



16,452 VPD S MAIN ST

PYLON  
YOUR SIGN  
HERE

LOWER SHORE RD



**24** S MAIN STREET

(BLOCK 258, LOT 64.01)  
BARNEGAT, NEW JERSEY

**For Sale - Contact**

Jason Pierson  
Ph. 732-707-6902  
jason@piersonre.com

Neil Ruppert  
Ph. 732-743-9938  
neil@piersonre.com

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# DETAILS

## Building Size

- +/- 2,742 SF

## Asking Price

- \$825,000

## Lot Size

- +/- 2.93 Acres

## Taxes

- \$26,322.65 (2024)

## Site Description

- Freestanding +/- 2,742 SF former bank on +/- 2.93 acre parcel for sale
- Over 500' of frontage and full access from Route 9 as well as side access from Lower Shore Road
- Approximately 16,000 vehicles pass by daily on Route 9 (also known as S Main Street)
- Substantial parking with +/- 35 spaces
- Large pylon sign
- Property will be deed restricted for 2 years against any financial institution
- Wells Fargo Bank, N.A. will operate a separate ATM that will provide an immediate rental stream to the new owner

## Zoning: Commercial Village Zone

- Animal Hospitals
- Day Cares
- Personal Services
- Professional Offices
- Retail Stores
- Restaurants

## Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	5,438	5,024	\$83,869
3 Mile	33,997	24,561	\$100,632
5 Mile	60,239	51,544	\$99,135

# MARKET AERIAL

## Macro Market Aerial



**242 S MAIN STREET**

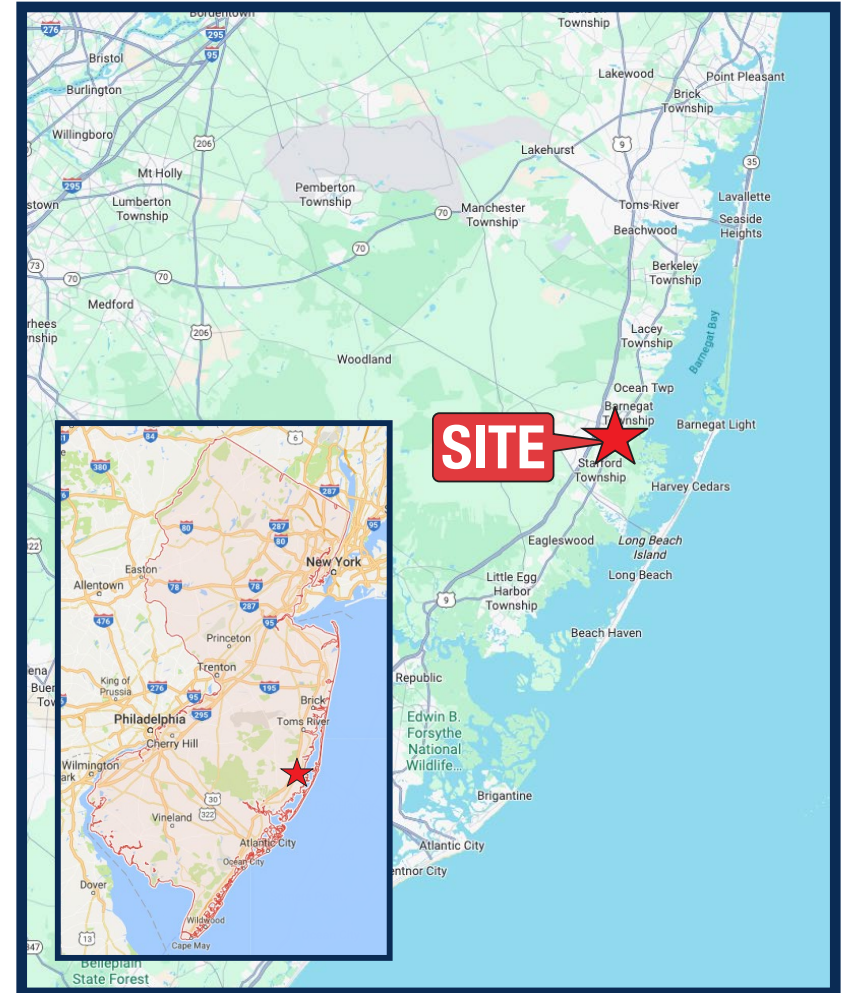
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# MARKET AERIAL

## Micro Market Aerial



## State Map



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