

LAND FOR SALE

# Prime Redevelopment Site

2125 Route 35, Sea Girt, NJ 08750

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Realty Company

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This prime property is strategically zoned HB80. Ideal for medical use, the versatile zoning permits a wide array of retail establishments including emergency care facilities, doctor offices, pharmacies, and more.

### PROPERTY HIGHLIGHTS

- Two structures currently on property; a retail showroom and a house
- Zoned HB-80 Retail Zone - uses include Emergency Care Facilities, Doctor Offices and Clinics, Pharmacies, Engineering, Accounting and many other retail establishments. See permitted uses under documents on property website.
- Plenty of parking
- Oversized signage
- Taxes - \$12,879.44 (2024)

### LOCATION DESCRIPTION

Conveniently located on the southbound side of Route 35 between Ocean Road and Sea Girt Avenue.

### OFFERING SUMMARY

SALE PRICE:	\$1,200,000
NUMBER OF UNITS:	2
LOT SIZE:	±0.574 Acres

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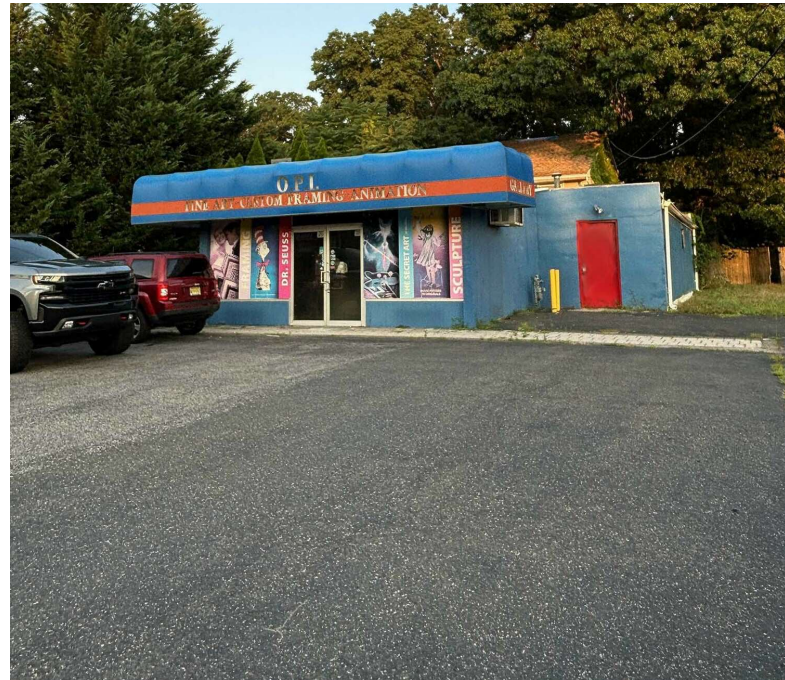
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## ADDITIONAL PHOTOS



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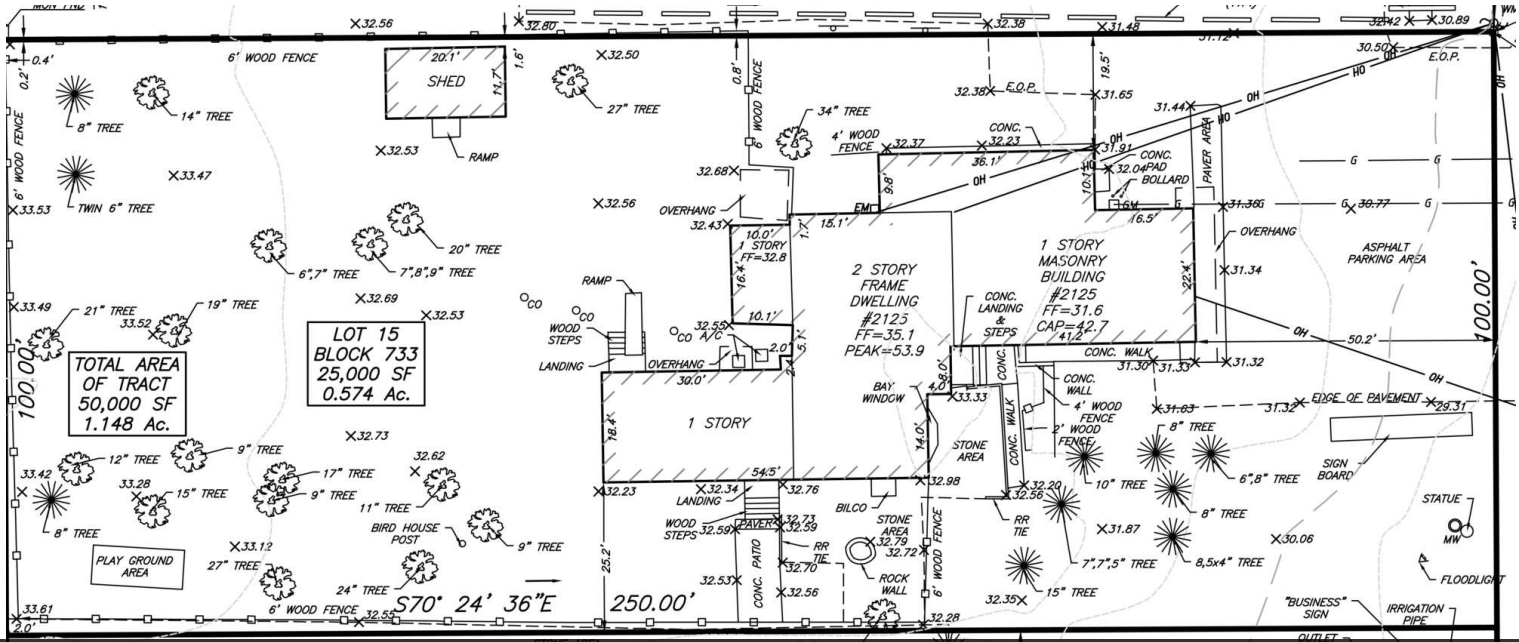
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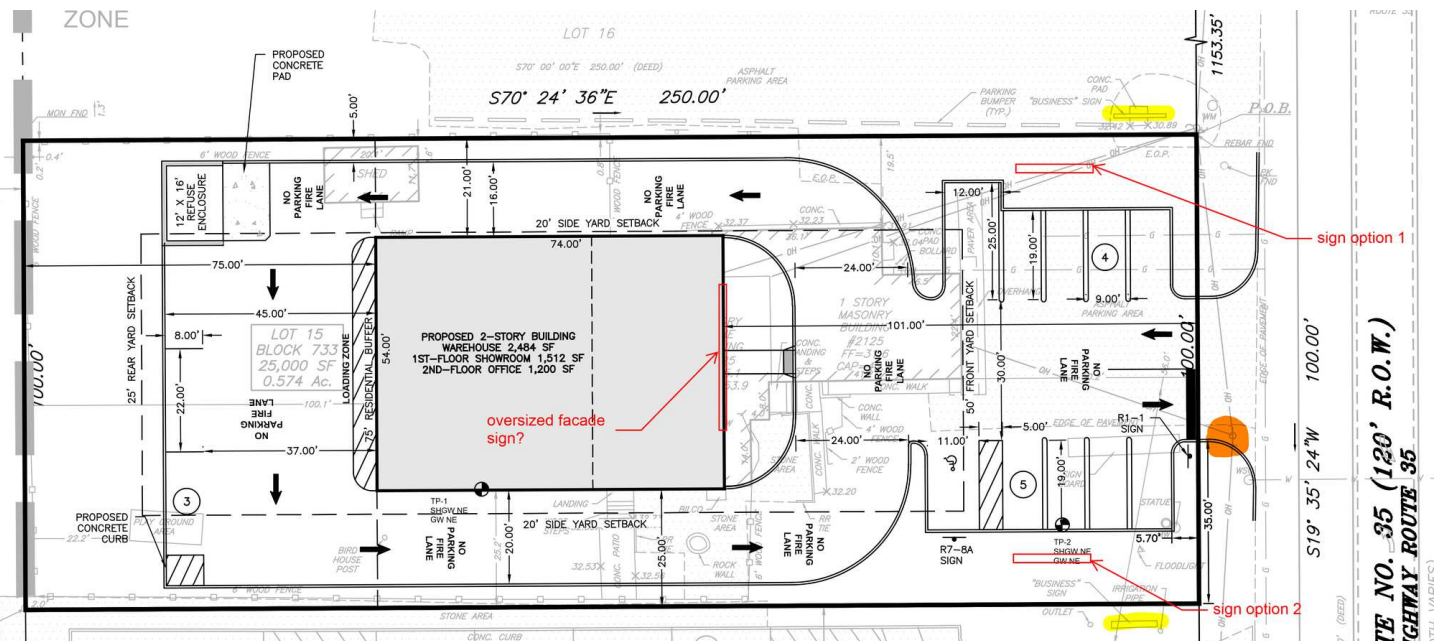


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## SURVEY & SITE PLAN



Survey



Proposed Site Plan

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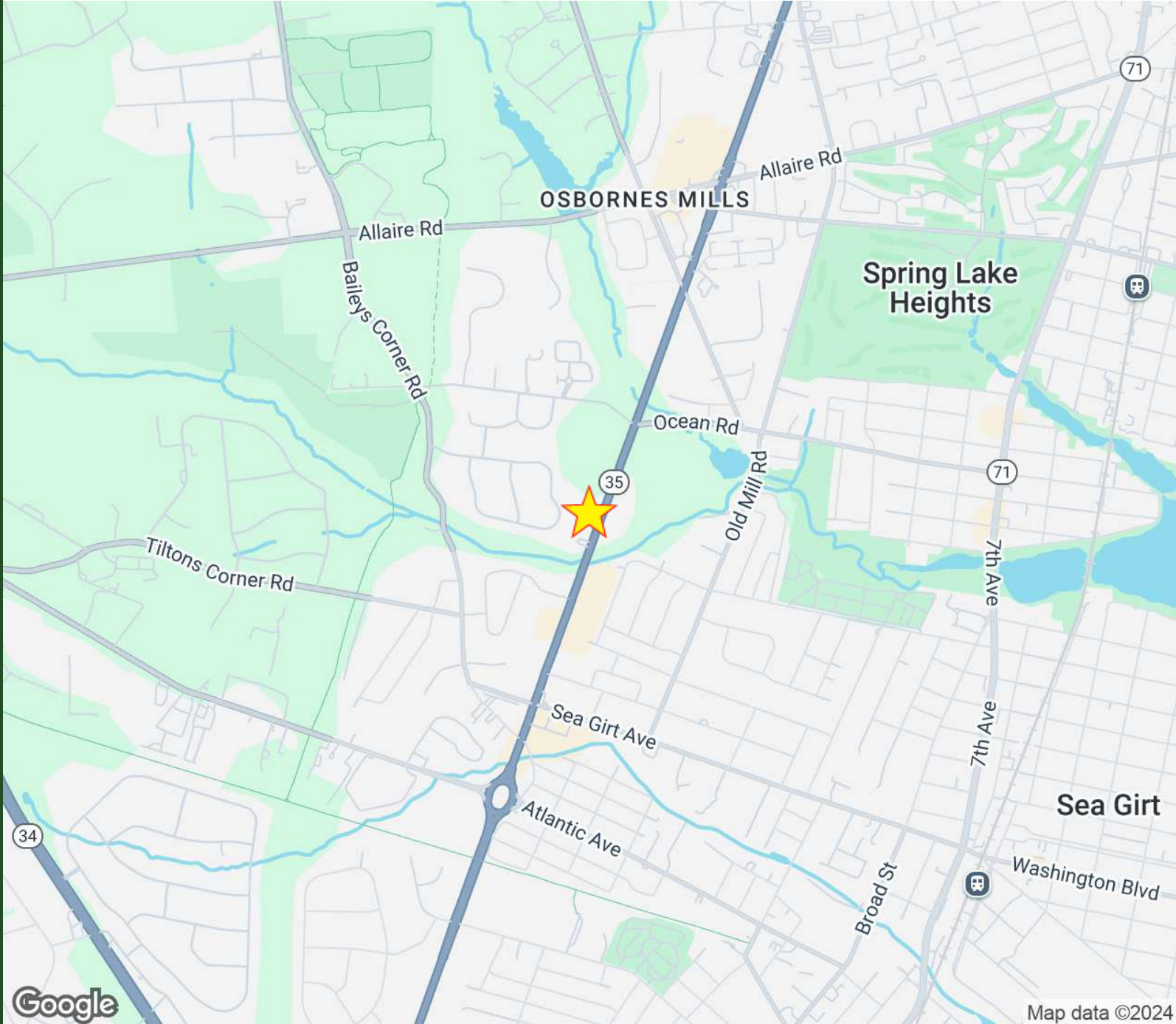
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## LOCATION MAP



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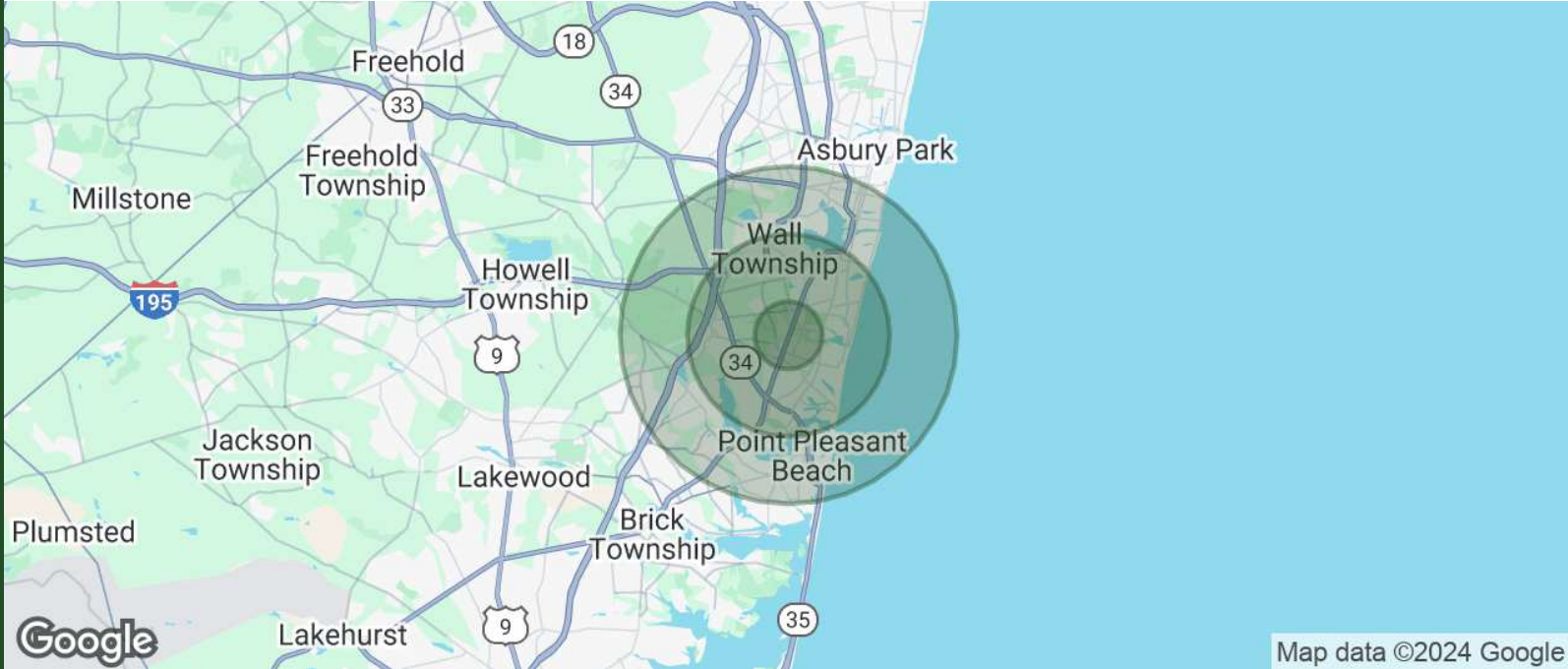
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## DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,378	47,018	123,549
AVERAGE AGE	50	47	45
AVERAGE AGE (MALE)	48	46	44
AVERAGE AGE (FEMALE)	52	49	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,188	19,682	51,036
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$160,006	\$181,290	\$153,956
AVERAGE HOUSE VALUE	\$817,883	\$928,197	\$725,690

Demographics data derived from AlphaMap

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## OUR SERVICES

### 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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