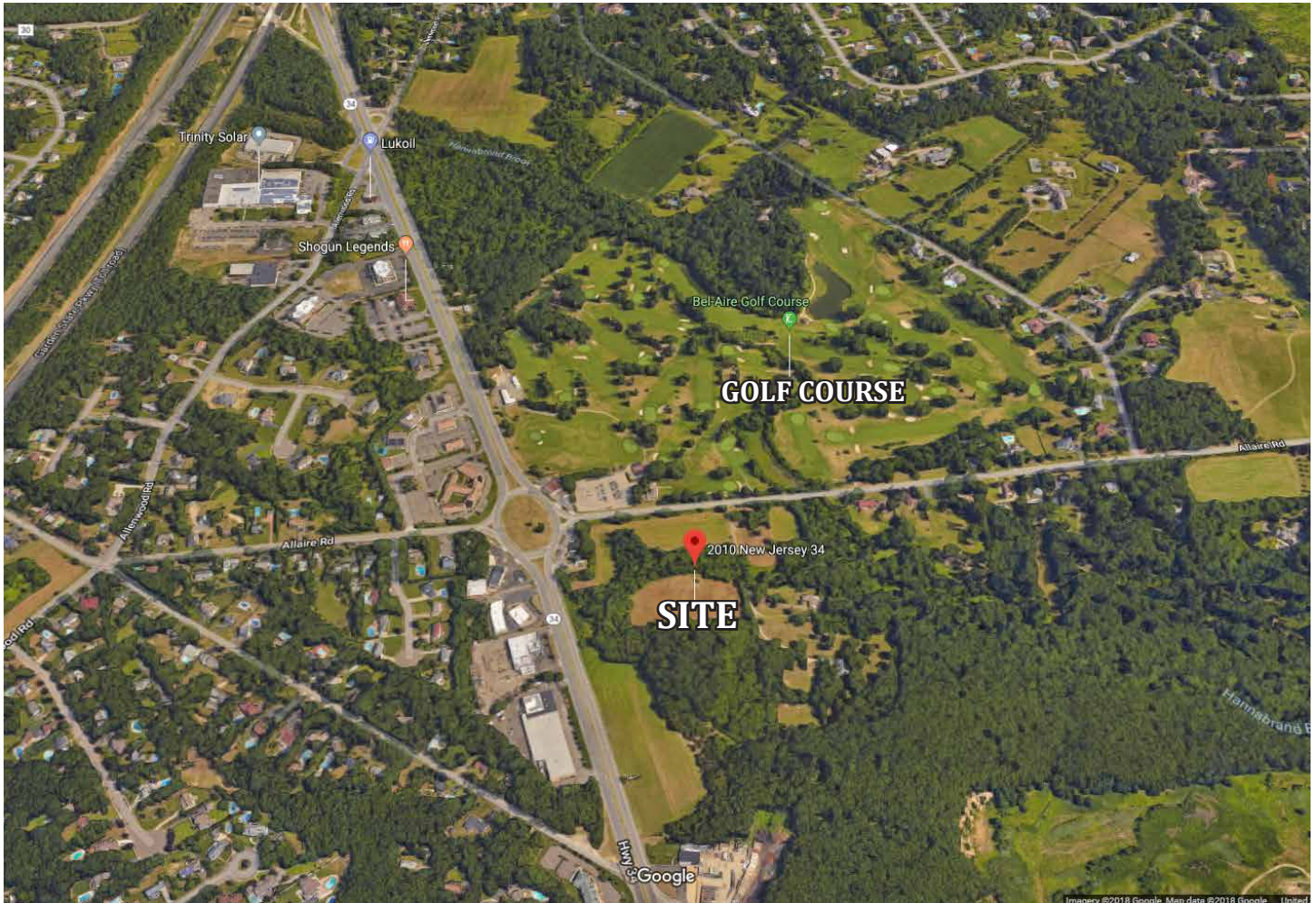


## LAND FOR SALE



2010 HIGHWAY 34, WALL TOWNSHIP, NJ, 08736

**For More Information, Please Contact:**

David Chippendale  
Senior Vice President  
Office: 973-267-7778  
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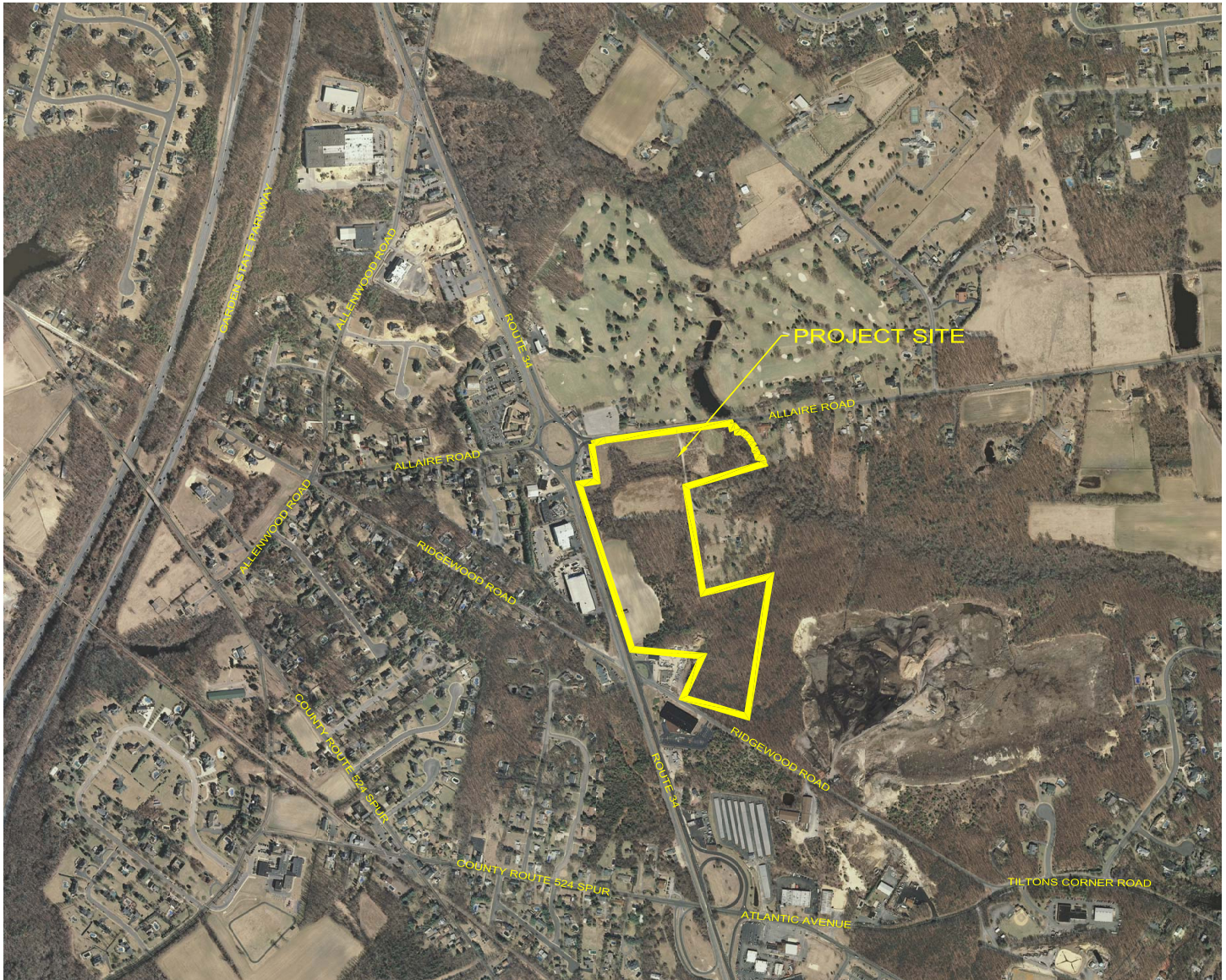
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## FACT SHEET



**Block/Lot:** Block 805; Lot 92, 94 & 95

**Zoning:** OP 10, OP 5

**Tract Size:** 36+ Acres

**Utilities:** Sewer: Available  
Water: Available  
Gas: Available

**Asking Price:** \$10,000,000

- Frontage on State Hwy 34 and Allaire Road (County Route 524)
- Currently split between two primary zones:
  - OP-10 (Office Park) and OR-5 (Office Research)
  - Minor portion of northeastern corner of site, along Allaire Rd, zoned RR (Rural Residential)
- Property has two existing Billboards generating yearly income

## PERMITTED USES

- Agriculture
- Printing
- Manufacturing
- Electronics
- Dental Labs
- Hardware
- Plumbing and Heating
- Bank
- Securities
- Library
- Real Estate Related Offices

- Professional
- Medical
- Security Services
- Travel Agency
- Indoor/Outdoor Recreational Facilities
- Senior/Elder Day Care Facility
- Physical Fitness Facility
- Hotel (conditional use)
- Restaurants (no fast foods)
- Funeral Home
- Membership Organizations

NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
	<b>Agriculture, Forestry and Finishing<sup>3</sup></b>																
111	Agriculture - crops		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11211	Beef cattle					P	P				P	P	P	P	P	P	P
1124	Sheep and goats					P	P				P	P	P	P	P	P	P
11212	Dairy farms					P	P				P	P	P	P	P	P	P
11299	General livestock		P	P	P	P	P				P	P	P	P	P	P	P
11293	Fur-bearing animals		P	P	P	P	P				P	P	P	P	P	P	P
11292	Horses and other equines		P	P	P	P	P				P	P	P	P	P	P	P
113	Forestry					P	P				P	P	P	P	P	P	P
115112	Crop planting cultivating		P	P	P	P	P				P	P	P	P	P	P	P
115113	Crop harvesting		P	P	P	P	P				P	P	P	P	P	P	P
	<b>Utilities</b>																
22112	Electric utilities														P	P	
221210	Gas utilities														P	P	
22131	Water supply - irrigation														P	P	
<sup>4</sup>	Solar energy systems												P		P (OR-5 and OR-10 only)	P (GI-5 and GI-10 only)	P
	<b>Construction</b>																
233	Building construction - general contractors and operative builders															P	P



## PERMITTED USES

NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
234 (except 234990)	Heavy construction other than building construction - contractors																C
234990	All other heavy construction (limited to marine and tennis court repair)															P	
235	Special trade contractors		C	C												P	
23511	Special trade contractors; plumbing, heating, air-conditioning and solar system contractors		C <sup>11</sup>	C <sup>11</sup>									C <sup>8</sup>		C <sup>7</sup> (OR-2 only)	P	
	<b>Manufacturing</b>																
3118	Bakery products															P	
3113	Sugar and confectionery products															P	
315	Apparel and other cloth fabrics															P	
321	Lumber and wood products, except furniture															P	
323	Printing														P	P	P
324191	Petroleum, oil, grease products															C	
32562	Toilet preparation manufacturing															P (GI-2 only)	
326299	Other rubber product manufacturing														P		
327	Stone, clay, glass and concrete															P	
337	Furniture and fixtures															P	
333414	Heating equipment, except electric and warm air and plumbing fixtures															P	
33231	Fabricated structural metal products (except 322313)															P	
33272	Screw machine products															P	
332813	Coating, engraving and allied products															P	
333	Machinery manufacturing															P	
334	Computer and electronic product														P	P	
333924	Industrial trucks and equipment																

NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
3344	Electronic equipment and components														P		
3345	Measuring, analyzing and control instruments; photo; medical and optical goods; watches and clocks														P	P	
3353	Electrical equipment and components																
33621	Motor vehicle body and trailer manufacturing (limited to emergency vehicles)														P		
339116	Dental lab							P	P	P			P	P	P	P	P
33916	Surgical appliance and supplies manufacturing														P		
3399	Miscellaneous manufacturing														P	P	
	<b>Wholesale Trade</b>																
42	Durable goods															P	
42113	Tire distribution															P	
42121	Furniture														P (OR-2 only)		
4214	Professional and commercial equipment														P	P	P
4216	Electrical goods														P	P	P
4217	Hardware, heating and plumbing														P	P	P
4219	Miscellaneous (except 42193)														P	P	P
42199	Musical instruments, musical supplies and musical recordings wholesale/distribution															P	
4221	Paper and paper products														P	P	P
4222	Drugs, drug proprietaries and druggists' sundries														P	P	P
4223	Apparel, piece goods and notions														P	P	P
42241	General line groceries														P	P	P
42242	Frozen foods														P	P	P
42245	Confectionery														P	P	P

## PERMITTED USES

NAICS Code <sup>e</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
42249	Groceries and related products, not elsewhere classified (except bagging of tea and cleaning of dried food and spices)														P	P	P
4228	Beer, wine and distilled alcoholic beverages														P	P	P
42292	Books, periodicals, newspapers														P	P	P
42293	Flowers, nursery stock, florist supplies														P	P	P
42294	Tobacco and tobacco products														P	P	P
42299	Miscellaneous nondurable goods (except animal and raw material classes)														P	P	P
	<b>Retail Trades</b>																
	Plazas <sup>4,9</sup>		P	P						P							
	Shopping centers <sup>4,7</sup>				P	P	P			P							
	Neighborhood shopping centers <sup>4,7</sup>	P								P							
44321	Computer maintenance repair							P	P	P					P	P	P
441	Auto supply		P	P	P	P	P										
4411	Motor vehicles - new and used			C	C	C	C			C							
44121	Recreational vehicle dealers				C	C	C										
441221	Motorcycle dealers				C	C	C										
441222	Boat dealers				C	C	C										
442	Home furniture, furnishing and equipment		P	P	P	P	P										
443	Home supply		P	P	P	P	P										
444	Building materials and garden equipment and supplies dealers						P										
44411 and 444110	Home centers				p <sup>10</sup>	p <sup>10</sup>	P										
444120	Paint and wallpaper stores	P	P	P	P	P	P										
444130	Hardware stores	P	P	P	P	P	P										
44422	Retail nurseries		C	C	C	C	C		C	C							
445	Food stores	P	P	P	P	P	P										
44512	Fast-food convenience stores (with gasoline station)				C	C											

NAICS Code <sup>a</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
44512	Fast-food convenience stores (single use only)				P	P											
446110	Pharmacies and drug stores		P	P	P	P	P										
4471	Gasoline service stations				C	C	C									C	
448	Apparel and accessory	P	P	P	P	P	P										
451	Sporting goods, hobby, book and music stores		P	P	P	P	P										
452	General merchandise stores	P	P	P	P	P	P										
453 (except 45393 and 453930, manufactured home dealers)	Miscellaneous store retailers		P	P	P	P	P										
453310	Antique shops only, no other use	P	P	P	P	P	P										
454	Nonstore retailers (except 45421)														P	P	P
	<b>Transportation/Warehousing</b>																
481	Transportation by air																P
488	Arrangement of transportation of freight and cargo															P	P
48849	Motor freight terminals															C	
4889	Miscellaneous service incidental to transportation (except 488999)															P	P
49311	Warehousing (except mini warehouses and self-storage)															C	
	<b>Information/Insurance/Finance</b>																
511	Printing, publishing and allied industries														P	P	P
511130	Book publishers	P															
512131	Motion-picture theaters (except drive-in)						C										
513	Communications (except 513322)		P	P	P	P	P	P	P	P			P	P	P	P	P
513322	Cellular telecommunications														C (10 only)	C	

## PERMITTED USES

NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
522	Depository activities (except 522390 check-cashing facilities)	P	P	P	P	P	P	P	P	P			P	P	P		P
522390	Check-cashing facilities														P (10 only)	P	P
523	Securities, commodity brokers												P	P	P		
51412	Libraries		C	C	C	C	C		C	C			C	C	C		
524	Insurance carriers	P	P	P	P	P	P	P	P	P			P	P	P		P
	<b>Real Estate/Rental/Leasing</b>																
53	Real estate	P	P	P	P	P	P	P	P	P			P	P	P		P
531	Real estate-related offices															P	
53113	Mini warehousing and self-storage															C	
532	Miscellaneous equipment rental and leasing							P	P	P						P	
5321	Auto rental lease w/o drivers				P	P	P			P						P	P
53223	Video tape rental	P	P	P	P	P	P										
	<b>Security System Services (Except Locksmith)</b>																
561621	Security system services (except locksmith)														P		
	<b>Professional/Scientific/Technical Services - Finance</b>																
541	Engineering, accounting, research, etc. (except 5417, 56121)		P	P	P	P	P	P	P	P			P	P	P	P	P
54111	Legal services	P	P	P	P	P	P	P	P	P			P	P	P		
541511	Computer program services							P	P	P			P	P	P	P	P
54194	Veterinary services		P	P	P	P	P	P	P	P			P				
5417	Research, development and testing							P	P	P			P	P	P	P	P
5611	Office administration services															P	
56111	Management services office							P	P	P							
56121	Management services facilities							P	P	P							
56151	Travel agencies	P	P	P	P	P	P	P	P	P			P	P	P	P	P
5418	Business services (except 5617, 5324, 5616)		P	P	P	P	P	P	P	P							
54192	Photographic studios, portrait	P	P	P	P	P	P	P	P	P							

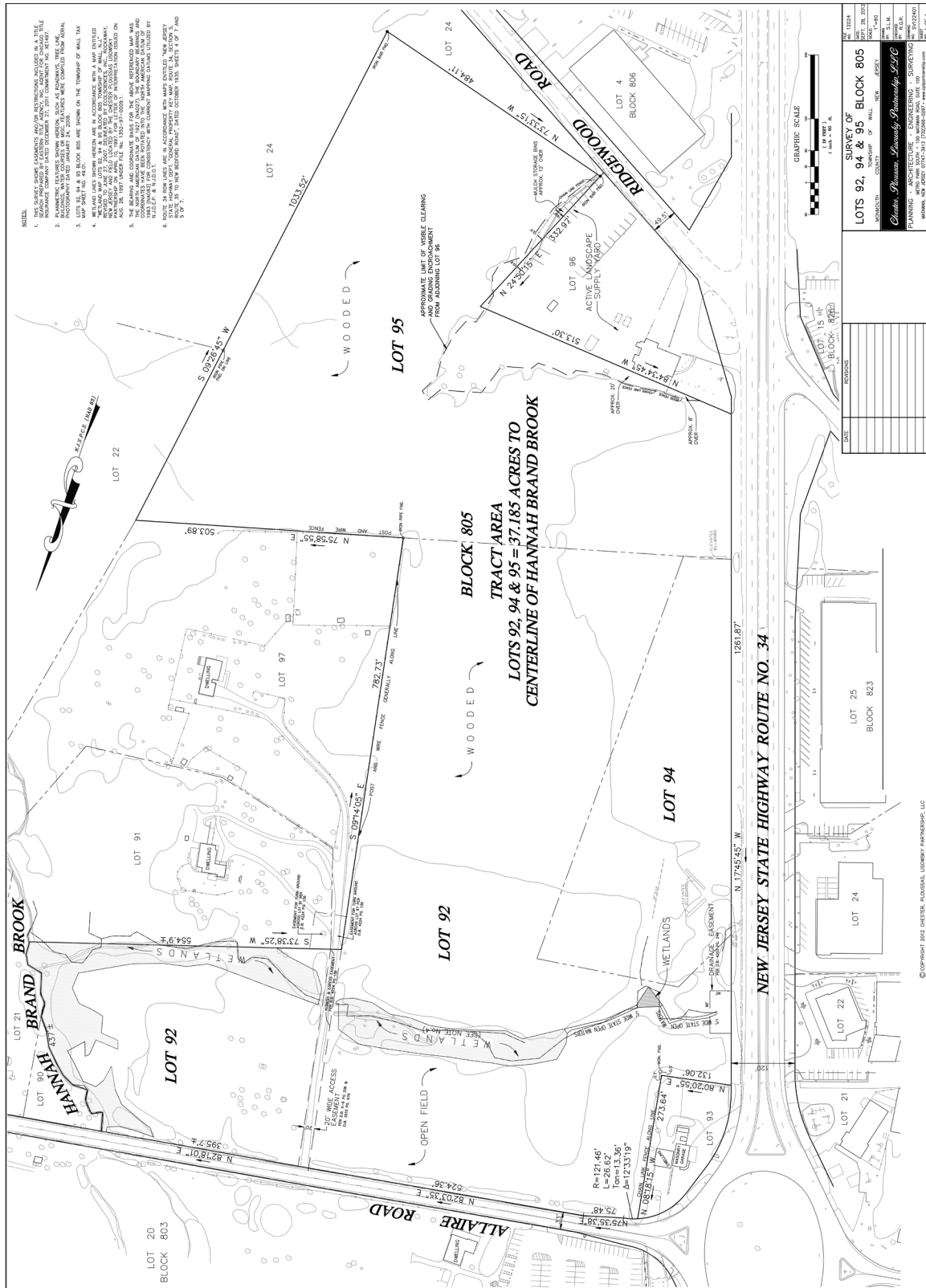
NAICS Code <sup>3</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
55	Holding and other investment offices		P	P	P	P	P	P	P	P			P	P	P		P
5613	Employment services		P	P	P	P	P	P	P	P			P	P	P		
56143	Business service centers: document scanning and copying only without printing services		P	P	P	P	P	P	P	P			P	P	P		
56173	Landscape and horticultural services							P	P	P					P		
	<b>Services to Dwellings</b>																
5617	Services to dwellings and other buildings							P	P	P					P		
56174	Carpet cleaners															P	
	<b>Educational Services</b>																
61161	Dance studio and school (except dance halls and discos)	P	P	P	P	P	P	P	P	P							
61111	Elementary and secondary schools		C	C	C	C	C					P	C	C	C		
61121	Junior college - technical institute		C	C	C	C	C						C	C	C		
6114	Vocational schools		P	P	P	P	P		P	P			P	P	P		P
6115	Schools and educational services		P	P	P	P	P	P	P	P			P	P	P		P
61169	All other schools and instruction (indoor instruction only)	P	P	P	P	P	P	P	P	P			P	P	P		
	<b>Health Services</b>																
<sup>4</sup>	Emergency care facilities		P	P	P	P	P	P	P	P			P	P	P	P	P
<sup>4</sup>	Offices, executive or administrative		P	P	P	P	P	P	P	P			P	P	P		P
61162	Sports and recreation instruction										P	P					
611620	Sports and recreation instruction												P		P (OR-2 and OR-5 only)		
611620	Indoor sports and recreation instruction (except camps; riding instruction academies or schools; and competitive or spectator sports, games, contests or events)													P	P (OR-10 only)		
6211	Offices and clinics - doctors of medicine	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

## PERMITTED USES

NAICS Code <sup>1</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
621111	Offices and clinics - osteopaths	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
62121	Offices and clinics - dentists	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
621340	Offices of physical, occupational and speech therapists and audiologists		P	P	P	P	P						P	P			
6213	Offices (not including clinics) of other health practitioners		P	P	P	P	P	P	P	P			P	P	P		
621511	Medical lab							P	P	P			P	P	P	P	P
62161	Home health care services		P	P	P	P	P	P	P	P			P	P	P		
621910	Ambulance services												P				
62311	Nursing and personal care facilities					C	C		C				C				
621399	Offices and clinics of other health care	P	P	P	P	P	P	P	P	P	P	P	P		P		
62412	Senior/elder day-care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6243	Job training and vocational rehabilitation services		P	P	P	P	P	P	P	P			P	P	P	P	
62441	Child day-care services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
621492	Kidney dialysis centers												P	P	P		
	<b>Arts/Entertainment/ Recreation Services</b>																
712	Museums and art galleries		P	P	P	P	P	P	P	P	P	P	P	P			
711320	Promoters of performing arts															P	P
71211	Museums and art galleries aviation only																P
71391	Public golf courses, private golf courses, country club						P				P	P	P	P	P	P	P
71394	Physical fitness facilities	P	P	P	P	P	P			P	P	P	P	P	P		P
713940	Ice skating rinks										P	P					
71395	Bowling centers				P	P	P										
713990	Other amusement and recreation (except billiard/pool/dance hall)										P	P					
	<b>Accommodation and Food Services</b>																
7211	Hotels (excluding motels, cabins)					C	C						C	C	C		C
721214	Sports and recreational camps										P	P					

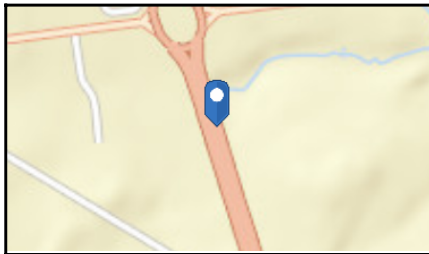
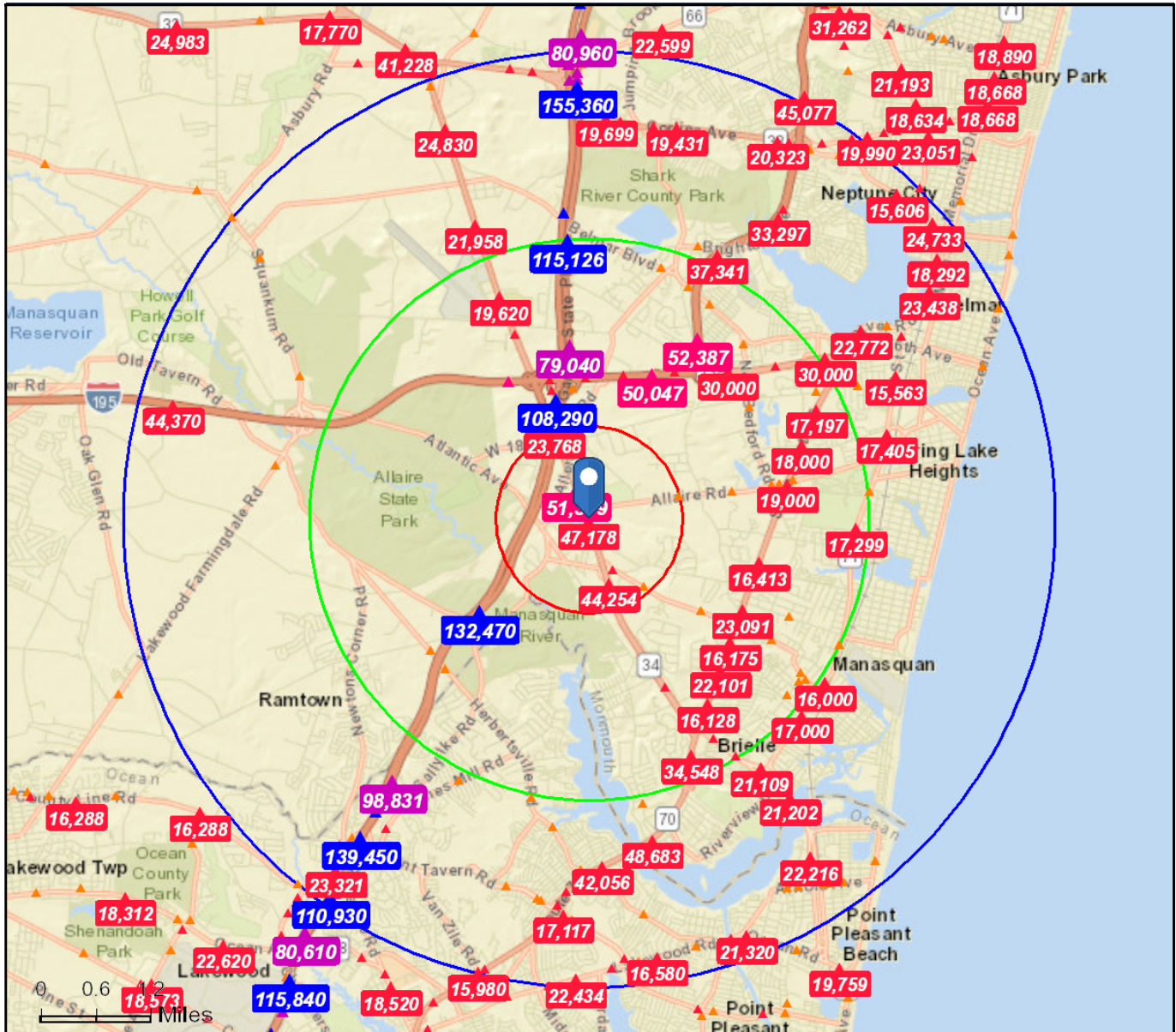
NAICS Code <sup>1</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research	General Industrial	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI <sup>2</sup>
7221	Eating places without liquor license, except fast food	P	P	P	P	P	P	P	P	P			P	P	P		P
72221	Fast-food restaurants only				C	C	C										
72211	Eating places with liquor license, except fast food		P	P	P	P	P	P	P	P			P	P	P		P
72241	Drinking places with live entertainment			C												C (GI-2 and -10 only)	
	<b>Other Services</b>																
811	Miscellaneous repair service				C	C	C									P	
8111	Auto repair shop (except 81121)		C	C	C	C	C									C	
811121	Body shops															C	
81143	Shoe repair shops and shoeshine parlors	P	P	P	P	P	P										
811192	Car washes		P	P	P	P	P										
812	Laundry cleaning and garment services (except 56174, 812332)	P	P	P	P	P	P									P	
81211	Beauty shops	P	P	P	P	P	P										
812111	Barber shops	P	P	P	P	P	P										
81219	Miscellaneous personal services		P	P	P	P	P										
8122	Funeral service (excluding crematories)		P	P	P	P	P		P								
812210	Funeral homes and funeral services (excluding crematories)												P				
81222	Cemeteries																
813	Membership organizations (except 8131)		P	P	P	P	P	P	P	P			P	P	P		P
8131	Religious organizations (6)		C	C	C	C	C	C	C	C							
812332	Industrial launderers															P	

## SURVEY

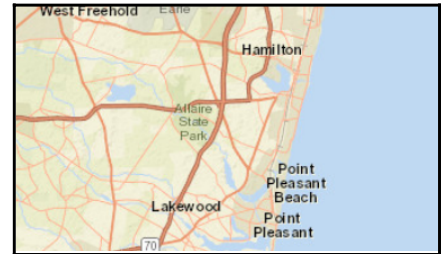




## TRAFFIC COUNT



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,749	34,380	121,507
2010 Population	1,714	34,322	120,035
2017 Population	1,746	35,225	122,806
2022 Population	1,766	35,796	124,848
2000-2010 Annual Rate	-0.20%	-0.02%	-0.12%
2010-2017 Annual Rate	0.26%	0.36%	0.32%
2017-2022 Annual Rate	0.23%	0.32%	0.33%
2017 Male Population	47.6%	48.0%	48.2%
2017 Female Population	52.4%	52.0%	51.8%
2017 Median Age	48.7	47.1	45.6

In the identified area, the current year population is 122,806. In 2010, the Census count in the area was 120,035. The rate of change since 2010 was 0.32% annually. The five-year projection for the population in the area is 124,848 representing a change of 0.33% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 48.7, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	93.6%	93.9%	89.6%
2017 Black Alone	2.5%	1.9%	4.3%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2017 Asian Alone	2.2%	1.8%	1.9%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.6%	0.9%	2.2%
2017 Two or More Races	1.1%	1.5%	1.8%
2017 Hispanic Origin (Any Race)	3.2%	4.8%	7.7%

Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.8 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	562	13,012	47,682
2010 Households	565	13,189	47,689
2017 Total Households	577	13,541	48,690
2022 Total Households	584	13,748	49,385
2000-2010 Annual Rate	0.05%	0.14%	0.00%
2010-2017 Annual Rate	0.29%	0.36%	0.29%
2017-2022 Annual Rate	0.24%	0.30%	0.28%
2017 Average Household Size	2.86	2.58	2.50

The household count in this area has changed from 47,689 in 2010 to 48,690 in the current year, a change of 0.29% annually. The five-year projection of households is 49,385, a change of 0.28% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 32,208 in the specified area.

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$111,823	\$95,029	\$81,028
2022 Median Household Income	\$118,837	\$104,711	\$91,077
2017-2022 Annual Rate	1.22%	1.96%	2.37%
<b>Average Household Income</b>			
2017 Average Household Income	\$151,765	\$123,853	\$108,855
2022 Average Household Income	\$168,185	\$139,804	\$123,692
2017-2022 Annual Rate	2.08%	2.45%	2.59%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$54,034	\$48,084	\$43,489
2022 Per Capita Income	\$59,707	\$54,180	\$49,262
2017-2022 Annual Rate	2.02%	2.42%	2.52%

### Households by Income

Current median household income is \$81,028 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$91,077 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$108,855 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$123,692 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$43,489 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$49,262 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	585	13,876	53,872
2000 Owner Occupied Housing Units	514	10,828	37,536
2000 Renter Occupied Housing Units	48	2,183	10,146
2000 Vacant Housing Units	23	865	6,190
2010 Total Housing Units	595	14,534	55,810
2010 Owner Occupied Housing Units	492	10,710	37,524
2010 Renter Occupied Housing Units	73	2,479	10,165
2010 Vacant Housing Units	30	1,345	8,121
2017 Total Housing Units	613	14,803	56,601
2017 Owner Occupied Housing Units	492	10,614	36,855
2017 Renter Occupied Housing Units	85	2,927	11,834
2017 Vacant Housing Units	36	1,262	7,911
2022 Total Housing Units	622	15,041	57,412
2022 Owner Occupied Housing Units	498	10,742	37,317
2022 Renter Occupied Housing Units	86	3,006	12,068
2022 Vacant Housing Units	38	1,293	8,027

Currently, 65.1% of the 56,601 housing units in the area are owner occupied; 20.9%, renter occupied; and 14.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 55,810 housing units in the area - 67.2% owner occupied, 18.2% renter occupied, and 14.6% vacant. The annual rate of change in housing units since 2010 is 0.63%. Median home value in the area is \$379,402, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.39% annually to \$426,894.