



LAND

FOR SALE & LEASE

# ±3.6-ACRE LOT FOR REDEVELOPMENT

1200 Ernston Road, South Amboy, NJ 08879

*For More Information, Contact the Exclusive Brokers*

**JUSTYNA KUCZAJ**

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

3.6-acre site available for sale or ground lease

## LOCATION DESCRIPTION

Located right off of Route 35 less than 3 miles from the Riverton development (6.5 million SF mixed-use project on 400 acres on the Raritan River), as well as Raritan Bay Waterfront Park, Old B ridge Waterfront Park and Cheesequake State Park.

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Upon Request
Available SF:	3.6 Acres
Lot Size:	3.6 Acres

## PROPERTY HIGHLIGHTS

- Block 453, Lot 3
- Zoned MW - Marine Waterfront
- Permitted uses, among others, include: bar, child care center, essential service, office, restaurant, water-related use, as well as health club, gym or recreational facility, retail or wholesale sales or service on accessory use basis
- Located along busy corridor with approx. 28,000 daily vehicle count
- Taxes at \$10,727.42 (2021)

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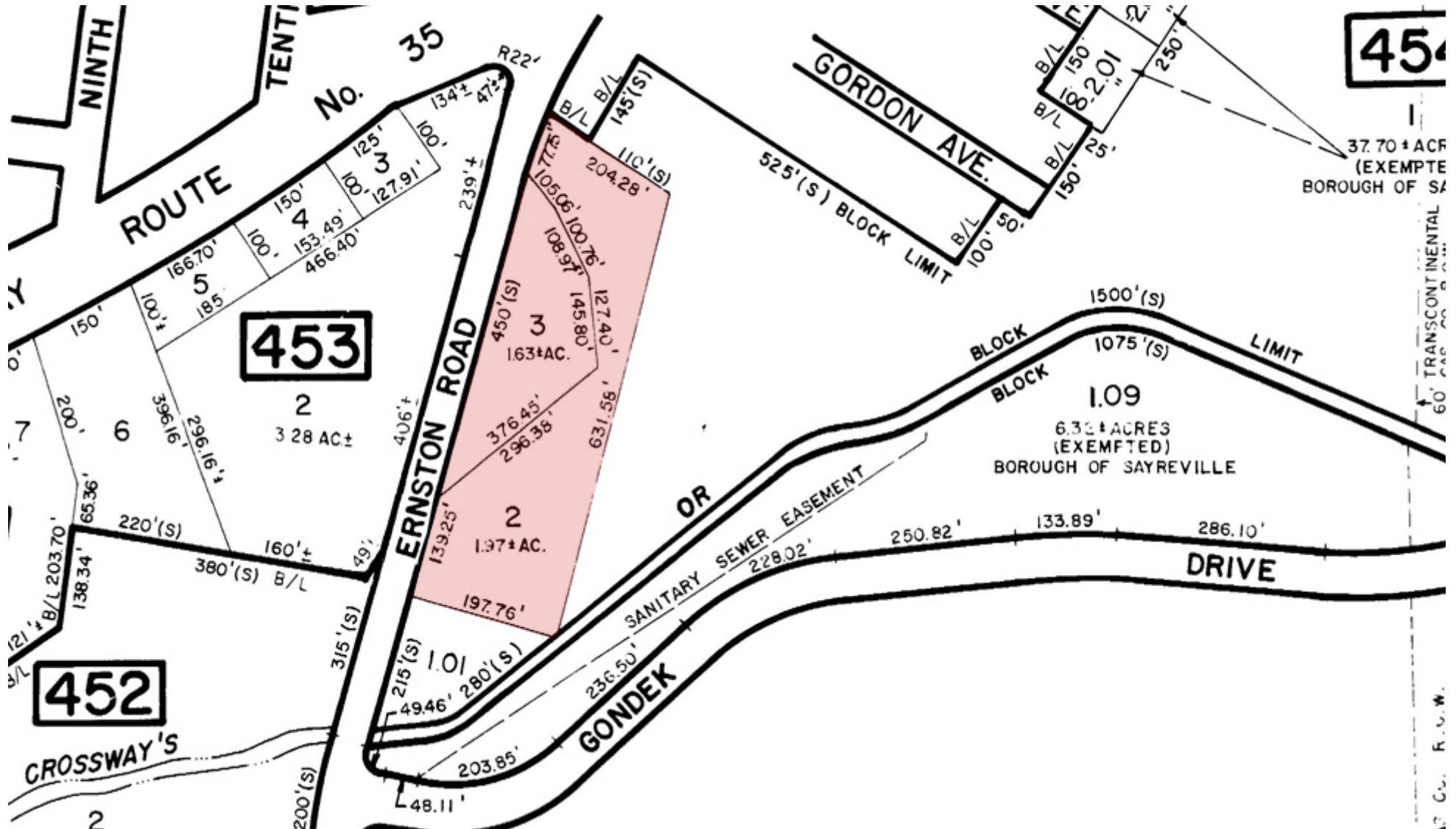


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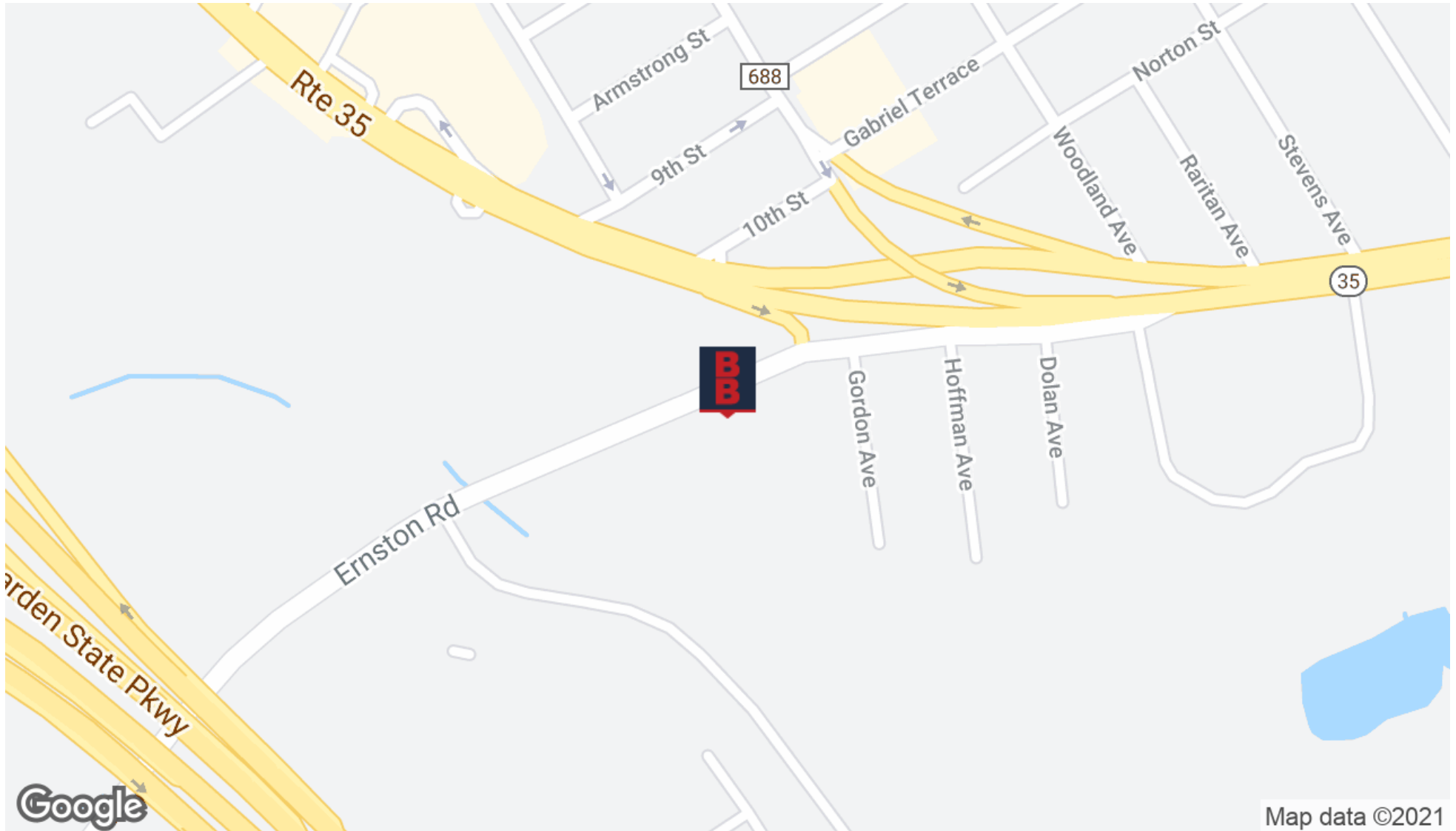
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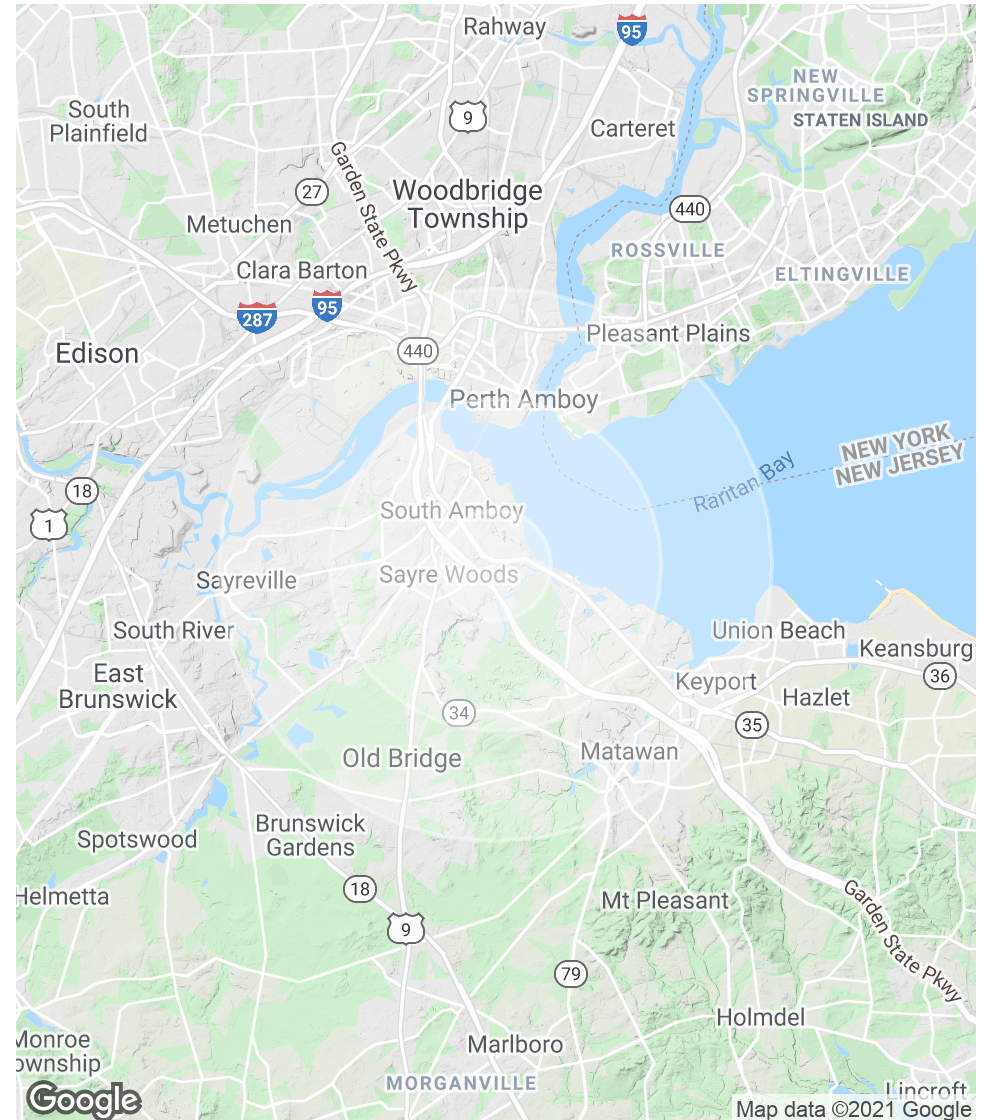
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,386	59,323	187,356
Average age	42.1	38.7	36.6
Average age (Male)	40.8	38.0	35.8
Average age (Female)	42.6	39.2	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,141	22,153	67,159
# of persons per HH	2.7	2.7	2.8
Average HH income	\$78,596	\$75,434	\$80,526
Average house value	\$347,496	\$346,428	\$370,750

\* Demographic data derived from 2010 US Census



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