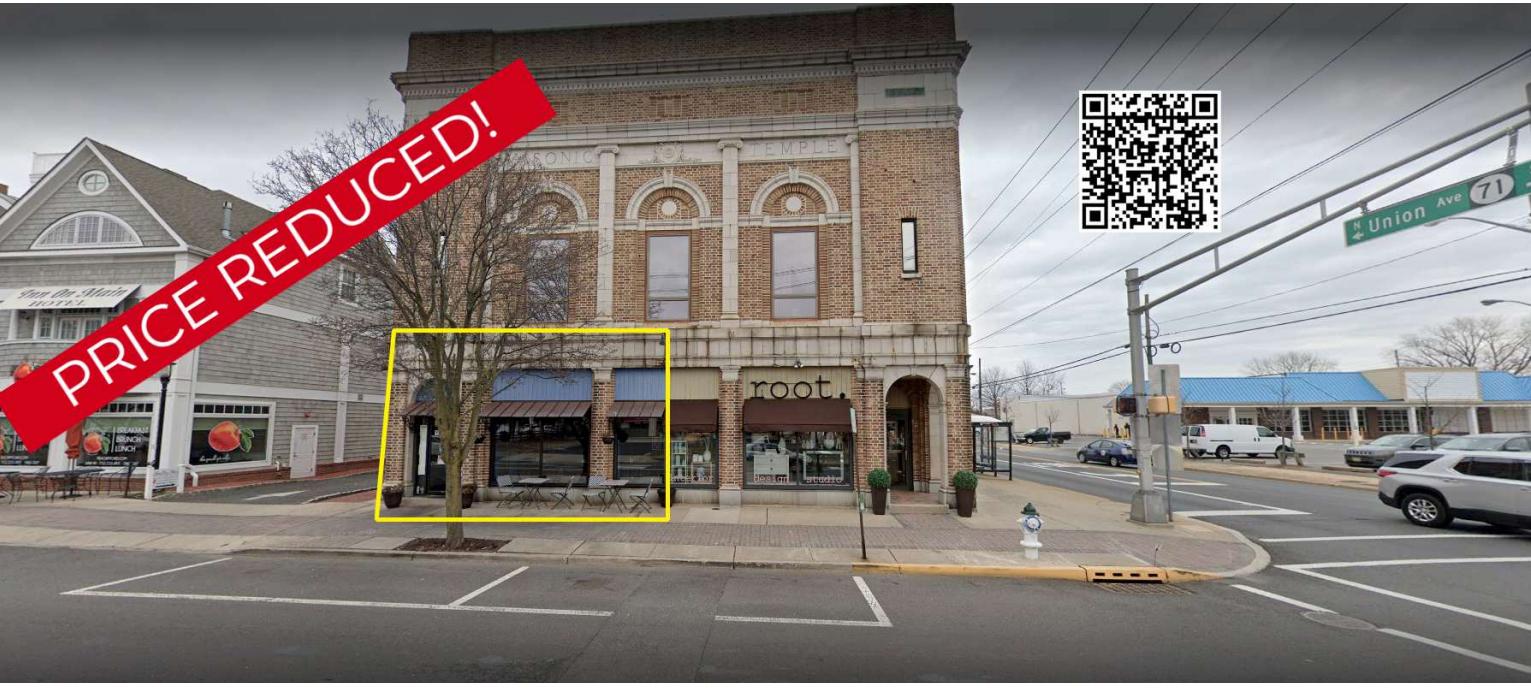


Manasquan Town Grill For Sale

168 Main Street, Manasquan, NJ 08736

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Established restaurant business for sale including lease, fixtures, furniture and equipment.

PROPERTY HIGHLIGHTS

- ±1,000 SF on main level for dining/kitchen area
- ±1,500 SF of lower level storage/prep room
- Approximately 5 years left on lease
- Kitchen remodeled in 2012
- Kitchen equipment included
- Parking lot located behind the building
- Designated parking for owner/manager
- Financials available upon request

LOCATION DESCRIPTION

Great location in downtown Manasquan with visibility from Highway 71. Positioned on the corner of Main Street and Taylor Avenue in close proximity to Route 35 and the Garden State Parkway.

OFFERING SUMMARY

SALE PRICE:	\$199,000
RESTAURANT SIZE:	±2,500 SF

Douglas Sitar | O: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
 Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com

BUSINESS FOR SALE

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

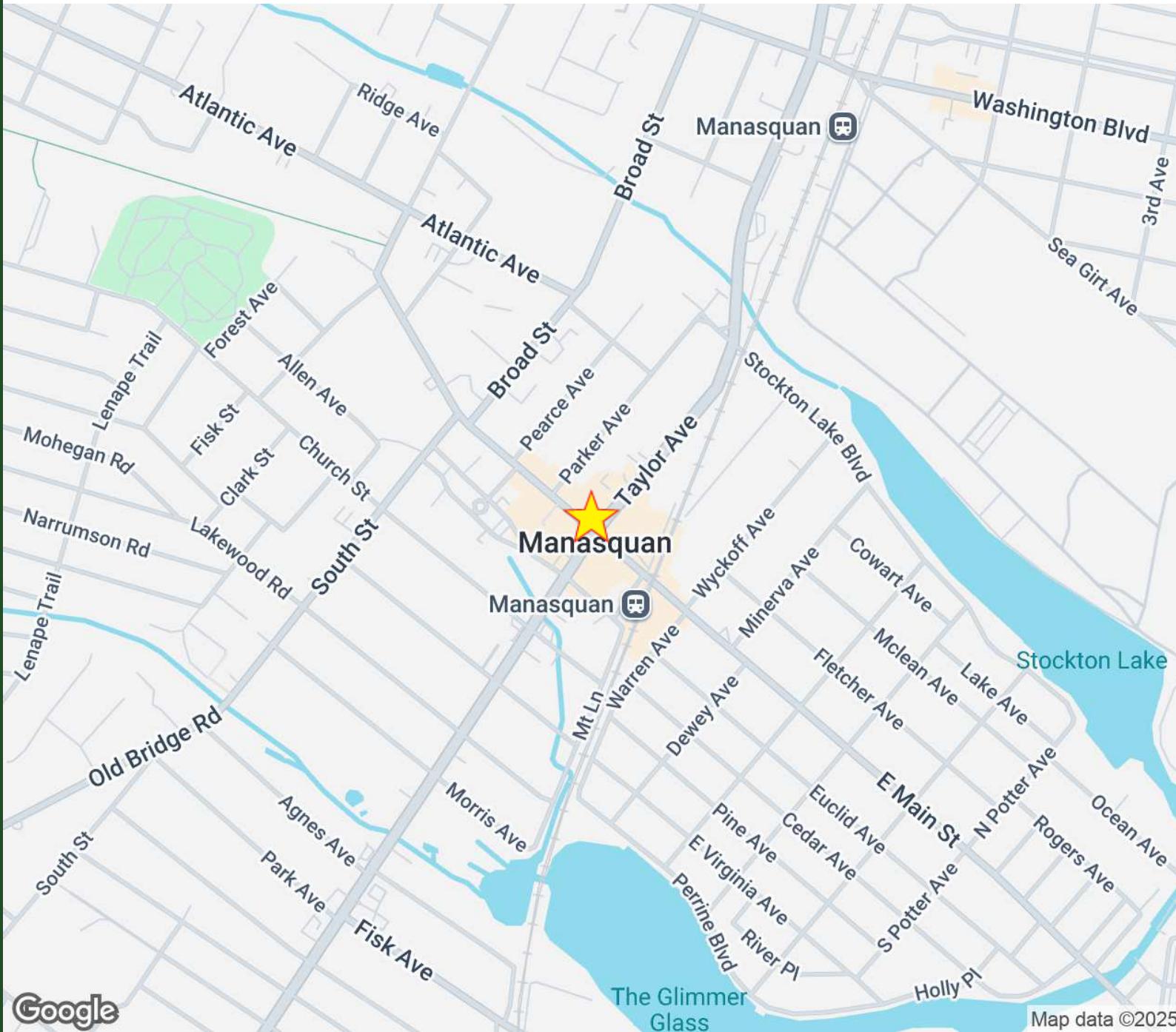


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LOCATION MAP



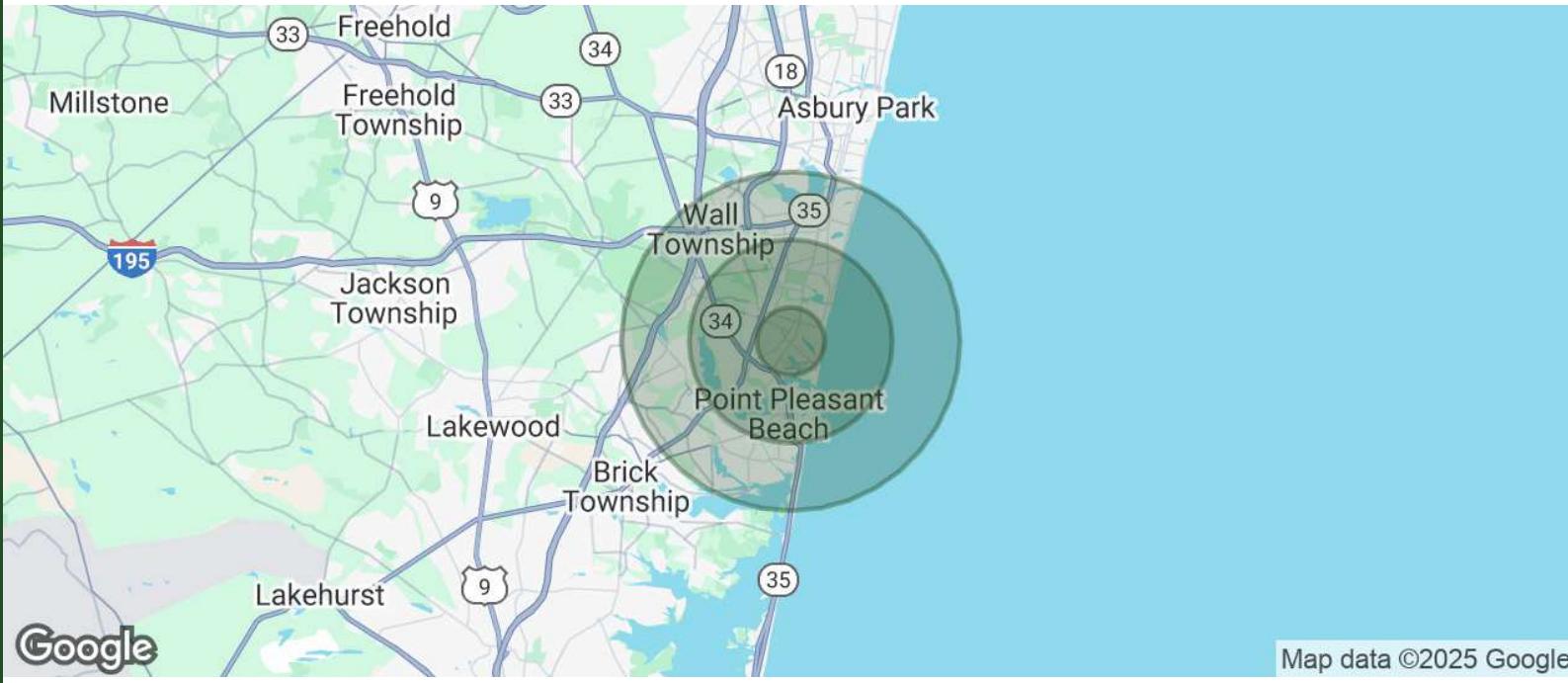
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,574	42,853	120,155
AVERAGE AGE	45	48	45
AVERAGE AGE (MALE)	44	46	44
AVERAGE AGE (FEMALE)	47	49	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,229	18,051	49,694
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$213,108	\$181,142	\$155,169
AVERAGE HOUSE VALUE	\$1,014,643	\$955,469	\$741,548

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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