

30 South Street | Freehold, NJ 07728

FOR SALE | FOR LEASE

PROPERTY DESCRIPTION

The property is a highly visible, 5,576± SF professional commercial building perfectly situated in the heart of downtown Freehold Borough.

PROPERTY HIGHLIGHTS

- **Flexible Availability:** Office suites ranging from 750 SF to 1,750 SF with private entrances.
- **Permitted Uses:** Located in the B-2 (General Commercial Zone), allowing a wide variety of office and retail uses including attorneys, therapists, medical professionals, financial services, boutique retail, and other professional businesses.
- **Excellent Visibility:** Prominent South Street frontage with outstanding exposure and signage opportunities.
- **Convenient Parking:** Multiple municipal parking lots are located directly in front of and behind the building, complemented by ample on-street parking.

LOCATION HIGHLIGHTS

- **Downtown Location:** Just steps from the Monmouth County Courthouse, thriving local retail storefronts, and trendy downtown restaurants.
- **Public Transportation:** Easy access to NJ Transit bus service with direct connections to Manhattan and surrounding regional destinations.
- **Regional Accessibility:** Minutes from Routes 9, 18, 33, 79, and 537, providing convenient access throughout Monmouth, Middlesex, and Ocean Counties.
- **Proposed Hometown Redevelopment:** Located just steps from the proposed mixed-use redevelopment along West Main Street, Throckmorton Street, and Broad Street, which is expected to introduce approximately 400 new residential units, new public gathering spaces, and the adaptive reuse of the historic firehouse as the Bruce Springsteen Story Center. The project is anticipated to significantly increase residential density, pedestrian activity, and long-term investment in Downtown Freehold.



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	5,576 SF

Zoning:	B2 - general commercial (Permitted Uses: Includes diverse office, commercial, and residential uses)
---------	--

SUITE	SF	LEASE RATE
1st Floor	1,750 SF	\$25.00 PSF Gross
2nd Floor	750 SF	\$20.00 PSF Gross
3rd Floor	1,000 SF	\$20.00 PSF Gross



DANIEL LANNI
Senior Vice President
908.692.7633
dlanni@kislakrealty.com

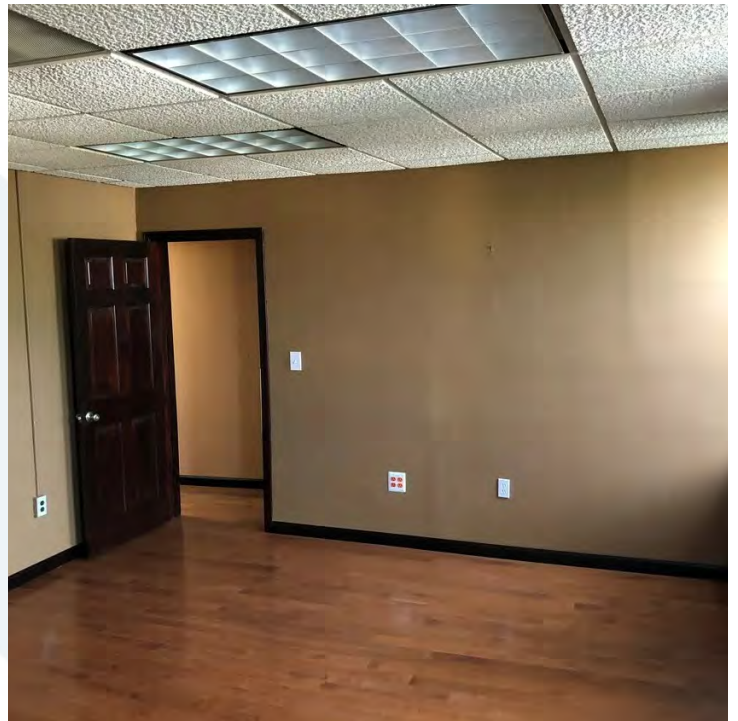


MATTHEW LOBOCCHIARO
Associate - Commercial Sales & Leasing
908.415.8659
mlobocchiaro@kislakrealty.com

The Kislak Company, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com

30 South Street | Freehold, NJ 07728

INTERIOR PHOTOS



DANIEL LANNI
Senior Vice President
908.692.7633
dlanni@kislakrealty.com

MATTHEW LOBOCCHIARO
Associate - Commercial Sales & Leasing
908.415.8659
mlobocchiaro@kislakrealty.com

The Kislak Company, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com

30 South Street | Freehold, NJ 07728

AERIAL MAP



DANIEL LANNI

Senior Vice President
908.692.7633
dlanni@kislakrealty.com

MATTHEW LOBOCCHIARO

Associate - Commercial Sales & Leasing
908.415.8659
mlobocchiaro@kislakrealty.com

The Kislak Company, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com

30 South Street | Freehold, NJ 07728

LOCATION MAP

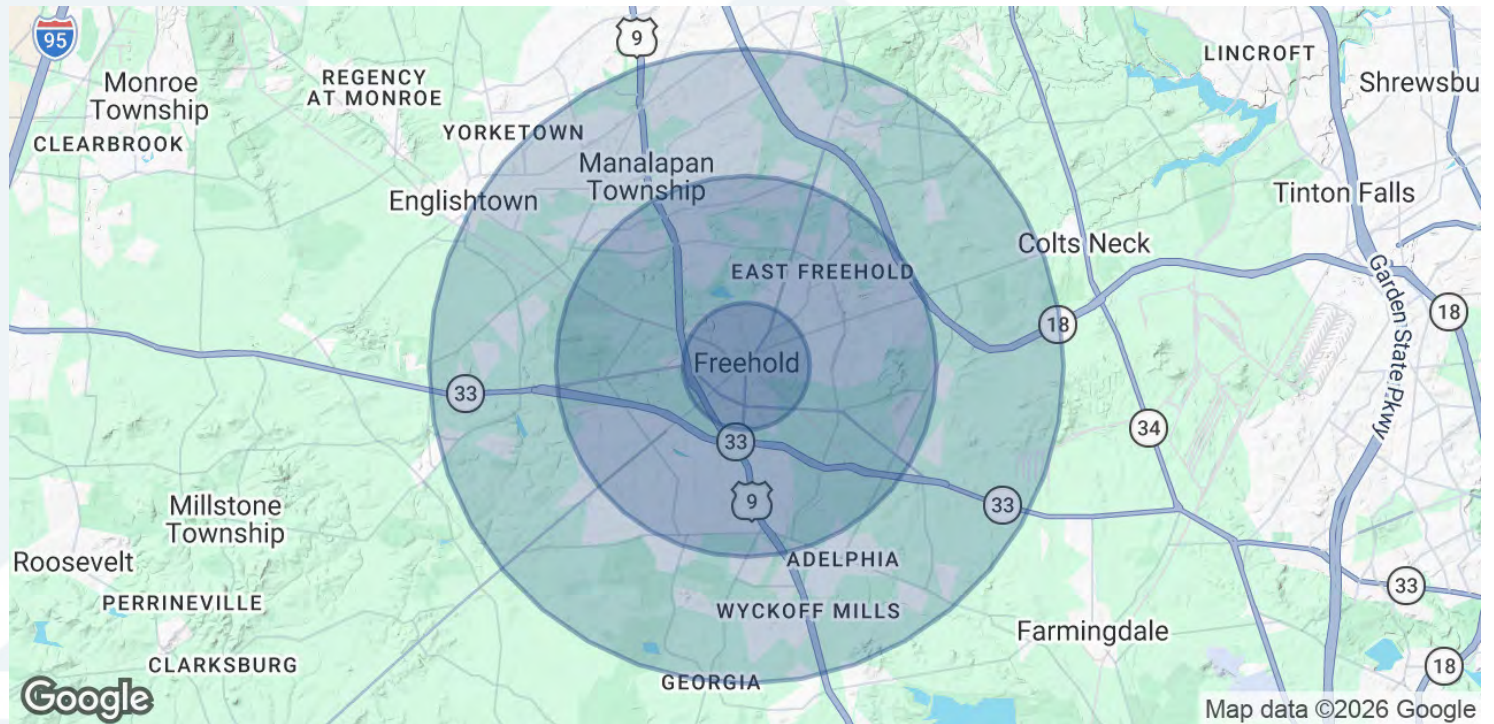


DANIEL LANNI
Senior Vice President
908.692.7633
dlanni@kislakrealty.com

MATTHEW LOBOCCHIARO
Associate - Commercial Sales & Leasing
908.415.8659
mlobocchiaro@kislakrealty.com

The Kislak Company, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,022	48,945	102,414
Average Age	36.1	41.6	43.1
Average Age (Male)	35.1	39.9	42.4
Average Age (Female)	37.1	43.4	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,874	17,553	36,366
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$109,245	\$157,648	\$176,450
Average House Value	\$408,371	\$537,850	\$583,799

2023 American Community Survey (ACS)

DANIEL LANNI
Senior Vice President
908.692.7633
dlanni@kislakrealty.com

MATTHEW LOBOCCHIARO
Associate - Commercial Sales & Leasing
908.415.8659
mlobocchiaro@kislakrealty.com

The Kislak Company, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com