

MIXED USE FOR SALE / LEASE

# Office/Retail/Apartment For Sale Or Lease

1900 Highway 35 and 2409 Old Mill Road, Wall Township and Spring Lake Heights, NJ 07762

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Realty Company

Worldwide Real Estate Services Since 1978

GET OUT OF TOWN & MOVE TO THE HIGHWAY TO GET HIGH EXPOSURE!



## PROPERTY HIGHLIGHTS

- Excellent Route 35 visibility
- Subdivision in progress with 2026 estimated completion
- RETAIL PROPERTY - 1900 Route 34, Wall Township:
- ±2,637 SF retail plus 1 bedroom apartment (\$1,200/month)
- Zoned HB 80 - permitted uses include retail, auto supply, fast food convenience, pharmacies, offices, etc. (see our website for complete list)
- Taxes \$6,079
- 4/5 parking spaces
- SEPARATE RESIDENTIAL PROPERTY - 2409 Old Mill Rd, Spring Lake Hts.:
- 50' x 150' lot, ±1,126 SF building
- Zoned R-3 - permitted uses include single family detached dwelling units, municipal facilities & essential services (see our website for complete list)
- Taxes \$5,733

## PROPERTY DESCRIPTION

Mixed-use building for sale or lease on corner of busy intersection on Route 35

Property includes retail with rental apartment and a separate residential house to be redeveloped

## LOCATION DESCRIPTION

Prime retail corridor on heavily traveled Highway 35. Easy access to Routes 138/195, 34, 18, 71 and the Garden State Parkway.

## OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LEASE RATE:	Negotiable
AVAILABLE SF:	±3,763 SF
LOT SIZE:	±0.25 Acres
BUILDING SIZE:	±2,637 SF

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Thomas R. Deveney | O: 732.449.2000 | C: 732.275.7846 | deveney@sitarcompany.com

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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## ADDITIONAL PHOTOS



MIXED USE PROPERTY - 1900 Route 35, Wall Township



RESIDENTIAL PROPERTY - 2409 Old Mill Road, Spring Lake Heights



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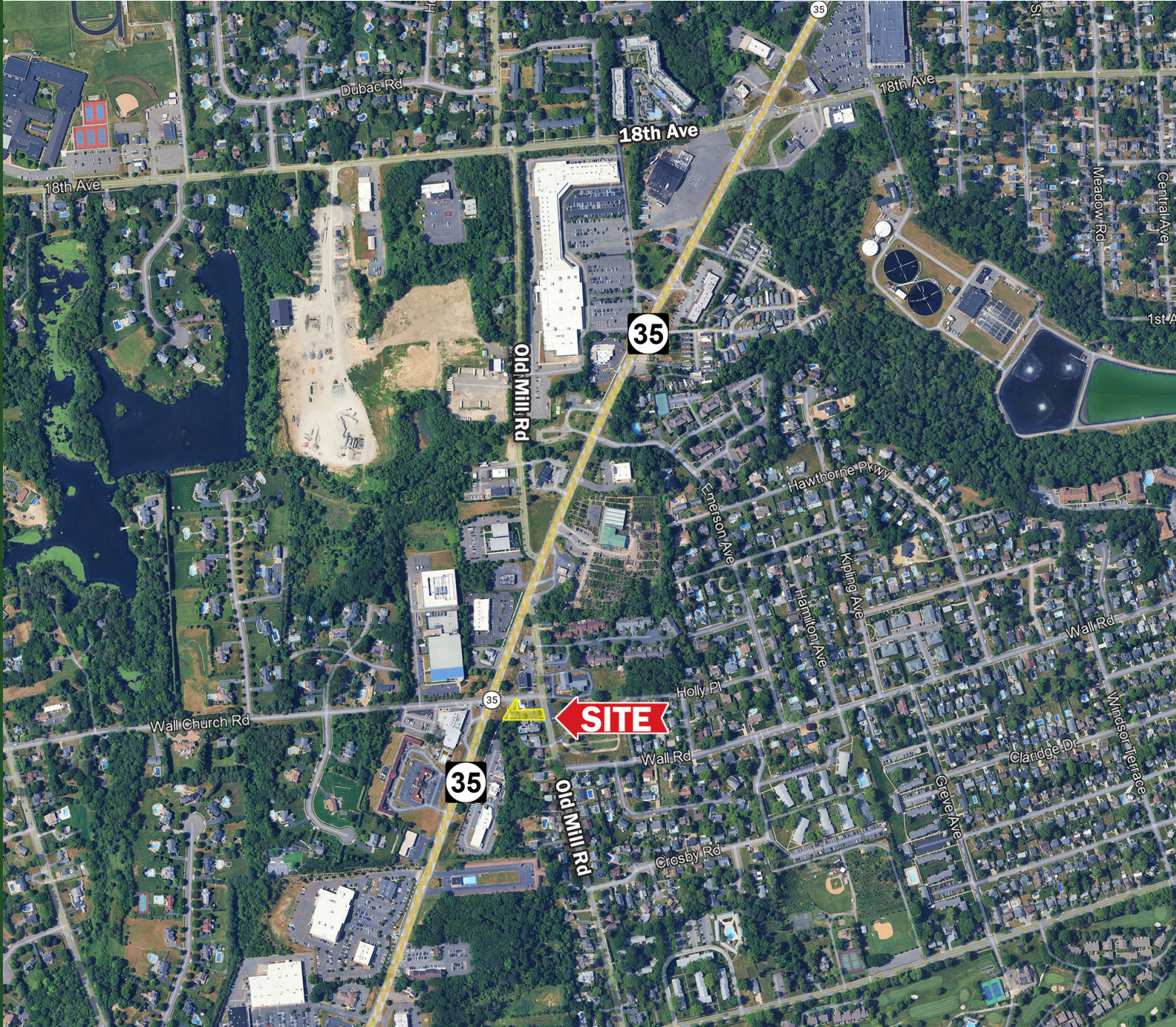
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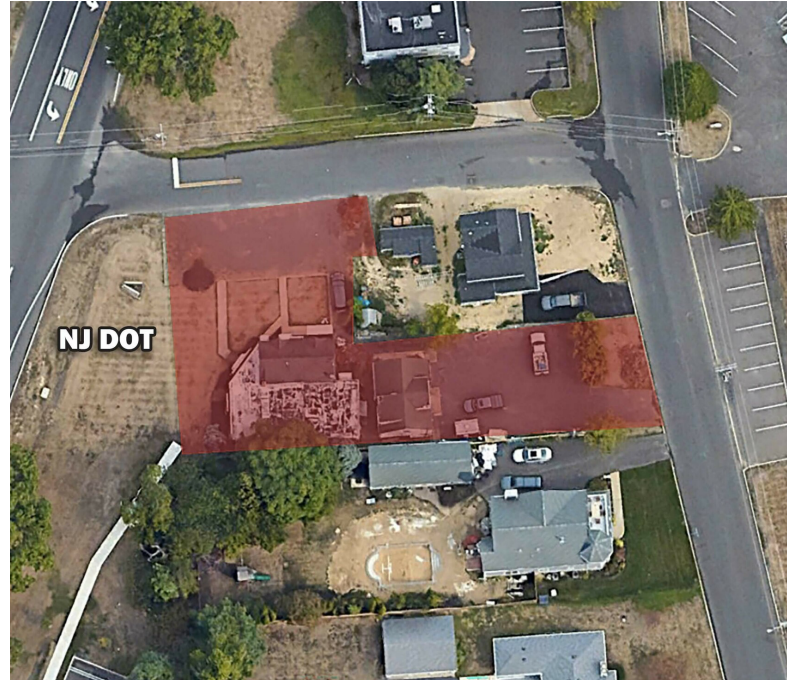
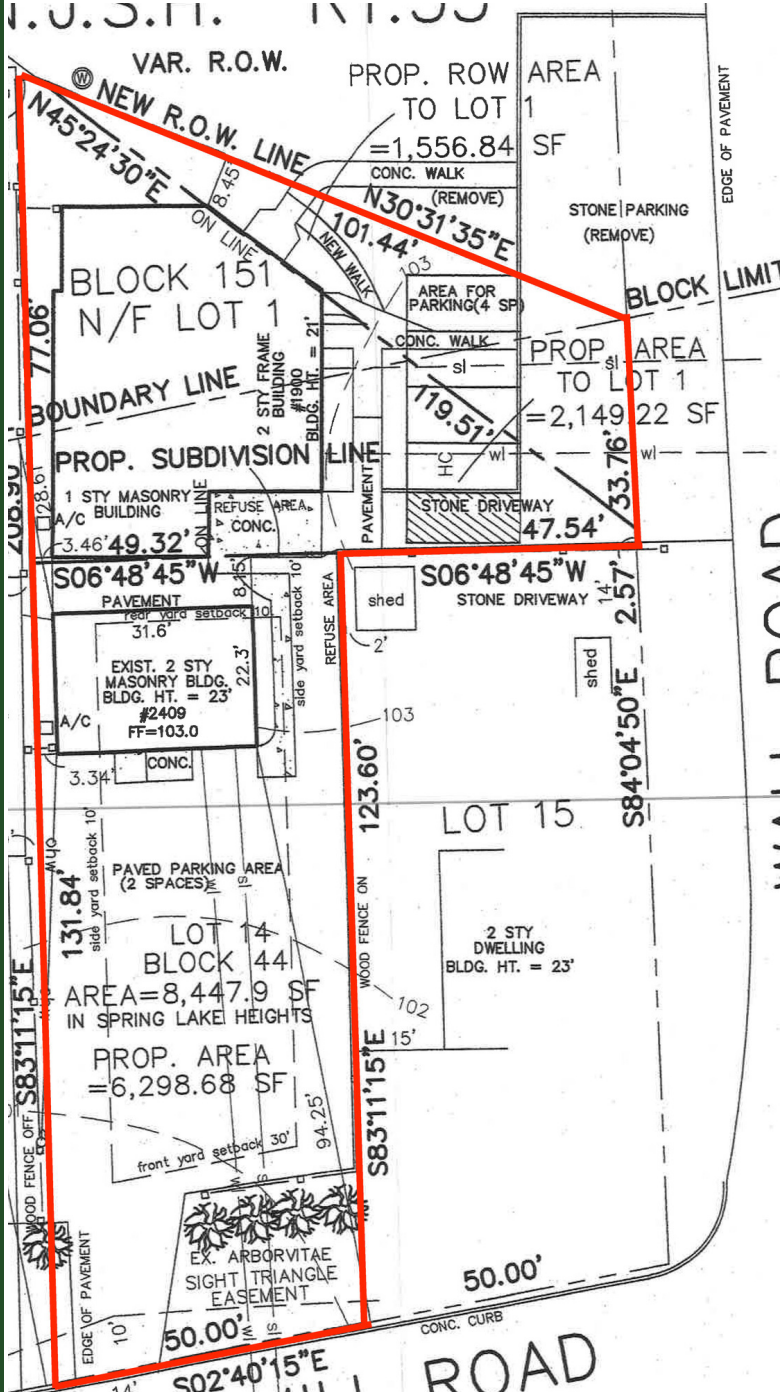
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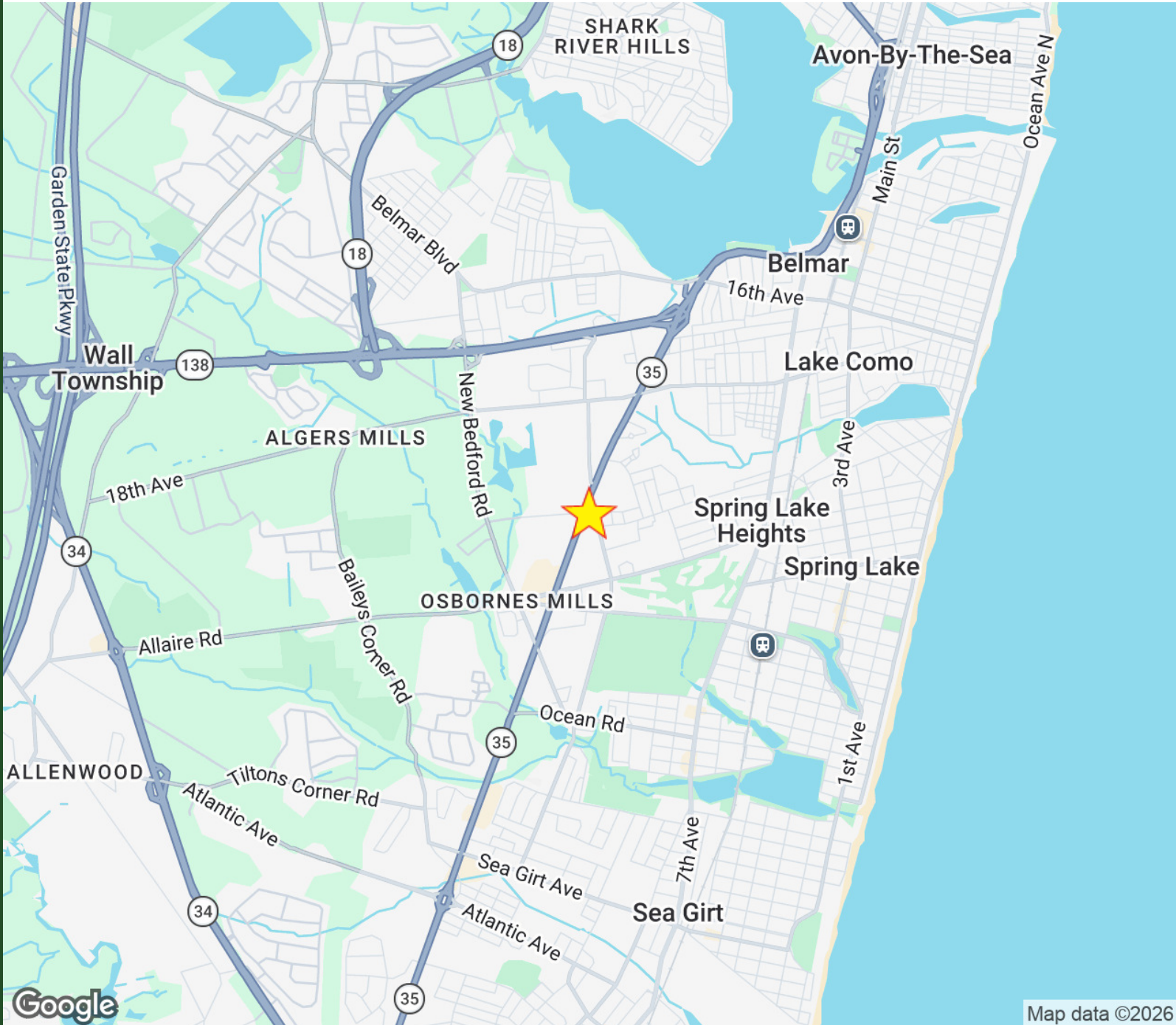
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## LOCATION MAP



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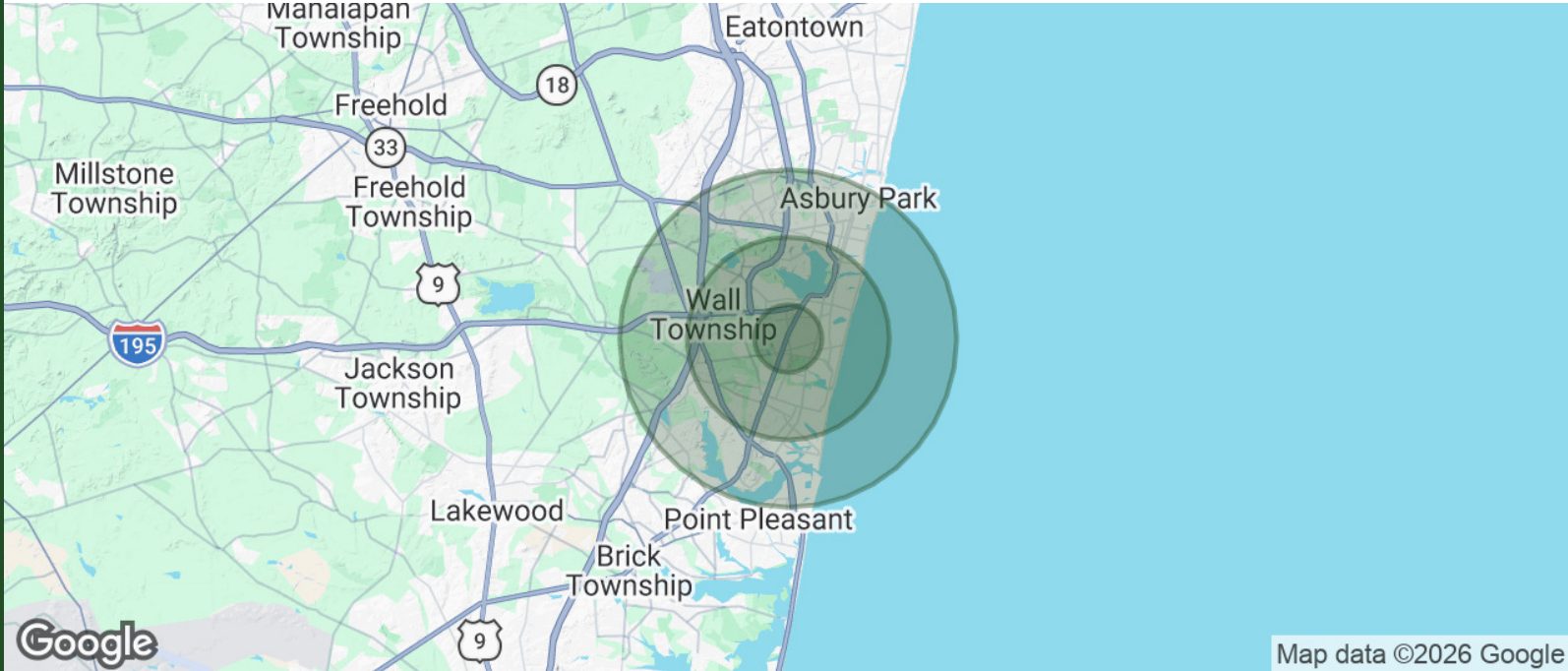
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## DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,764	50,320	118,067
AVERAGE AGE	48	47	45
AVERAGE AGE (MALE)	46	46	44
AVERAGE AGE (FEMALE)	50	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,478	21,520	49,610
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$144,022	\$165,892	\$148,028
AVERAGE HOUSE VALUE	\$724,772	\$895,451	\$743,545

Demographics data derived from AlphaMap

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## MISSION STATEMENT AND OUR SERVICES

**Our mission** is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

**Our vision** is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

**Our commitment** is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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