



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd

Oakland, NJ 07436

FOR SALE

RETAIL PROPERTY

TURNKEY GENTLEMEN'S CLUB OPPORTUNITY INCLUDING REAL ESTATE

238 NEW JERSEY 34 | MATAWAN, NJ 07747



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY INFORMATION

IN THIS SECTION

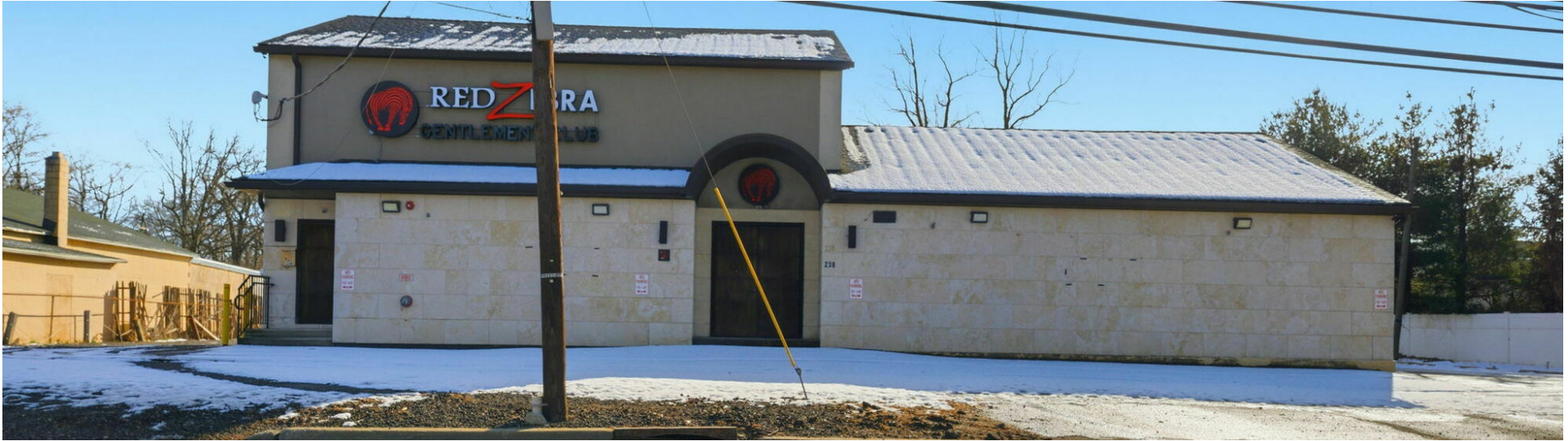
PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ideally located at 238 State Route 34 in Matawan, this fully approved and operational two-level gentlemen's club offers exceptional visibility with over 30,000 cars passing daily. The sale includes the real estate, the active liquor license, the approved gentlemen's club license, and all furniture, fixtures and equipment, making this a true turnkey opportunity. The club is fully furnished and equipped, allowing a new owner to step in and continue operations immediately. With an established reputation and a loyal, repeat customer base, this property presents a rare chance to acquire a profitable, income producing business with strong growth potential in a high traffic corridor.

PROPERTY HIGHLIGHTS

- Prime location on Route 34 with over 30,000 vehicles passing daily
- Fully operational two level gentlemen's club with established clientele
- Sale includes real estate, liquor license, gentlemen's club license, and all

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OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	0.5 Acres
Building Size:	6,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	387	2,045
Total Population	178	878	4,863
Average HH Income	\$116,618	\$135,869	\$137,986

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Located on State Route 34 in Matawan, the property benefits from over 30,000 vehicles passing daily along one of Monmouth County's primary commercial corridors. The location provides strong visibility and convenient access to the Garden State Parkway and surrounding residential communities.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

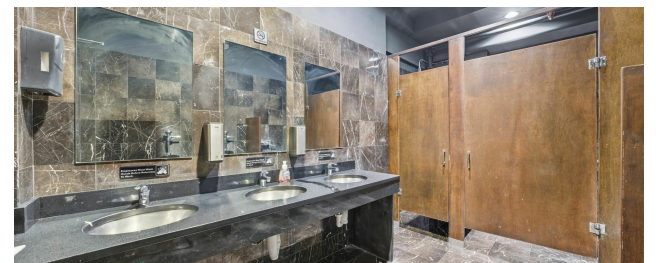
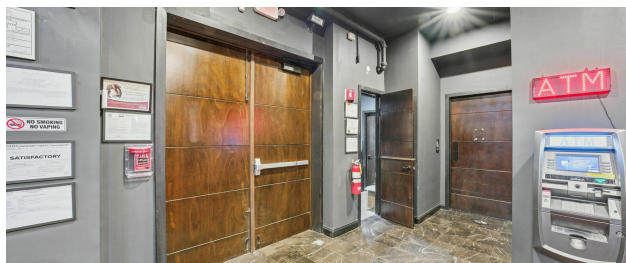
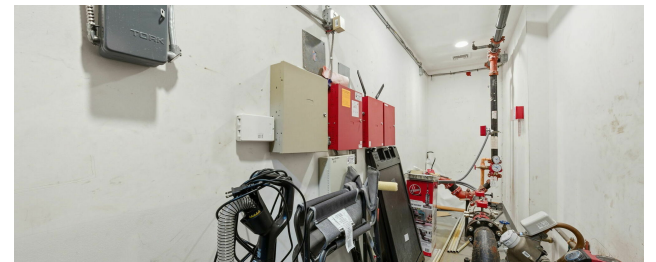
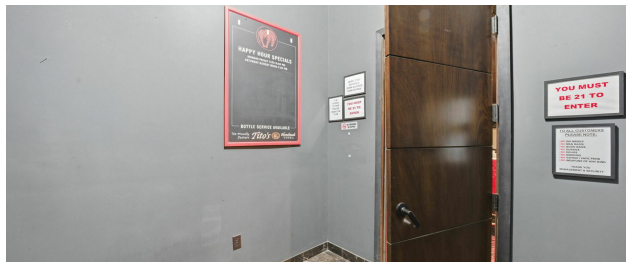
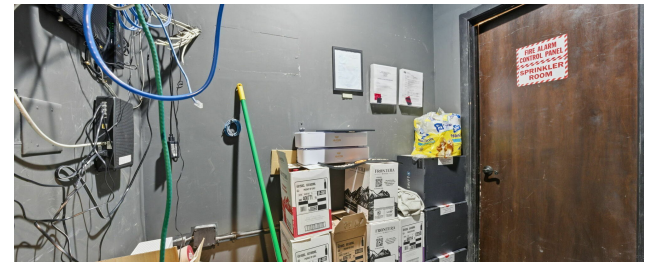
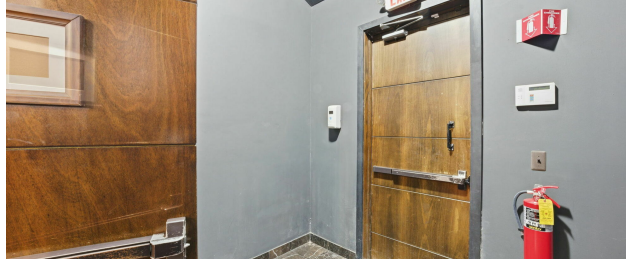
- Prime location on Route 34 with over 30,000 vehicles passing daily
- Fully operational two level gentlemen's club with established clientele
- Sale includes real estate, liquor license, gentlemen's club license, and all FF&E
- True turnkey operation with immediate takeover potential
- Rare licensed adult entertainment use with high barriers to entry
- High visibility location in a strong commercial corridor
- Established income producing business with growth potential



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ADDITIONAL PHOTOS



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LOCATION INFORMATION

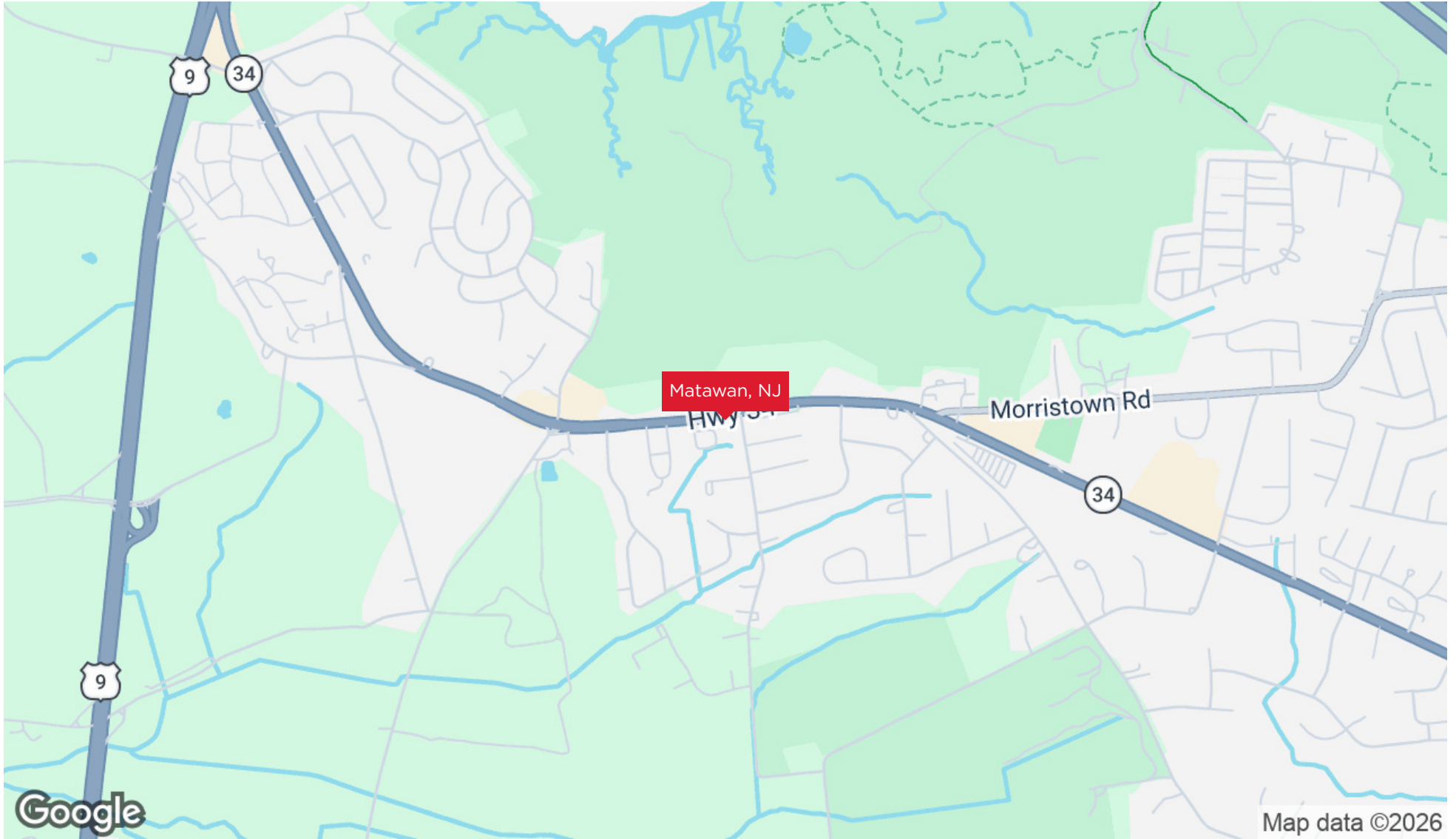
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

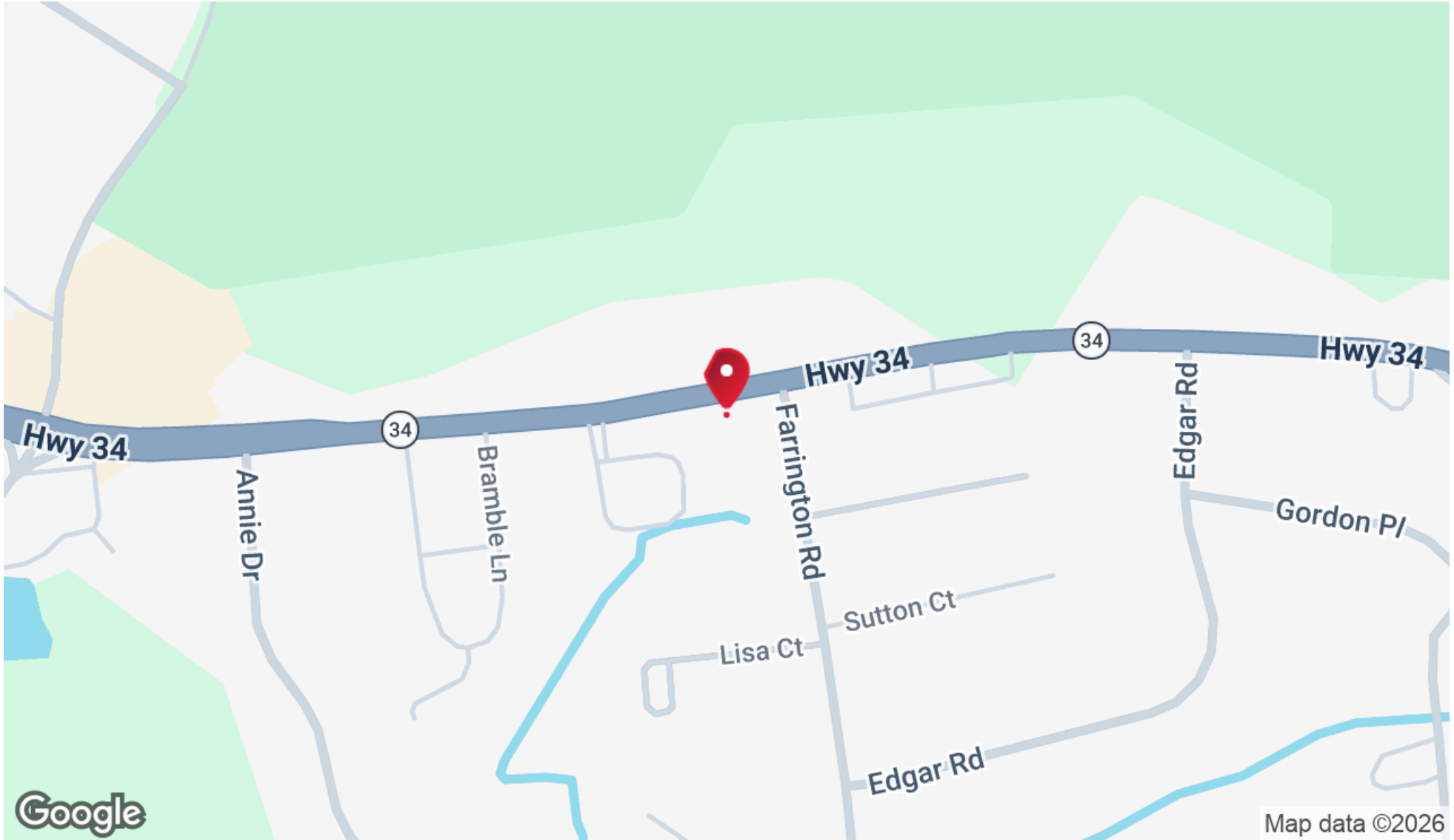
REGIONAL MAP



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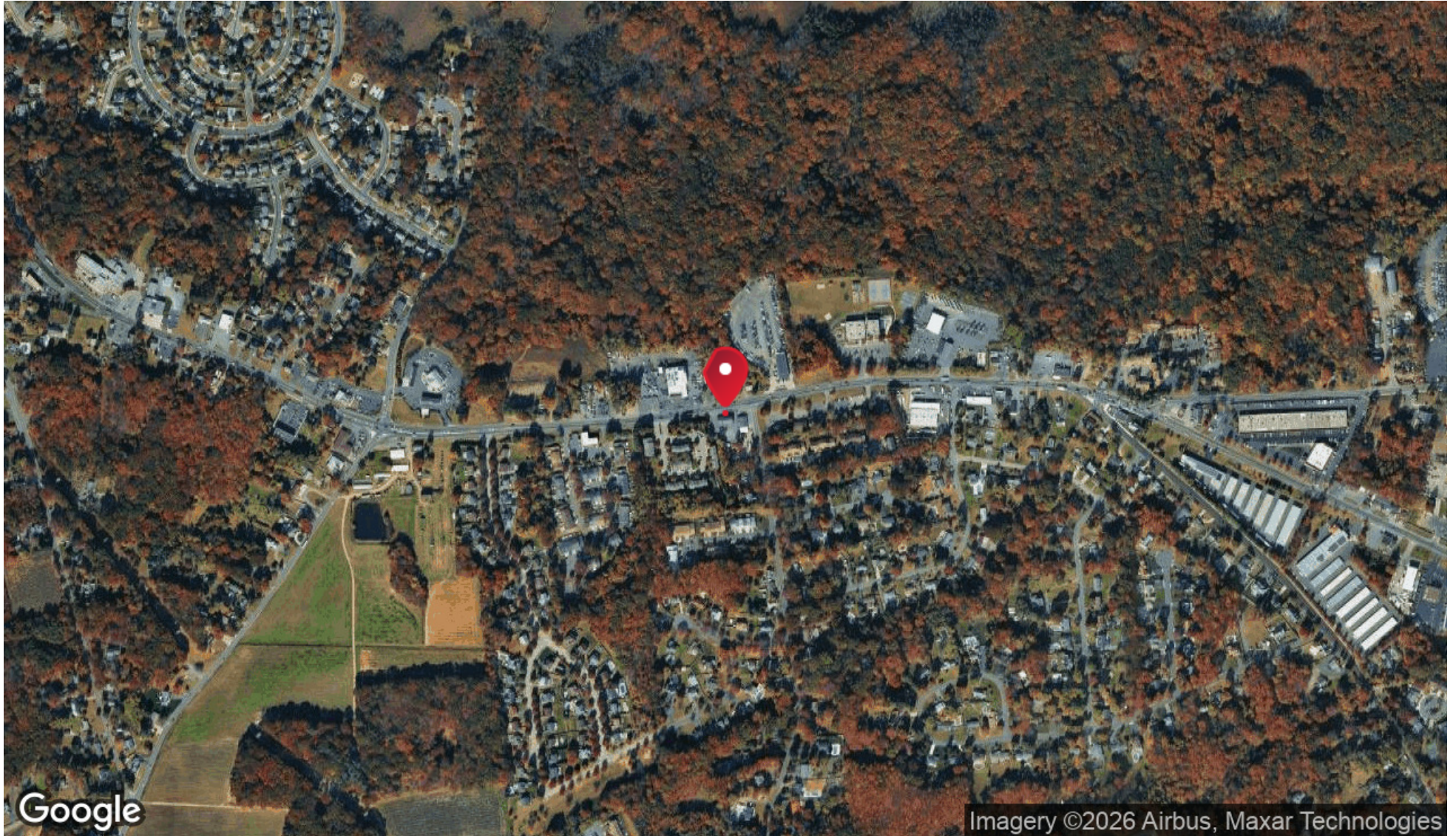
LOCATION MAP



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//AERIAL MAP



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DEMOGRAPHICS

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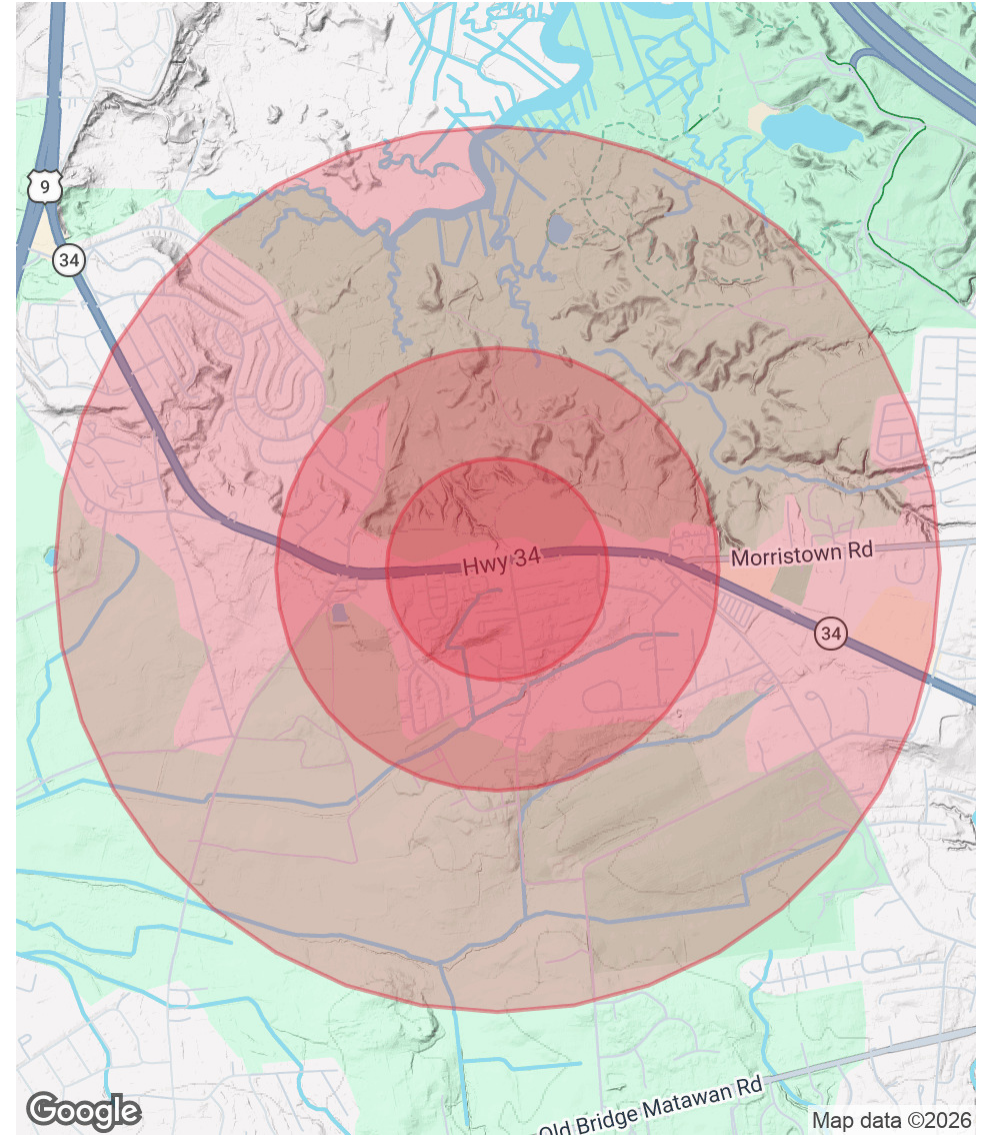
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	178	878	4,863
Average Age	53.9	51.5	48.3
Average Age (Male)	49.9	48.4	45.3
Average Age (Female)	57.5	53.4	49.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	387	2,045
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$116,618	\$135,869	\$137,986
Average House Value	\$366,885	\$390,184	\$410,953

2023 American Community Survey (ACS)



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