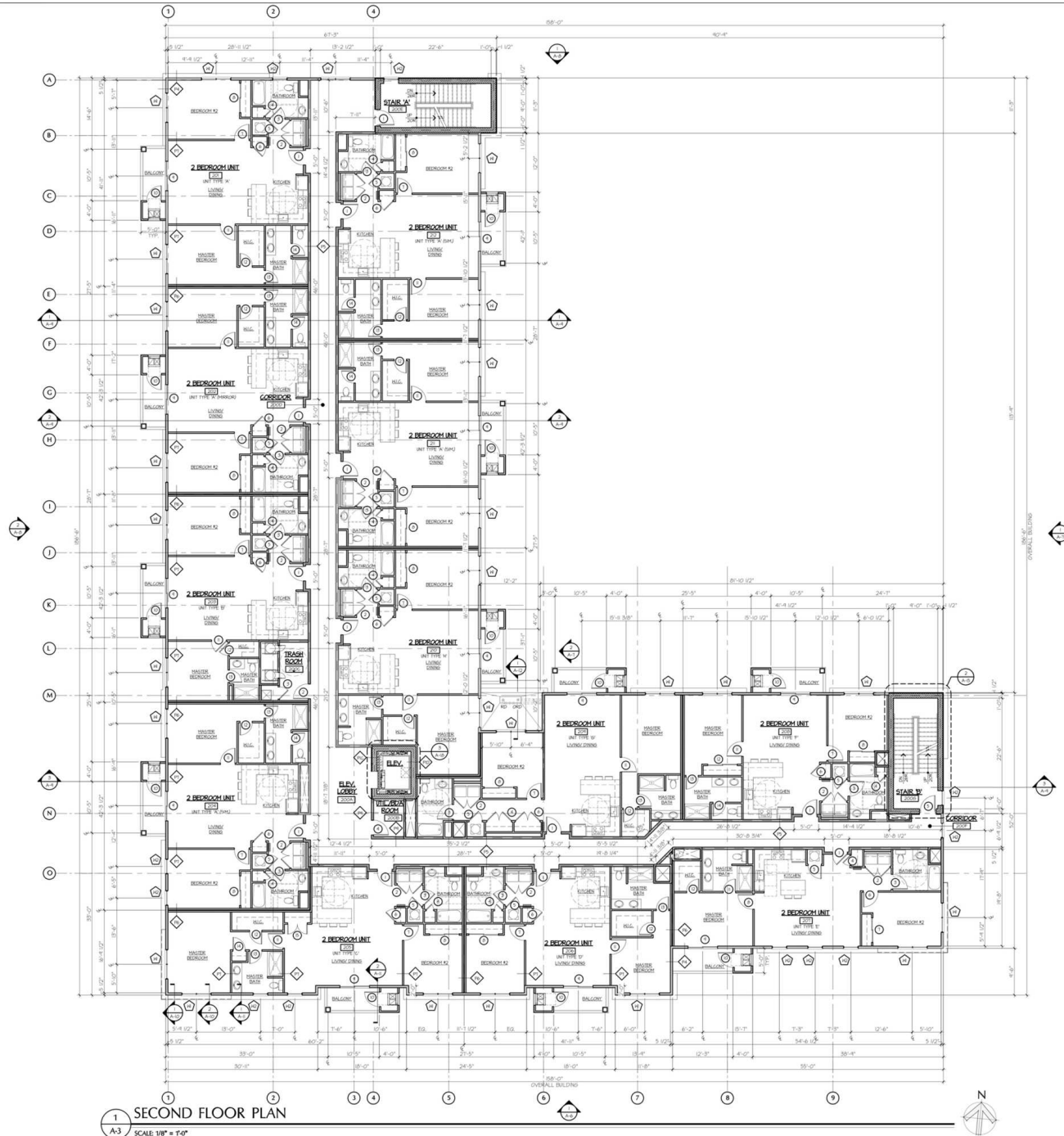
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## SECOND FLOOR PLAN



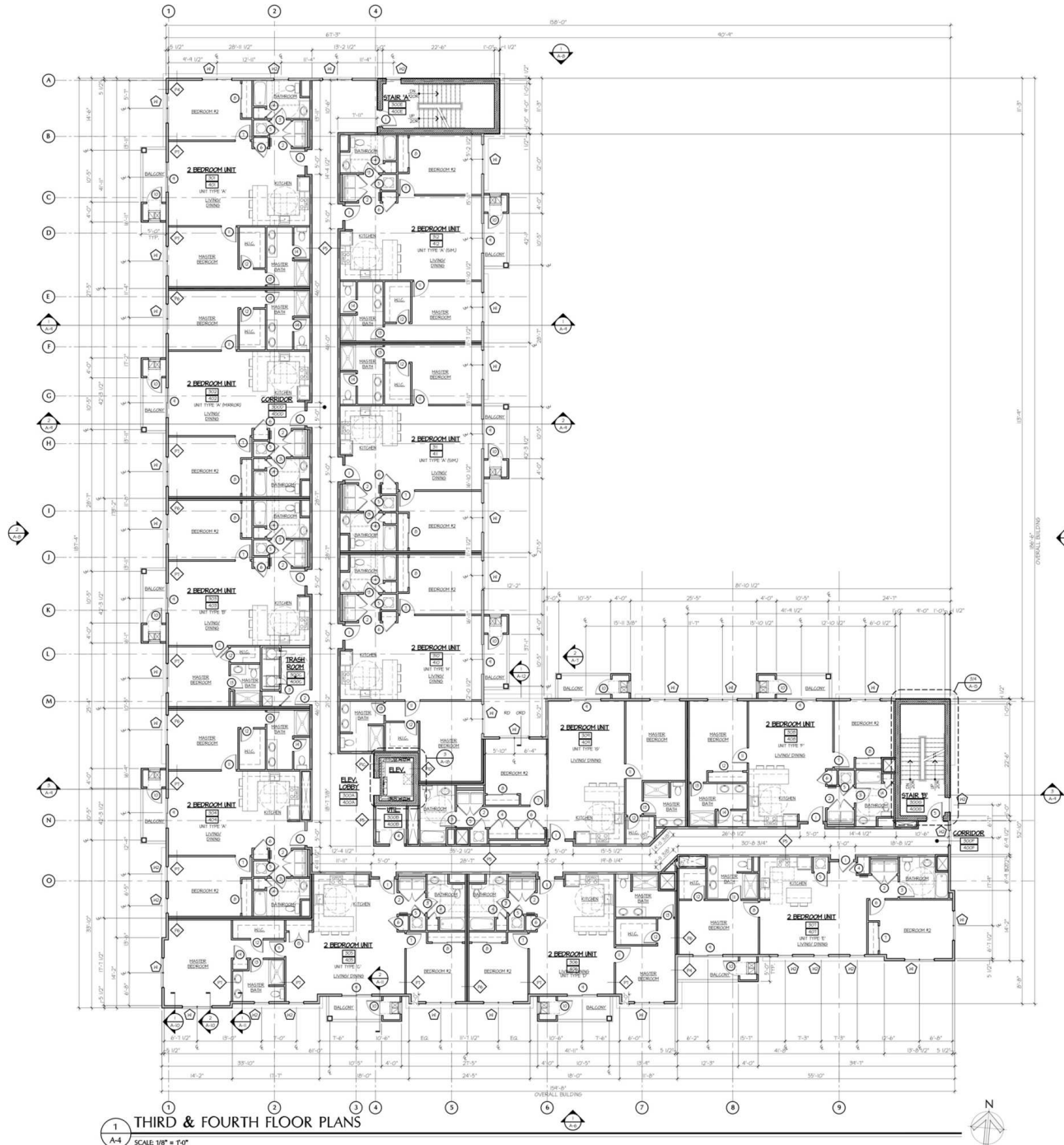
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## THIRD & FOURTH FLOOR PLAN



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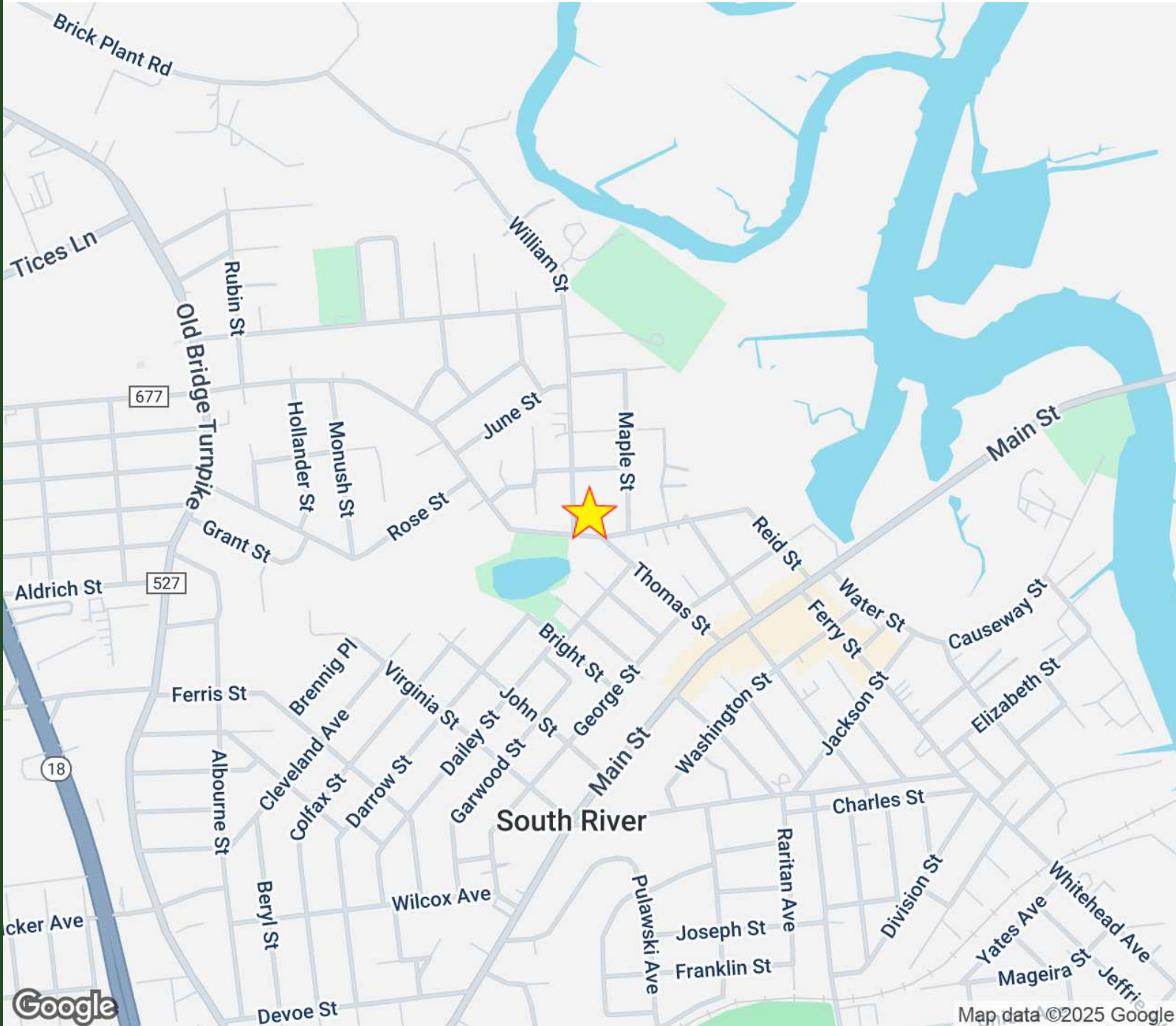
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## LOCATION MAP



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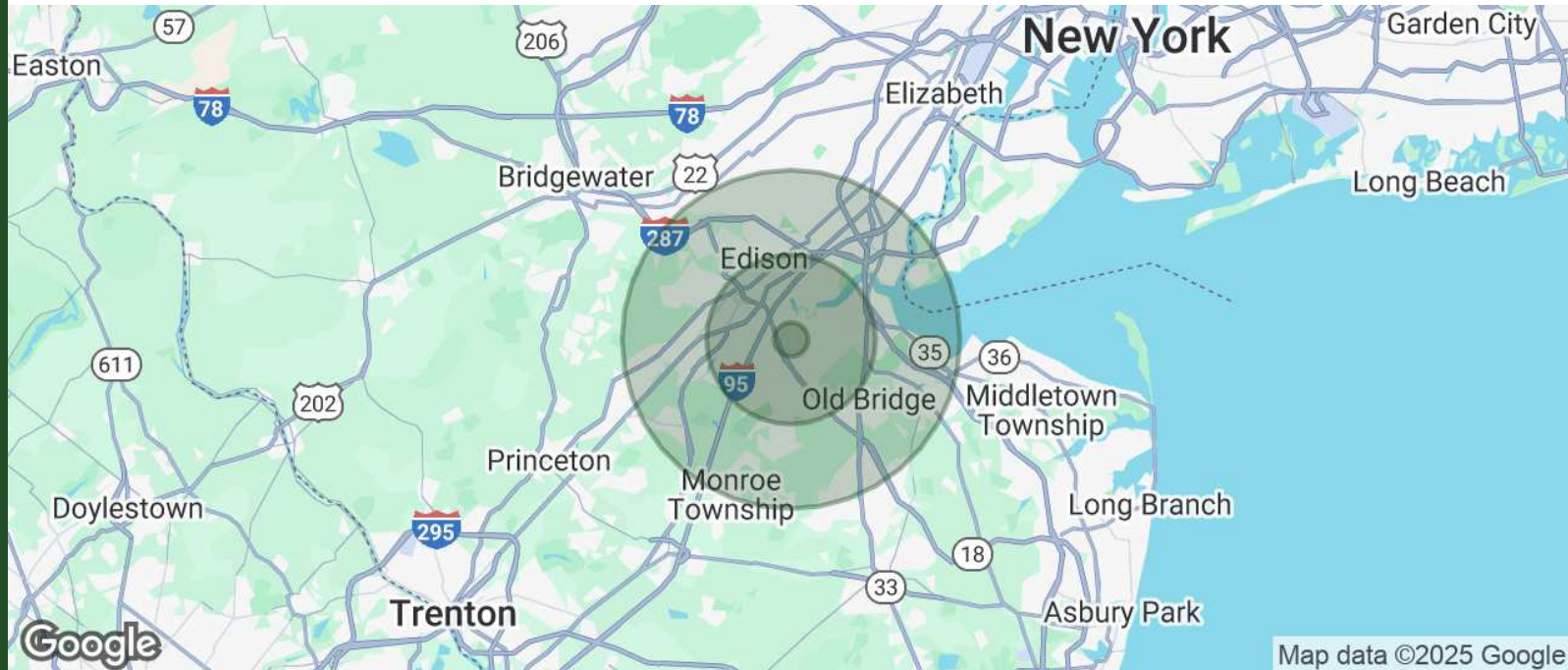
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	13,497	247,615	814,969
AVERAGE AGE	40.2	38.1	39.9
AVERAGE AGE (MALE)	38.1	37.3	38.8
AVERAGE AGE (FEMALE)	41.0	38.7	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,371	88,101	300,355
# OF PERSONS PER HH	2.5	2.8	2.7
AVERAGE HH INCOME	\$85,160	\$100,811	\$110,128
AVERAGE HOUSE VALUE	\$289,877	\$293,786	\$334,840

2020 American Community Survey (ACS)

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## OUR SERVICES

**Our mission** is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

**Our vision** is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

**Our commitment** is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

### 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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