

RETAIL FOR SALE

Dollar Tree Anchored Strip Mall

1392 St. Georges Avenue, Avenel, NJ 07001

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Dollar Tree Anchored Shopping Center For Sale

PROPERTY HIGHLIGHTS

- Below market rents
- Roofing and parking lot recently renovated
- Professionally managed
- 100% occupied
- Substantial tenant improvements demonstrating commitment to the property

LOCATION DESCRIPTION

Located on St. Georges Avenue, a short drive from Route 1 North and South, Route 27, the New Jersey Turnpike, Garden State Parkway and Home Depot.

OFFERING SUMMARY

SALE PRICE:	\$3,300,000
LOT SIZE:	±1.03 Acres
BUILDING SIZE:	±13,082 SF
NOI:	\$185,000.00
CAP RATE:	5.61%

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ADDITIONAL PHOTOS



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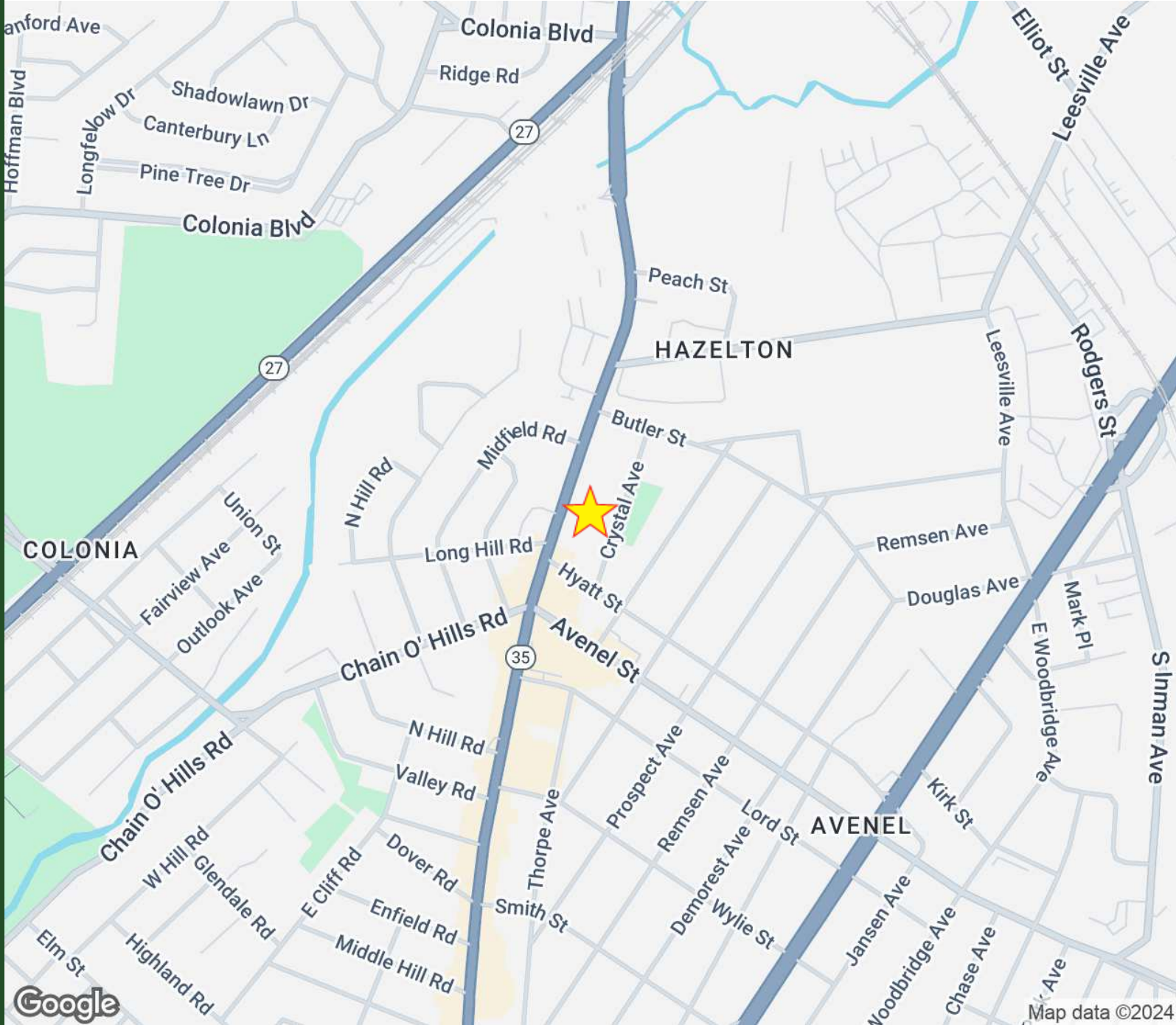
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LOCATION MAP



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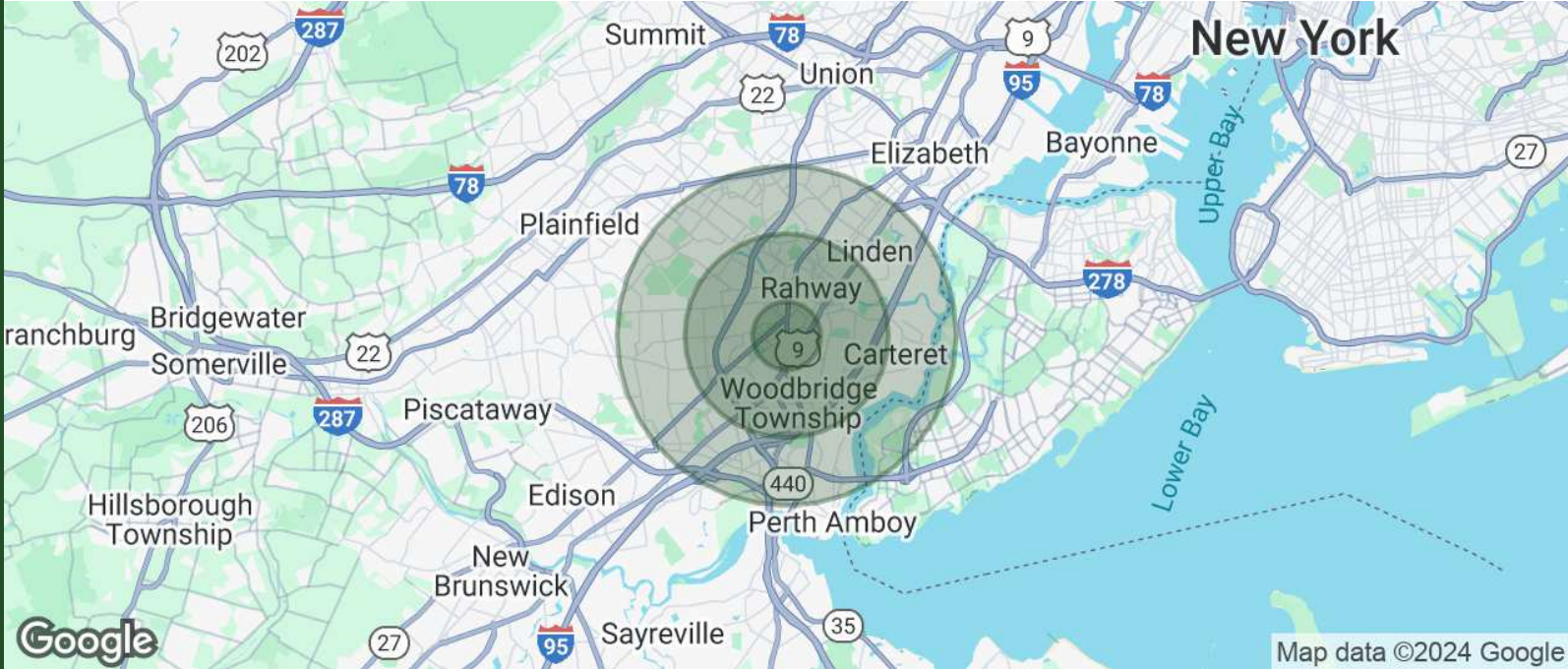
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,186	137,332	336,822
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,361	49,198	119,927
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$128,393	\$137,666	\$139,692
AVERAGE HOUSE VALUE	\$427,461	\$471,961	\$523,670

Demographics data derived from AlphaMap

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OUR SERVICES

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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