

Specifications

- ±3,300 SF
TOTAL BUILDING SIZE
- ±0.38 Acres (Block 78.02, Lot 6)
LOT SIZE
- ±30 Spaces
PARKING SPOTS
- \$12,288.65 (2025)
TAXES
- Zoned C1 – Central Commercial Zone
Retail / Professional Offices / Medical
Restaurants
ZONING
- Currently Leased to US Post Office
Lease Ends 5/31/27
No Tenant Extensions
COMMENTS
- 0.3 Miles to Route 35
1.3 Miles to Route 70
ACCESSIBILITY

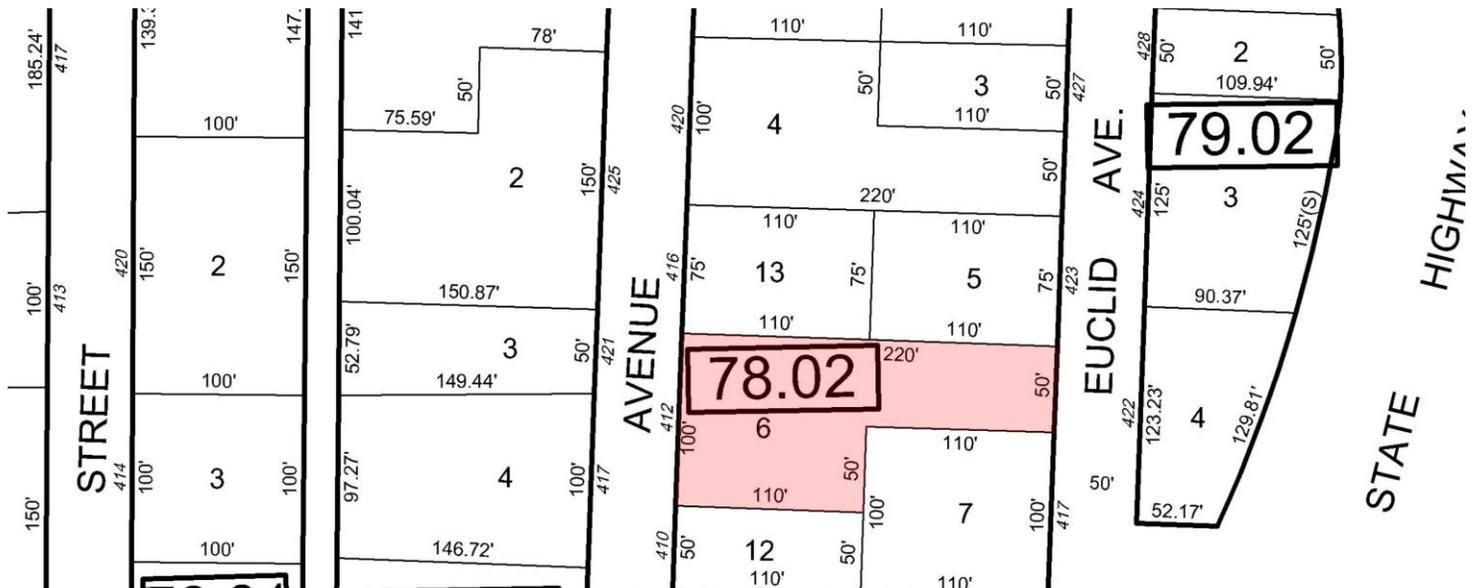
For additional property information or to arrange an inspection, please contact the exclusive broker:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Patrick Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com

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A unique opportunity to own a free-standing commercial building with abundant parking in one of New Jersey's most desirable shore towns. Conveniently located near amenities such as marinas / golf courses / high-end restaurants and new residential developments.

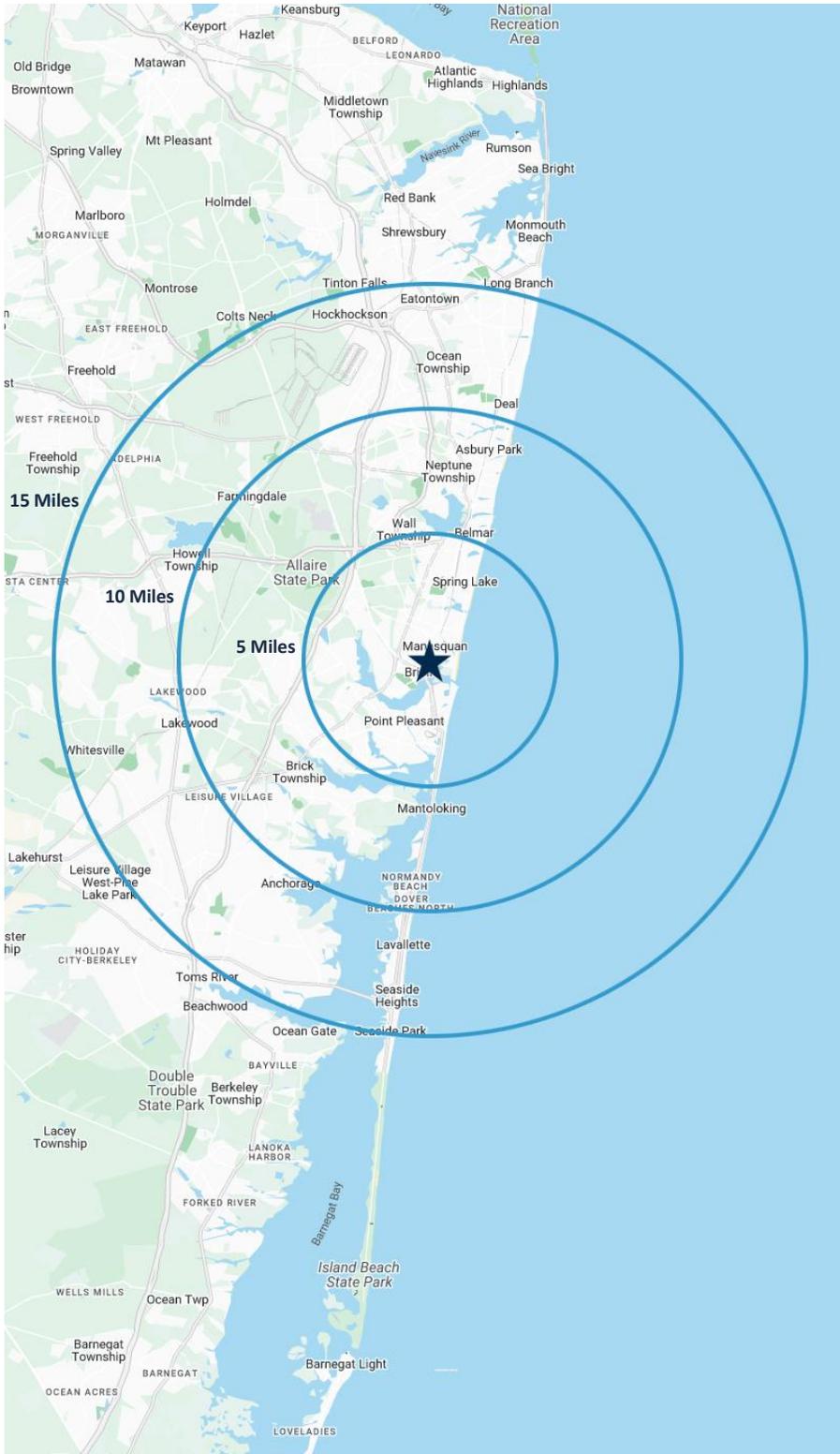


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5 MILES

- Total Population: 124,351
- Households: 50,592
- Median Household Income: \$132,037
- Average Household Size: 2.4
- Transportation to Work: 64,864
- Labor Force: 101,634

10 MILES

- Total Population: 425,512
- Households: 154,266
- Median Household Income: \$110,354
- Average Household Size: 2.7
- Transportation to Work: 200,111
- Labor Force: 330,342

15 MILES

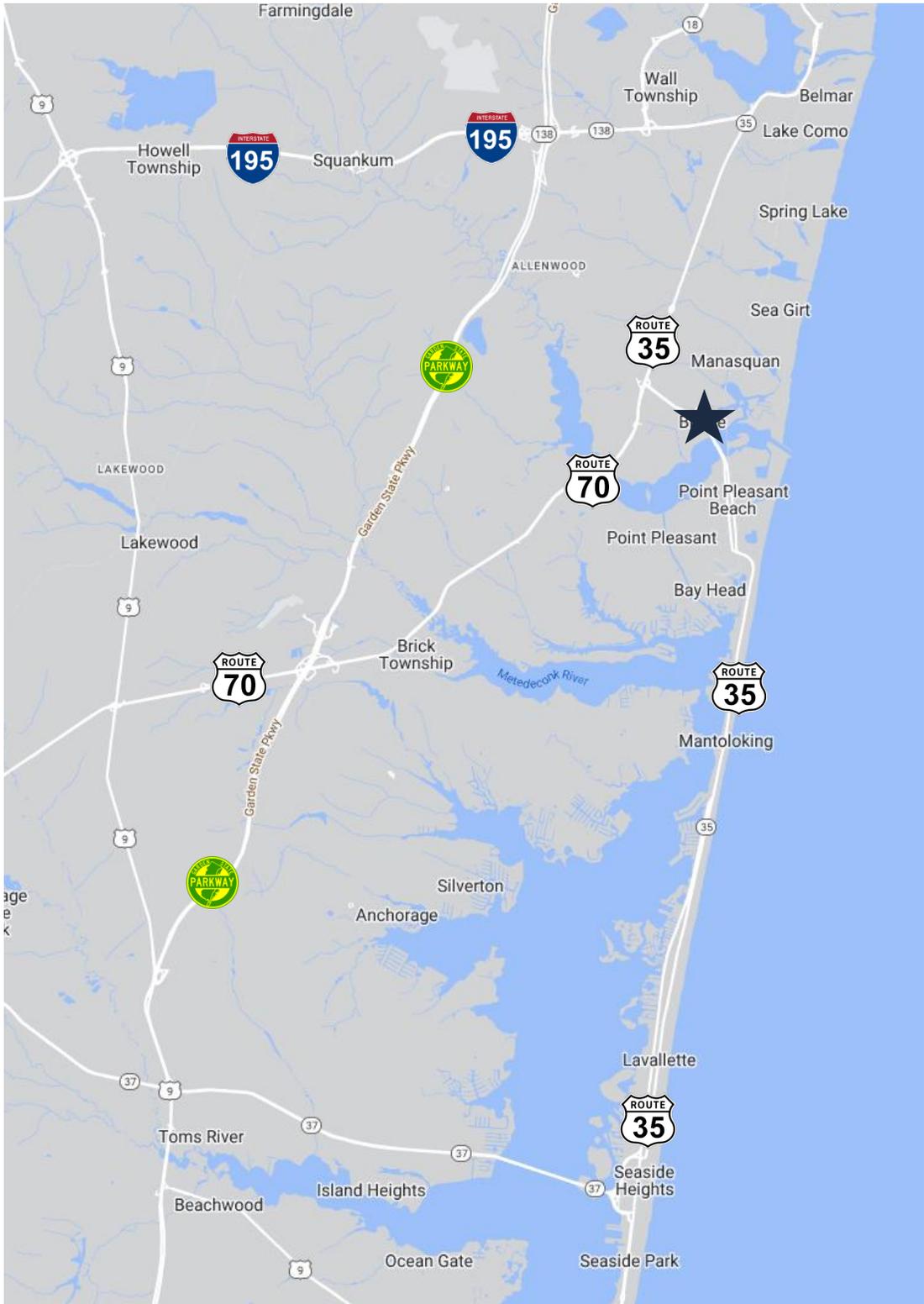
- Total Population: 763,295
- Households: 285,858
- Median Household Income: \$107,334
- Average Household Size: 2.6
- Transportation to Work: 359,524
- Labor Force: 601,761

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ACCESSIBILITY



0.3 MI
Route 35



1.3 MI
Route 70



5.6 MI
GSP Exit 91



5.6 MI
I-195 Exit 35

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