

APPROVED LAND FOR SALE

Planning Board Approved

2345 New Jersey 34, Wall Township, NJ 08736

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Site for Planning Board approved $\pm 17,640$ SF medical office building. One story $\pm 8,820$ SF option is also available.

PROPERTY HIGHLIGHTS

- Approved for two stories with $\pm 8,820$ SF per floor
- Additional $\pm 8,820$ SF of storage in the basement
- Approved for elevator
- Parking for 122 vehicles
- Zoned OB-40
- Traffic count - 37,524 VPD (2017)
- See site plan and architectural drawings under "documents" tab

LOCATION DESCRIPTION

Located on Route 34 South, just south of Atlantic Avenue. Convenient access to the Garden State Parkway and Routes 18, 35, 70, 138 and I-195.

OFFERING SUMMARY

SALE PRICE:	\$1,400,000
LOT SIZE:	2.76 Acres

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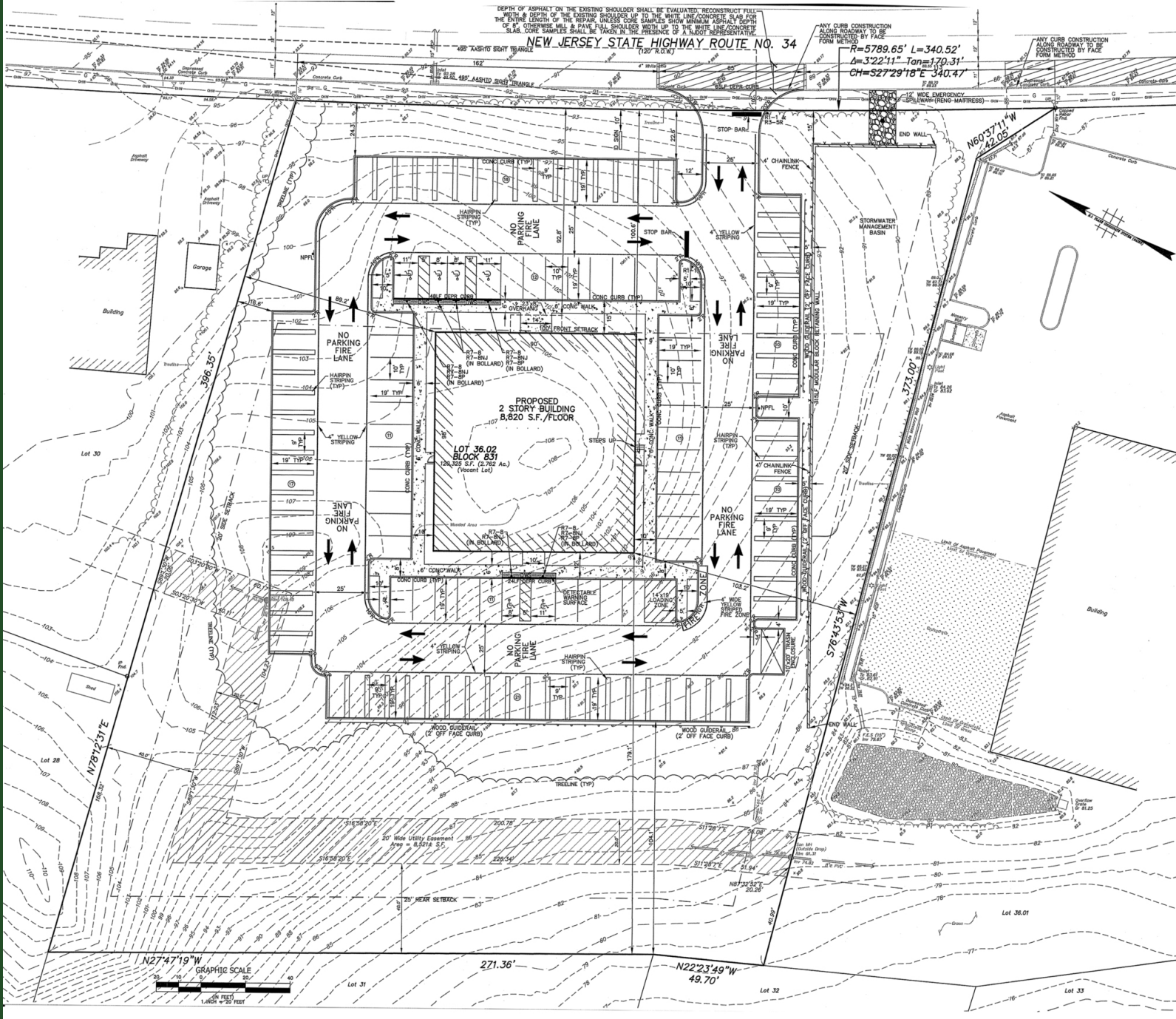
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SITE PLAN



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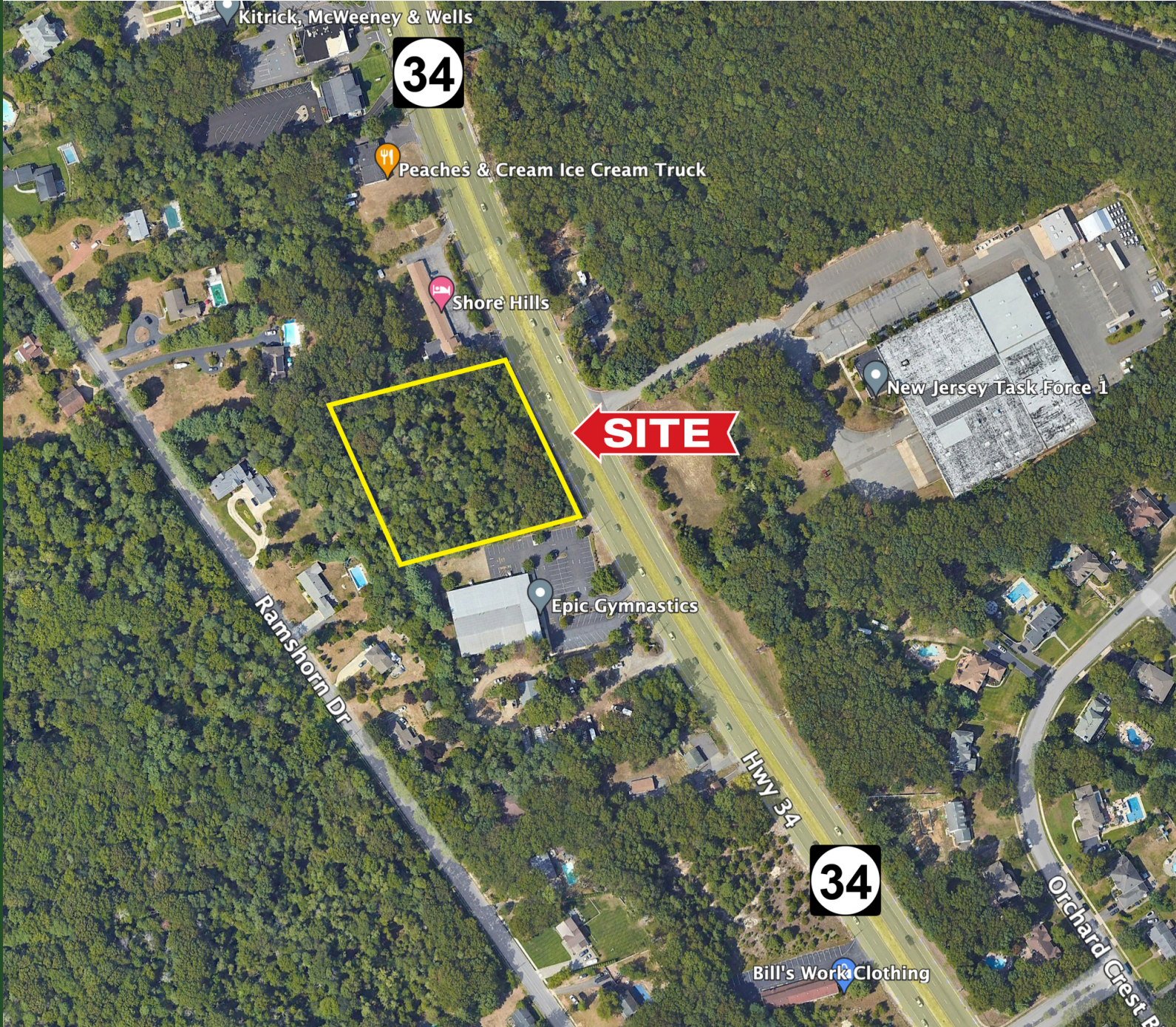
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AERIAL



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RENDERINGS

EXTERIOR FINISH LEGEND

ITEM	MANUFACTURER	STYLE / COLOR
STONE BASE / ENTRY	CHARLAIN STONE	CORINTHIAN GRANITE
TIN STONE VENEER (ST FL WALLS)	CHARLAIN STONE	SOUTH BAY QUARTZITE
EPS	PARFX	DOVE GREY
WINDOWS/STOREFRONT	KAWNEER	DARK BRONZE
METAL CANOPY		DARK BRONZE
EQUIPMENT SCREEN		DARK BRONZE



STONE BASE / ENTRY - CORINTHIAN GRANITE



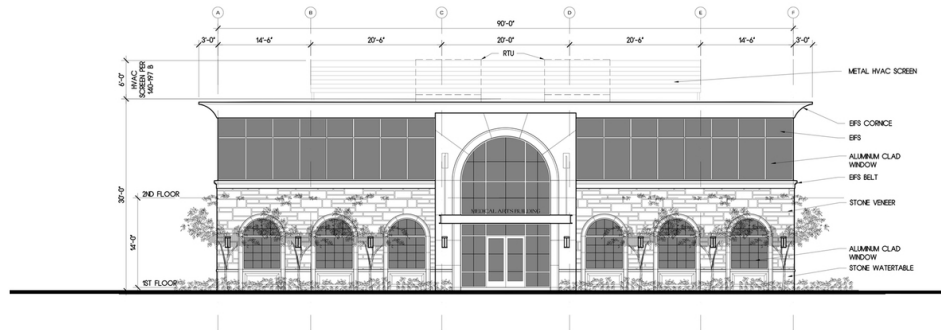
TIN STONE VENEER (ST FL WALLS) - SOUTH BAY QUARTZITE



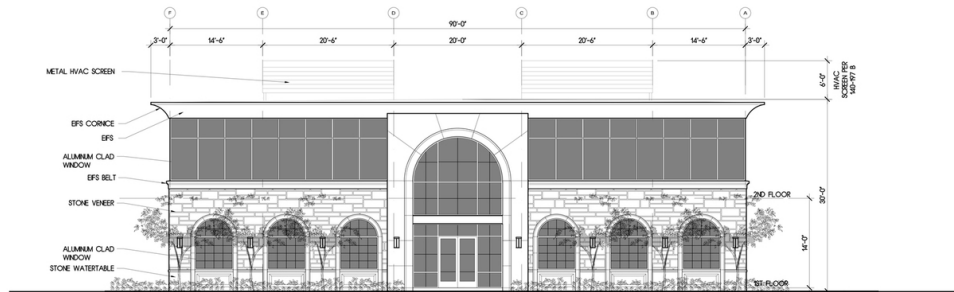
EPS - DOVE GREY



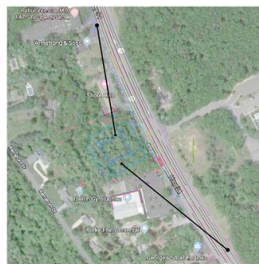
WINDOWS/STOREFRONT + CANOPY - DARK BRONZE



1 ROUTE 34 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



03 SIGHT LINE PLAN DIAGRAM
SCALE: 1/8" = 1'-0"



04 SIGHT LINE ELEVATION DIAGRAM
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
1. ALL GLAZING TO HAVE GRAYLINE # TINTED GLASS ON CURB SHEET
 2. ALL WINDOWS EXCEPT MAIN ENTRY, TO HAVE ROLLER SHADES
 3. INTERIOR BUILDING LIGHTS TO TURN OFF BY 1000 PM NIGHTLY.

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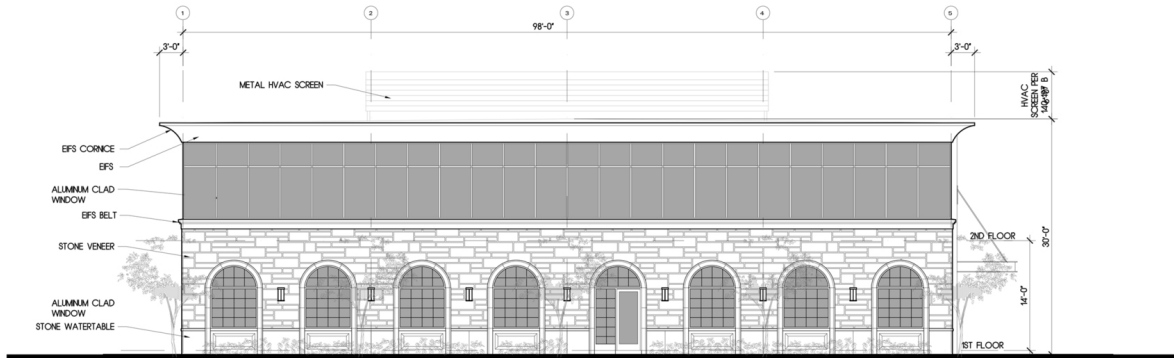


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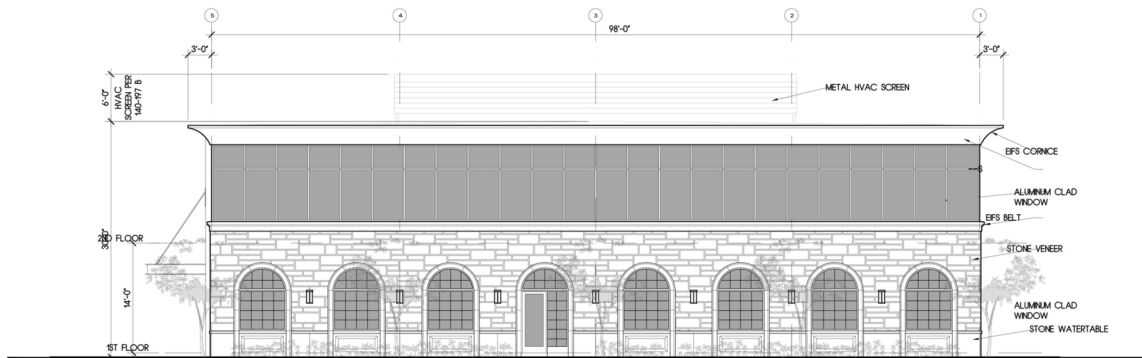
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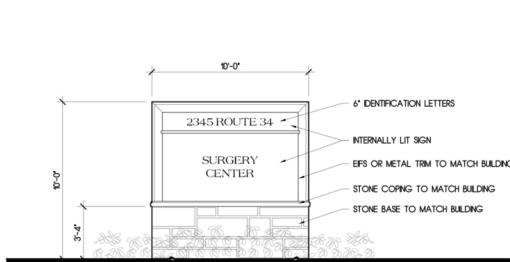
RENDERINGS



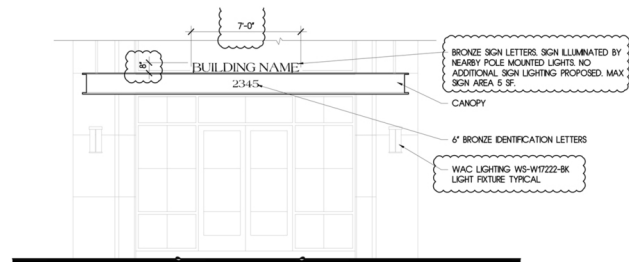
01 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



02 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



03 FREESTANDING SIGN DETAIL
SCALE: 1/4" = 1'-0"



04 CANOPY SIGN DETAIL
SCALE: 1/4" = 1'-0"

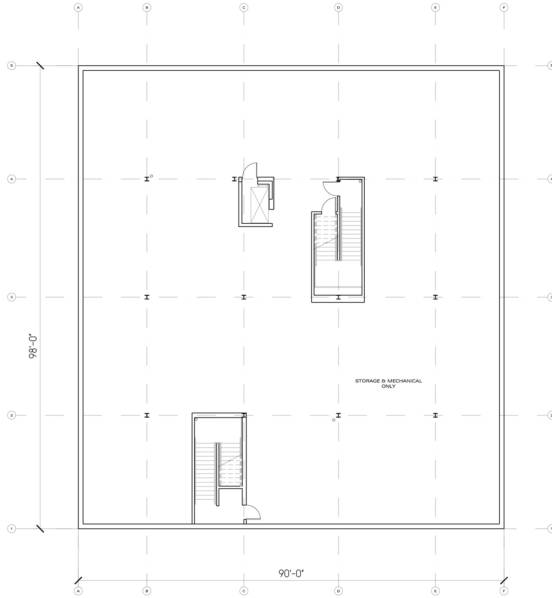
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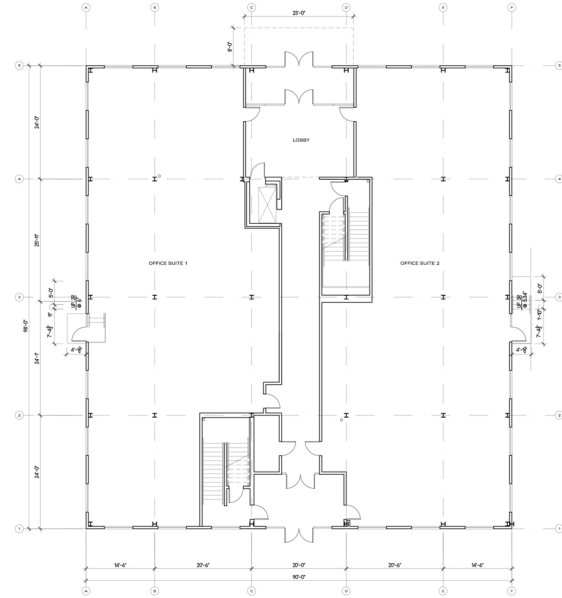
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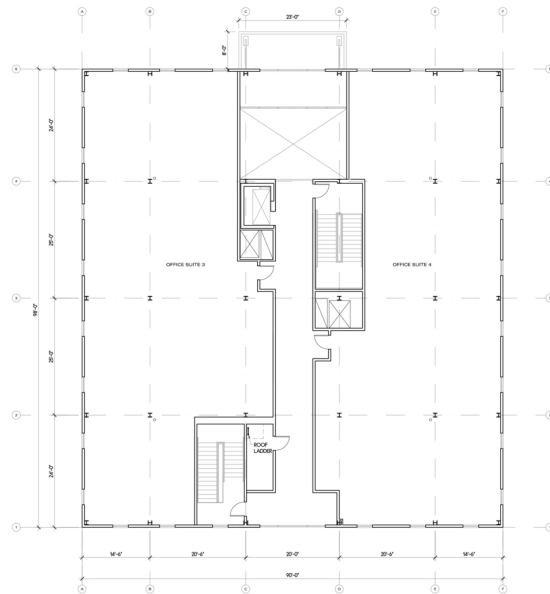
FLOOR PLANS



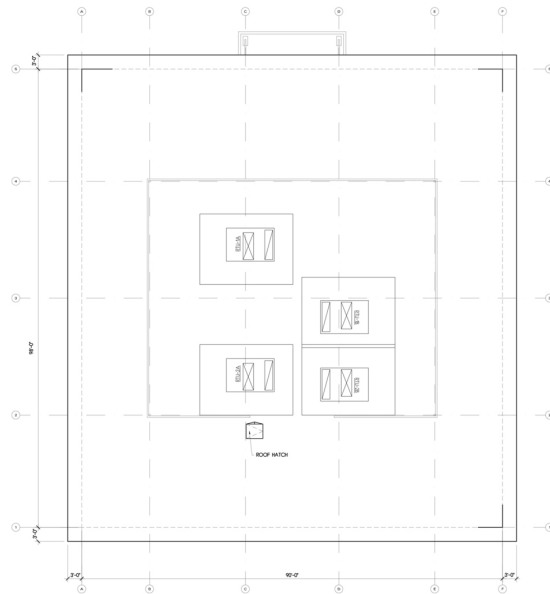
01 BASEMENT FLOOR PLAN



02 GROUND FLOOR PLAN



01 SECOND FLOOR PLAN



02 ROOF PLAN

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ONE STORY OPTION - ±8,820 SF



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1 RENDERED VIEW PHASE 1
SCALE: 1/8"=1'-0"



2 RENDERED VIEW PHASE 2
SCALE: 1/8"=1'-0"



3 FRONT EXTERIOR ELEVATION PHASE 1
SCALE: 1/8"=1'-0"



4 FRONT EXTERIOR ELEVATION (COMPOSITE)
SCALE: 1/8"=1'-0"



5 FRONT EXTERIOR ELEVATION PHASE 2
SCALE: 1/8"=1'-0"

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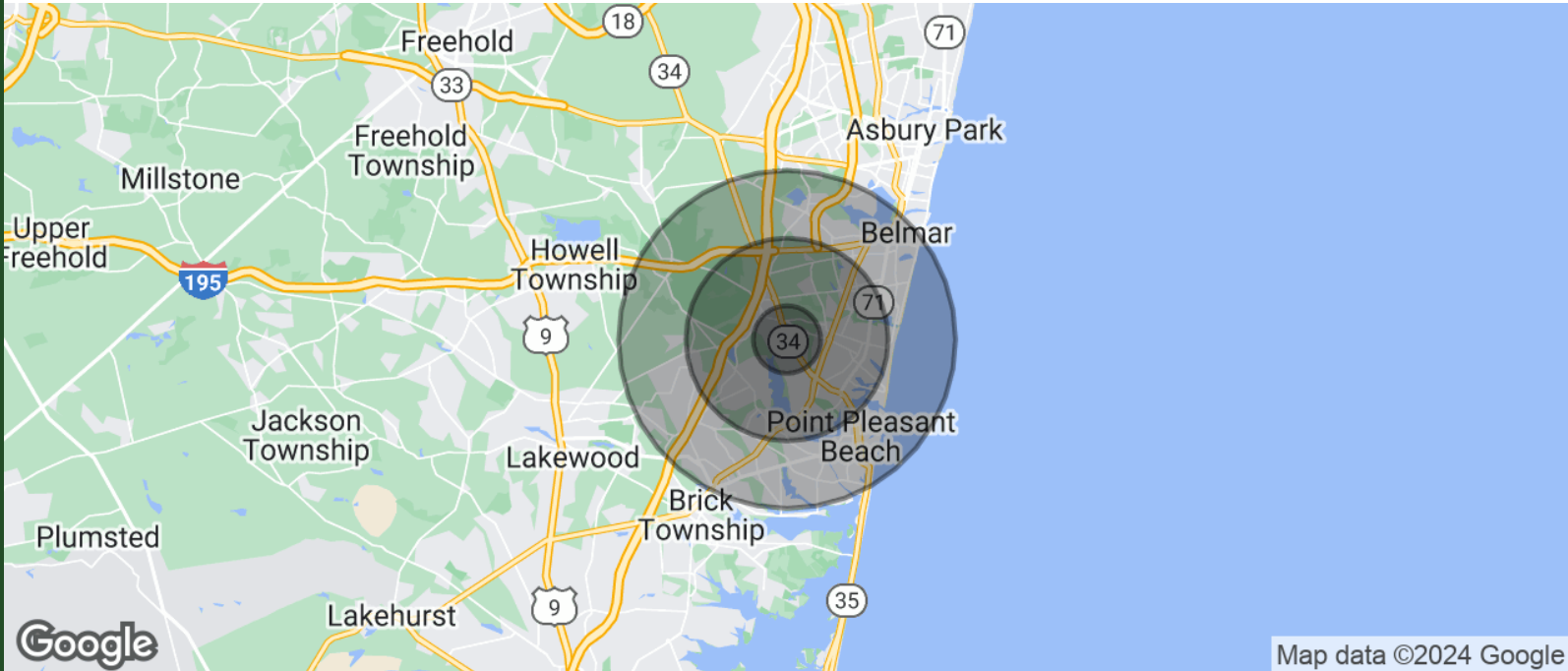
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DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,604	46,393	127,696
AVERAGE AGE	44.4	45.8	44.6
AVERAGE AGE (MALE)	43.6	45.2	43.4
AVERAGE AGE (FEMALE)	45.8	46.5	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,337	20,332	58,646
# OF PERSONS PER HH	2.7	2.3	2.2
AVERAGE HH INCOME	\$174,887	\$127,460	\$109,751
AVERAGE HOUSE VALUE	\$663,627	\$551,957	\$506,859

2020 American Community Survey (ACS)

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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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