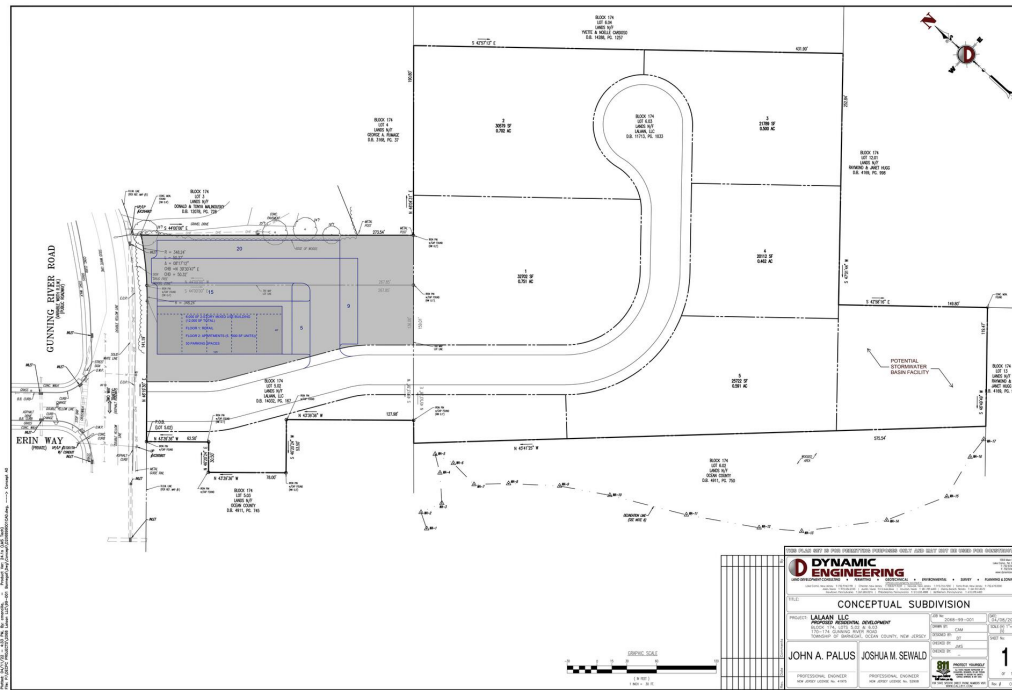


170 & 176 GUNNING RIVER ROAD

170 And 176 Gunning River Road, Barnegat, NJ 08005



PROPERTY DESCRIPTION

170 and 176 Gunning River Road Almost 5.5 acres with a reasonable amount of road frontage. R -20 zoning with a TC - CN zoning overlay. Many permitted uses in this zone. The owner has a concept plan to re - subdivide the property in to 6 lots. The front lot for a 2 story 12,000 foot building. Retail / Office on the ground level and residential on the second story. The additional land should yield 5 single family lots. A rare opportunity for any investor / developer.

PROPERTY HIGHLIGHTS

- 2 existing tax lots
- R-20 Zone With a TC - CN Overlay
- Central Ocean County - New Jersey Shore
- Rapidly Developing Area
- Close to Major Highways including US Highway 9 and the Garden State Parkway
- Close to Atlantic City International Airport

OFFERING SUMMARY

Sale Price:	\$799,995
Lot Size:	5.45 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,353	22,243	55,961
Total Population	7,067	50,093	100,243
Average HH Income	\$85,675	\$87,344	\$75,050

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

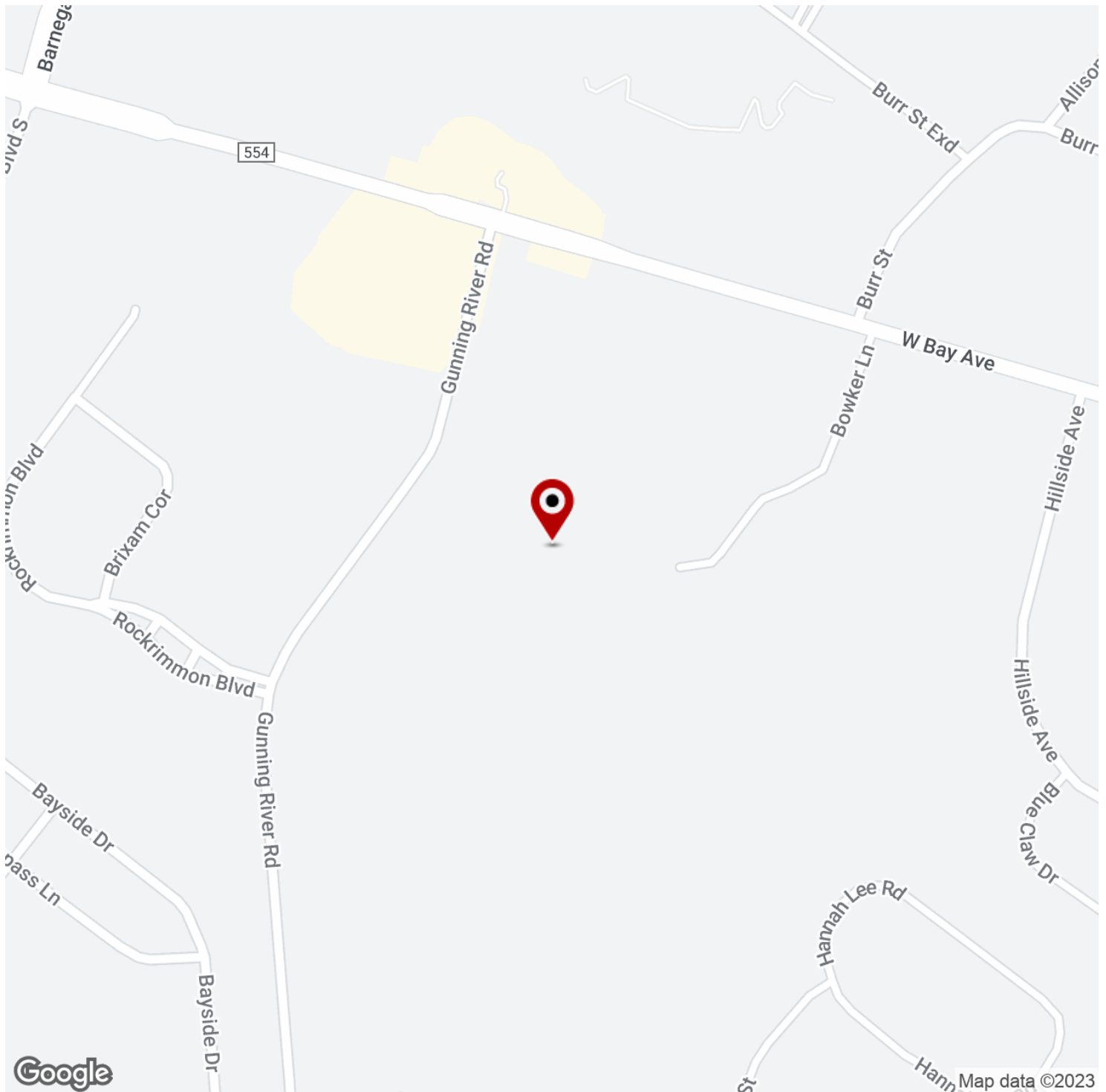
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LAND FOR SALE

170 & 176 GUNNING RIVER ROAD

170 And 176 Gunning River Road, Barnegat, NJ 08005



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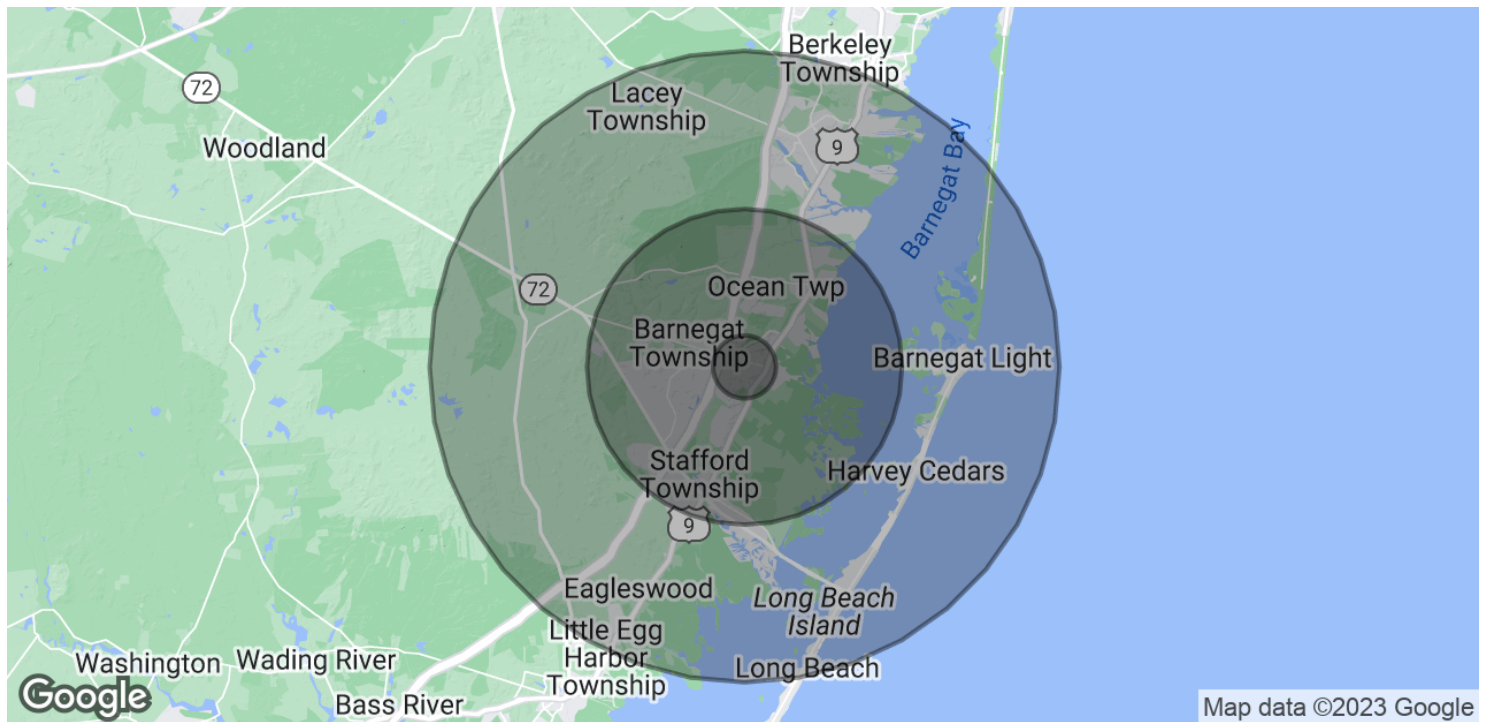
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LAND FOR SALE

170 & 176 GUNNING RIVER ROAD

170 And 176 Gunning River Road, Barnegat, NJ 08005



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,067	50,093	100,243
Average Age	36.0	46.7	47.5
Average Age (Male)	30.9	44.3	46.0
Average Age (Female)	39.5	48.6	48.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,353	22,243	55,961
# of Persons per HH	3.0	2.3	1.8
Average HH Income	\$85,675	\$87,344	\$75,050
Average House Value	\$244,825	\$279,970	\$331,810

* Demographic data derived from 2020 ACS - US Census

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