



Build to Suit Opportunity



297 State Route 34
Colts Neck, NJ

Property Highlights

- Land development opportunity off of State Route 34 in the Eastern Monmouth submarket
- New construction, up to 6,000 SF commercial development
- 8,518 SF proposed car wash building to be built at the front of the property
- Zoned for a commercial use

Financials

- Asking rent: Upon request
- Taxes: \$14,673.27 (2022)

Traffic Counts

- State Route 34: 15,140 VPD
- State Route 18: 39,255 VPD

Demographics



47,370
Population



\$151,011
Med. HH Income

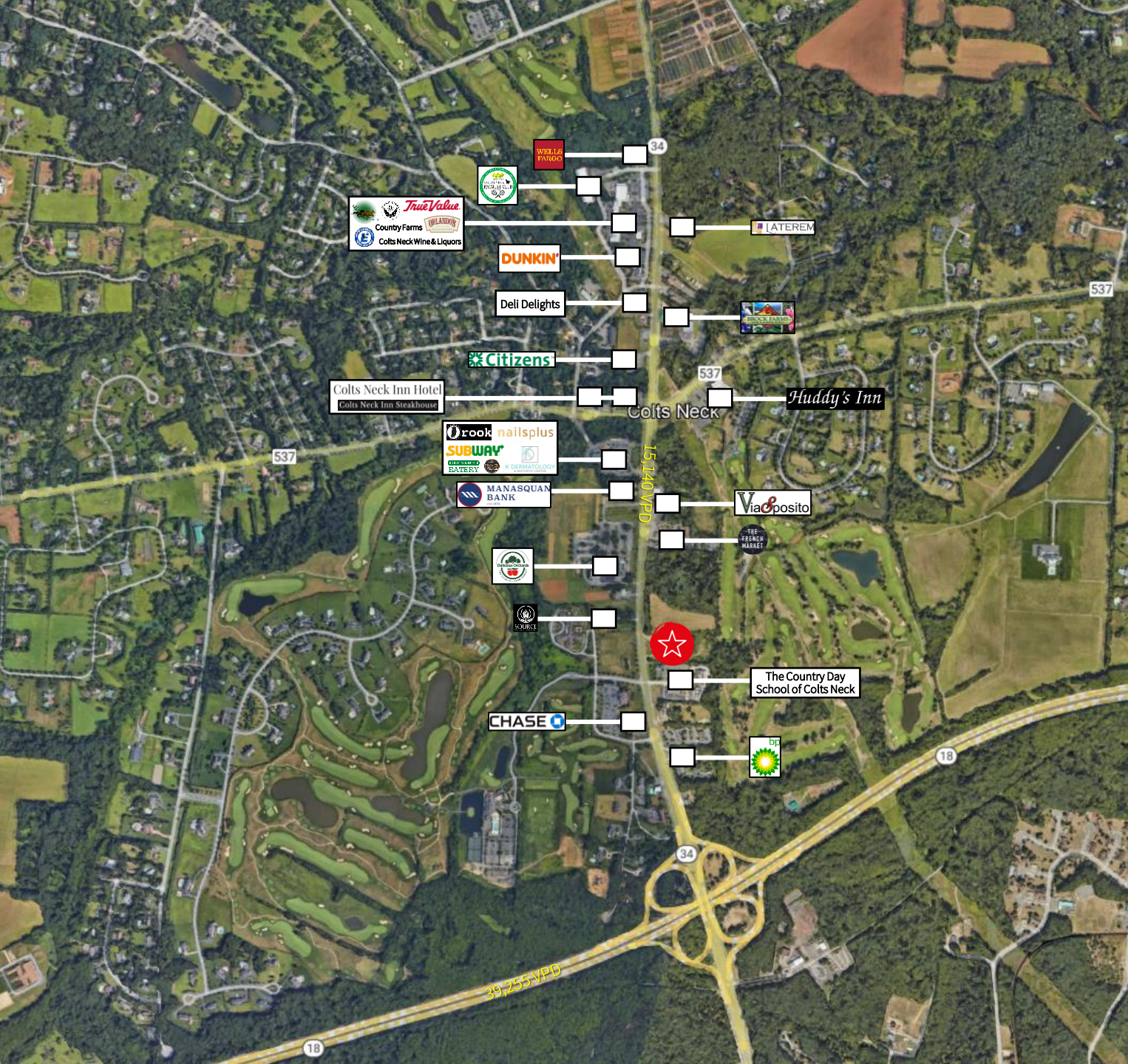


34,222
Employees



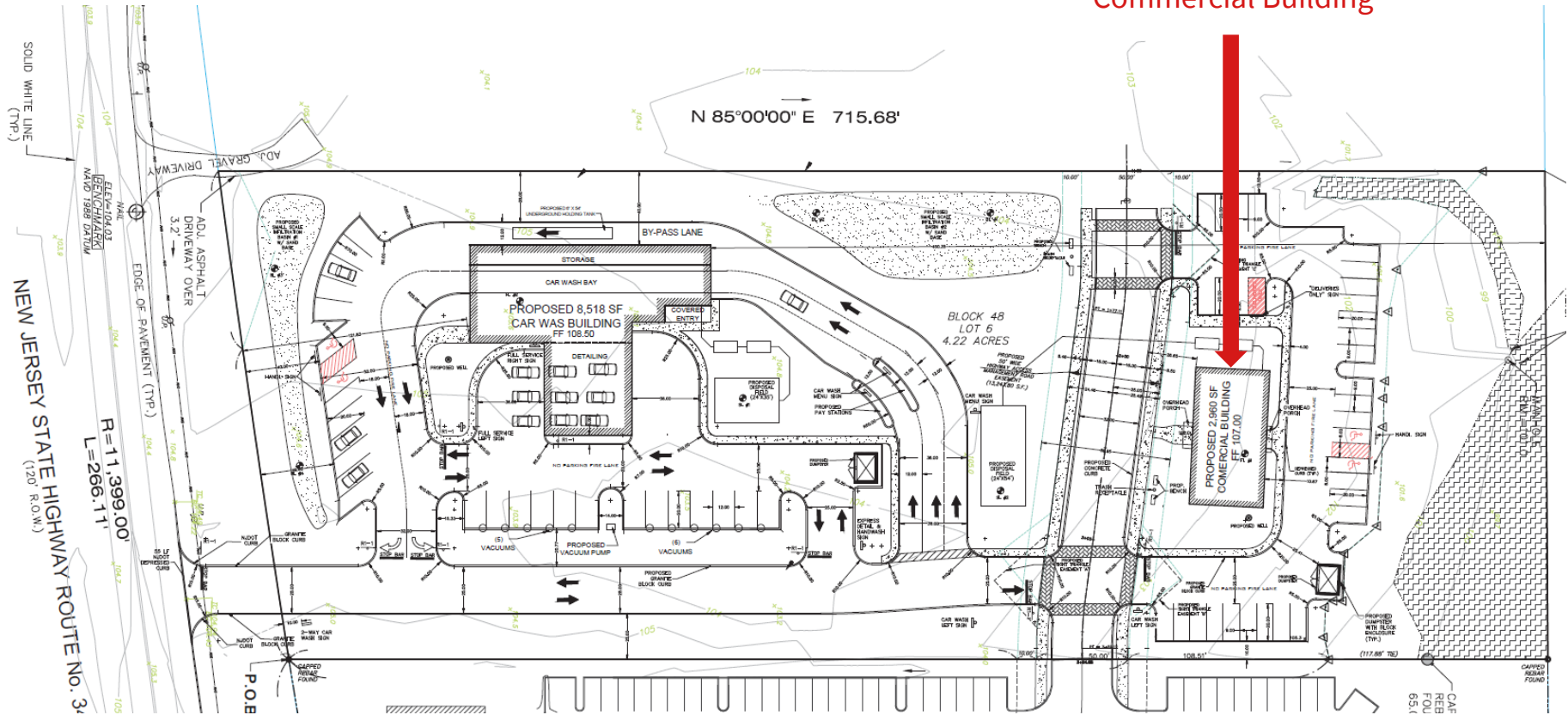
2,201
Businesses

Demographics taken within 5 miles
Source: ESRI, 2023



Proposed Site Plan

Proposed 2,980 SF up to 6,000 SF
Commercial Building



Contact

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