

BACK ON THE MARKET



Freestanding Building for Sale

1466 US Highway 9

HOWELL, NJ 07731

Building Size: 2,741 SF freestanding fast food building with a drive thru

Sale Price: \$1,600,000

Location: Great exposure on busy Route 9

Details:

- 26 car parking lot
- Fully equipped with state of the art kitchen, walk in freezers, etc
- 2.81 acres
- Zoned HD-1

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Faith Miller

Vice President

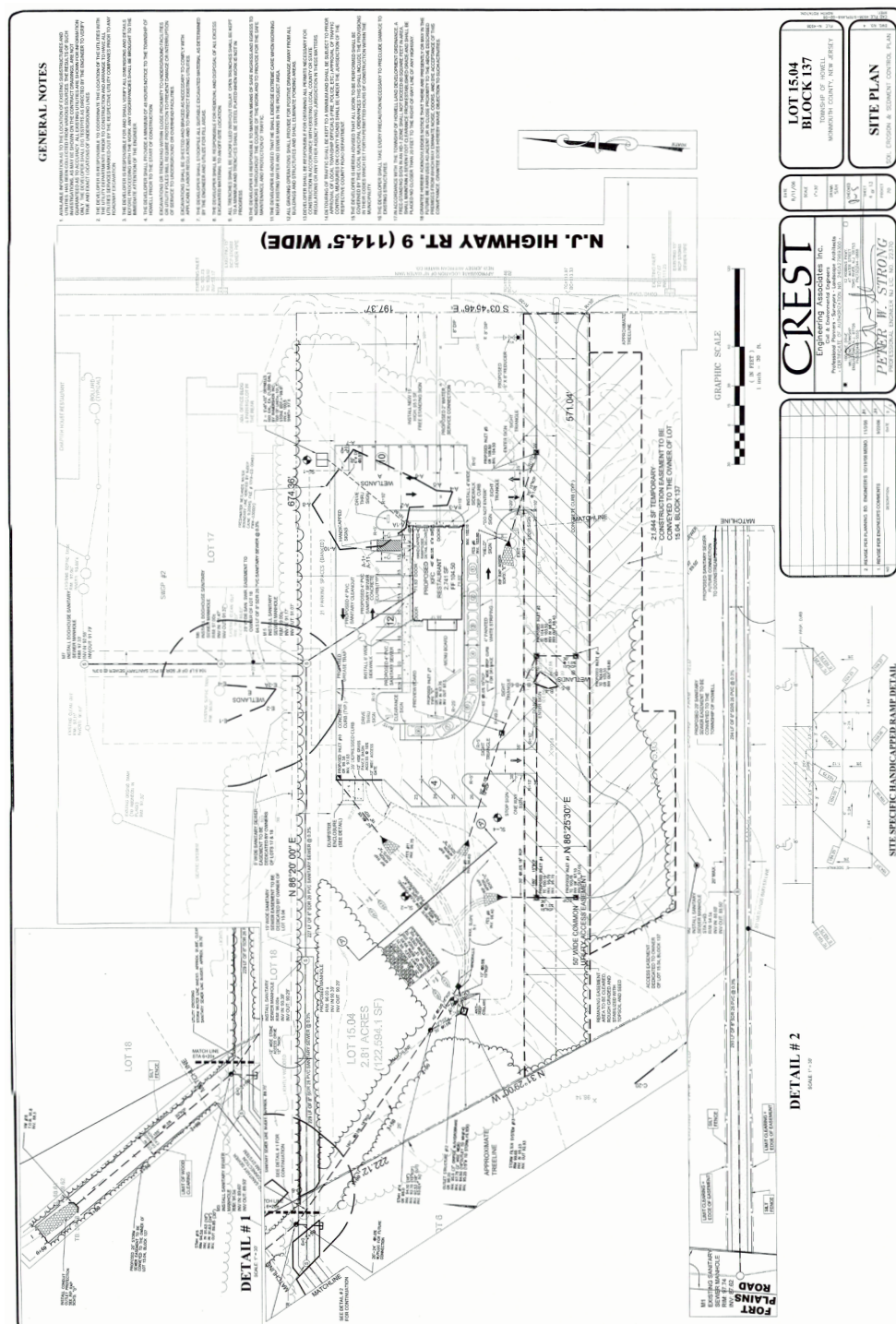
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Site Plan



Weichert® Commercial
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1466 US Highway 9

Demographics

KEY FACTS

5,395

Population



2.5

Average Household Size

37.3

Median Age

\$81,142

Median Household Income

EDUCATION

5%

No High School Diploma



29%

High School Graduate



24%

Some College



42%

Bachelor's/Grad/Pr of Degree

BUSINESS



185

Total Businesses



1,615

Total Employees

EMPLOYMENT



71%

White Collar



21%

Blue Collar



8%

Services

8.3%

Unemployment Rate

INCOME



\$81,142

Median Household Income



\$40,107

Per Capita Income



\$248,836

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: <\$15,000 (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	2.0%	-4.7%	
\$15,000 - \$24,999	4.5%	-0.2%	
\$25,000 - \$34,999	10.9%	+4.7%	
\$35,000 - \$49,999	11.3%	+4.6%	
\$50,000 - \$74,999	17.7%	+5.5%	
\$75,000 - \$99,999	12.0%	+0.6%	
\$100,000 - \$149,999	19.2%	-0.2%	
\$150,000 - \$199,999	12.0%	+0.3%	
\$200,000+	10.4%	-10.6%	

Bars show deviation from Monmouth County

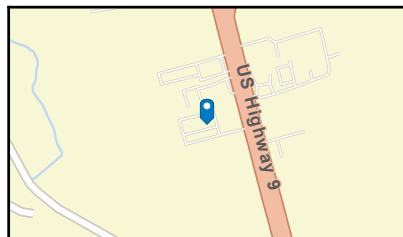
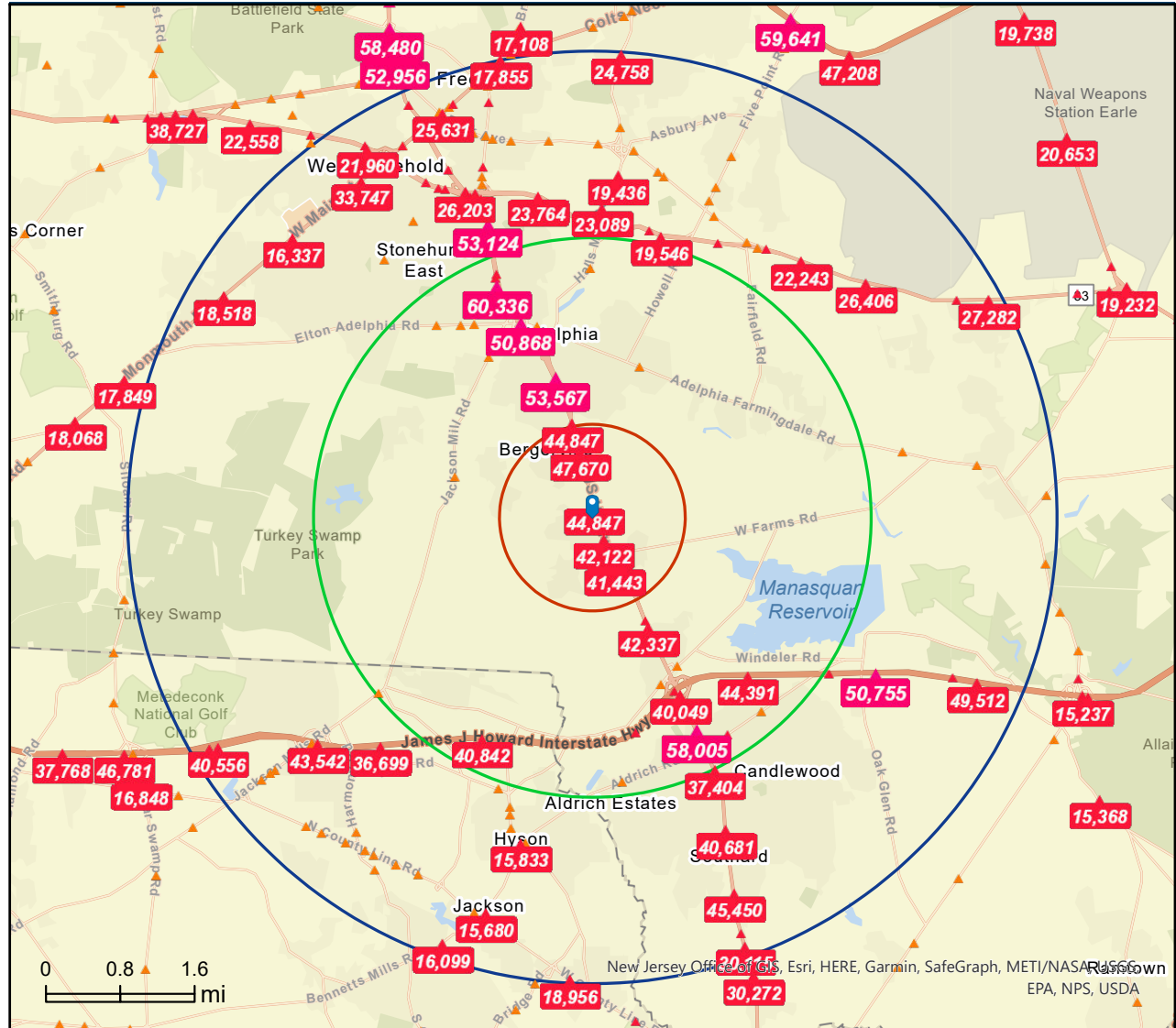
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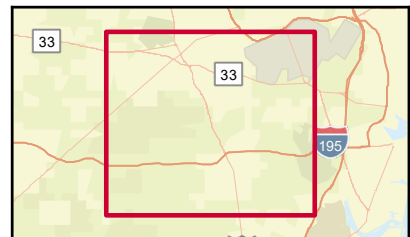
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1466 US Highway 9

Traffic Count



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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1466 US Highway 9

Permitted Uses

§ 188-77. Highway Development 1 (HD-1).

- A. Purpose. The purpose of the HD-1 Zone is to provide for highway-oriented development in the Route 9 corridor on larger lots than permitted in the HC Zone.
- B. Permitted uses.
- (1) Principal uses:
 - (a) Offices.
 - (b) Financial institutions.
 - (c) Healthcare facilities/medical centers. [Amended 7-18-2017 by Ord. No. 0-17-18]
 - (d) Hospitals.
 - (e) Restaurants without drive-through or take-out.
 - (f) Restaurants with drive-through or take-out.
 - (g) Entertainment uses.
 - (h) Retail sales.
 - (i) Retail services.
 - (j) Home improvement centers.
 - (k) Tattoo and body piercing. [Added 5-10-2011 by Ord. No. 0-11-10]
 - (l) Adult day-care facilities. [Added 4-9-2013 by Ord. No. 0-13-07]
 - (m) Health club facilities/fitness centers. [Added 7-18-2017 by Ord. No. 0-17-18]
 - (n) Indoor recreation. [Added 7-18-2017 by Ord. No. 0-17-18]
 - (o) Microbrewery. [Added 7-18-2017 by Ord. No. 0-17-18]
 - (p) Schools, commercial. [Added 7-18-2017 by Ord. No. 0-17-18]
 - (q) Craft distillery. [Added 2-23-2021 by Ord. No. O-21-6]
 - (r) Assisted-living facilities. [Added 2-23-2021 by Ord. No. O-21-6]
 - (2) Accessory uses: accessory uses customarily incidental and ancillary to a permitted use.
 - (3) Conditional uses:
 - (a) Houses of worship.
 - (b) (Reserved)¹

:1

1466 US Highway 9

Permitted Uses

§ 188-77

§ 188-77

- (c) Auto sales.
- (d) Auto services.
- (e) Auto auctions.
- (f) Car washes.
- (g) Telecommunications facilities.² [Added 4-22-2002 by Ord. No. 0-02-8]
- (h) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops. [Added 12-15-2009 by Ord. No. 0-09-59]
- (i) Gasoline station convenience center.³ [Added 12-13-2011 by Ord. No. 0-11-47]
- (j) Automobile repair services/auto body. [Added 7-18-2017 by Ord. No. 0-17-18]

C. Prohibited uses. [Added 5-15-2007 by Ord. No. 0-07-19]

- (1) Sexually oriented business as defined in § 188-4.⁴