

AVAILABLE FOR SALE
ASKING PRICE \$4,000,000

67 ROUTE 36 WESTBOUND

Eatontown, NJ 07724 | **Monmouth County**



FORMER AUTO DEALERSHIP PROPERTY
AVAILABLE FOR SALE

RIPCO
REAL ESTATE

EXECUTIVE SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **67 ROUTE 36** — a former auto dealership.

67 Route 36 is situated on 2.59 acres and consists of two buildings. The primary building is a 13,337 SF one story building, and the rear building is 1,737 SF one story.

The property is zoned M-B Manufacturing-Business Zone: Permitted uses include:

- New car sales
- Used car and recreational vehicle sales only when in conjunction and on the same property with a new car franchise
- Business & professional offices
- Laboratories & research facilities
- Restaurants & taverns
- Day-care facilities
- Hotels & motels
- Wholesale business
- Communications
- Warehousing & flex
- Financial services
- Educational services
- Healthcare testing service facility
- Ambulatory health care facility
- Building materials
- Bowling alleys
- Indoor movie theaters

Conditional uses include:

- Fast-food restaurants

PROPERTY SUMMARY

THE OFFERING

Property Address	67 Route 36 Eatontown, NJ 07724
Block	2304
Lots	60, 61, 43

PROPERTY INFORMATION

Lot Size	2.5935 acres
Lot Dimensions	246' frontage x 388' deep (irregular)
Parking Spaces	109
Zoning	M-B Manufacturing-Business Zone

BUILDING INFORMATION

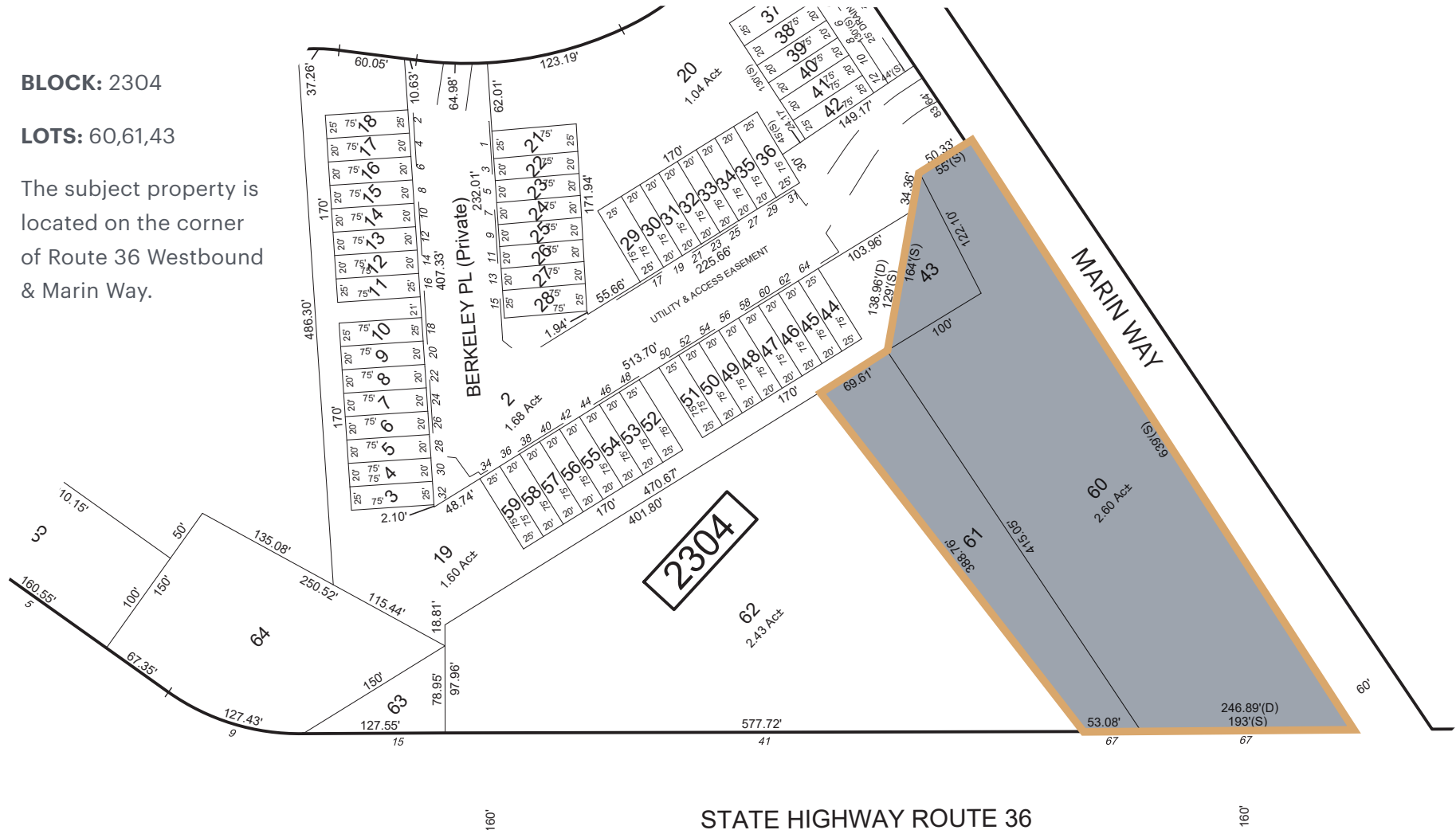
Building 1 Size	± 13,337 SF
Building 2 Size	± 1,737 SF
Stories	1
Real Estate Taxes (2024)	\$59,114.02
Purchase Price	\$4,000,000

LOCATION AND TAX MAP

BLOCK: 2304

LOTS: 60,61,43

The subject property is located on the corner of Route 36 Westbound & Marin Way.

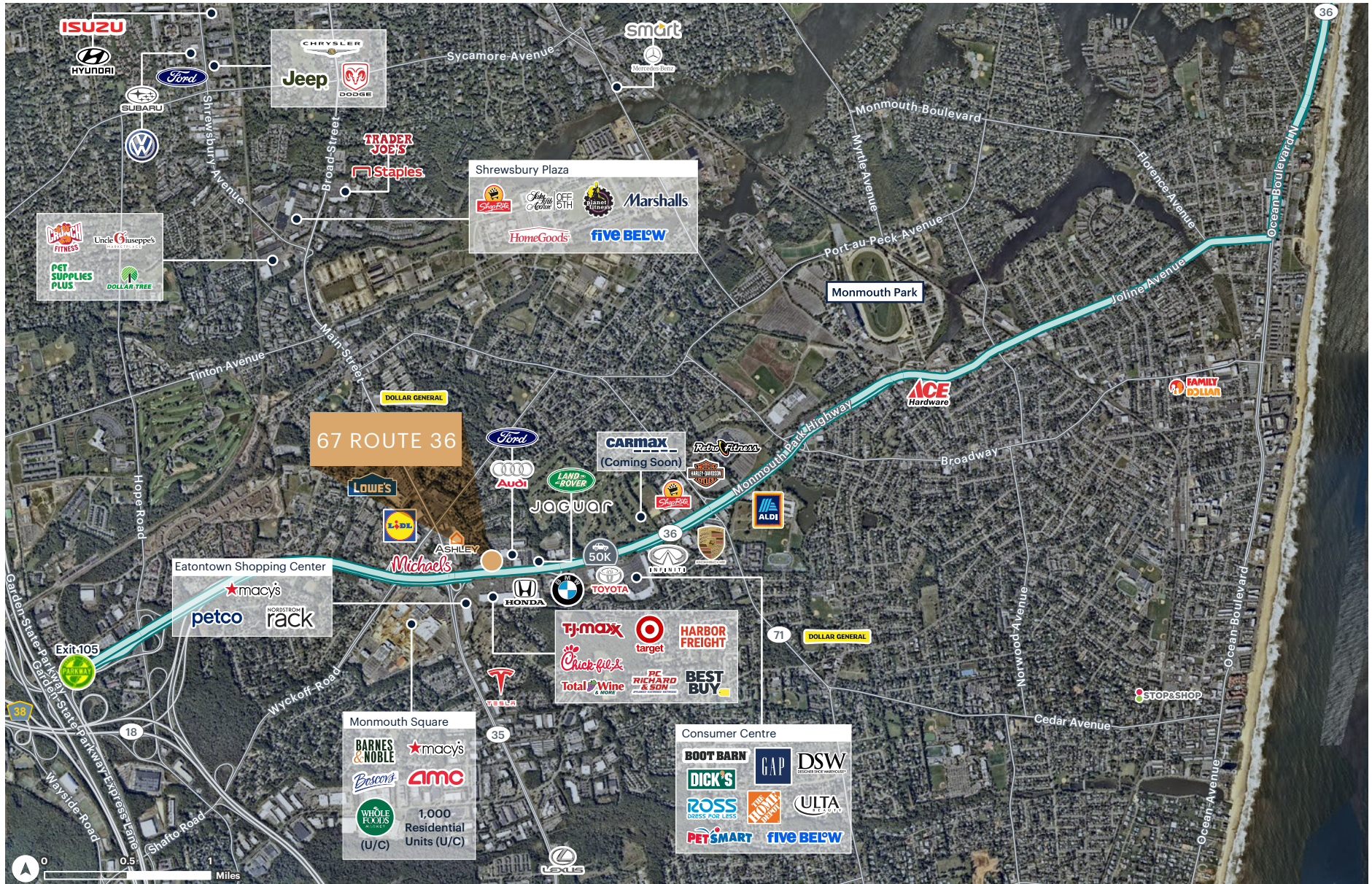




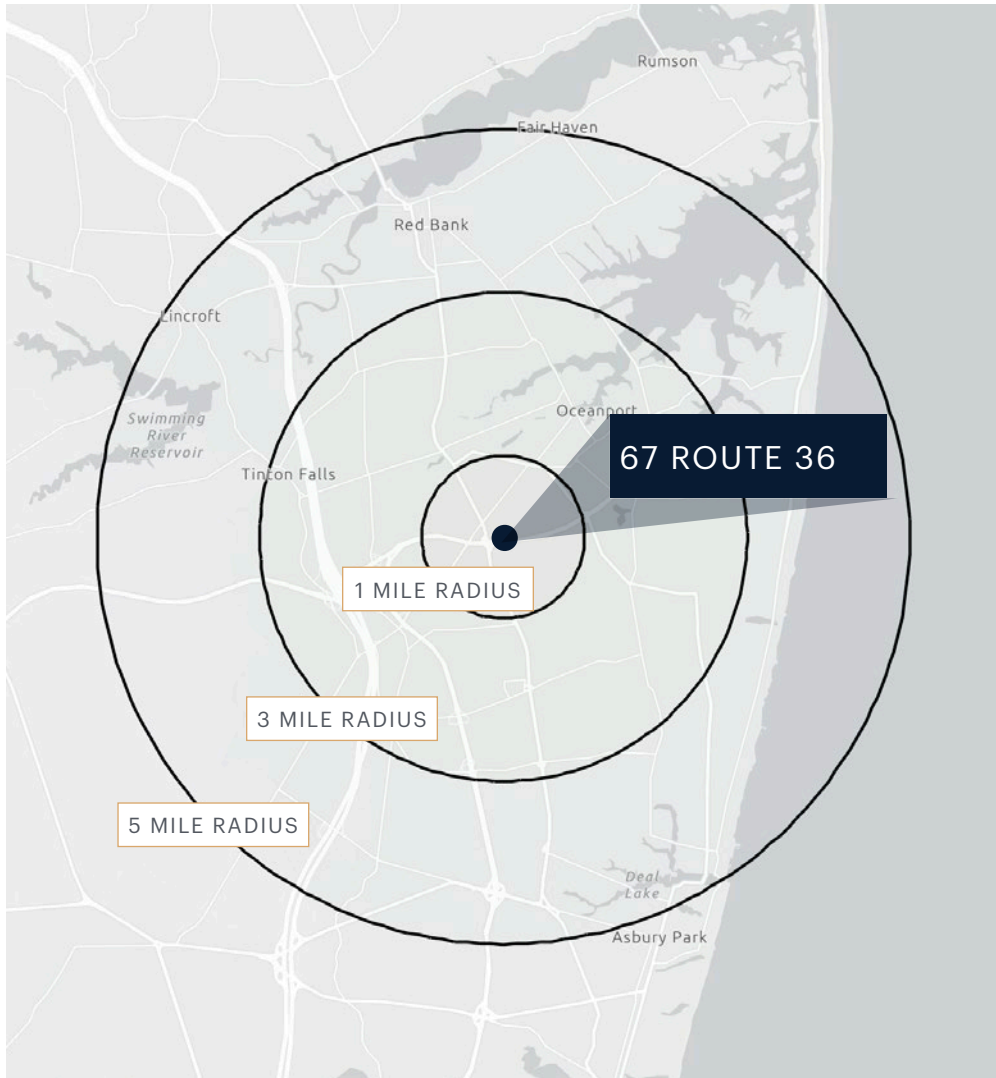
LOW-LEVEL AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	7,154	68,784	159,059
NUMBER OF HOUSEHOLDS	3,056	27,141	64,955
AVERAGE HOUSEHOLD INCOME	\$123,587	\$145,812	\$159,497
MEDIAN HOUSEHOLD INCOME	\$87,566	\$103,406	\$109,216
COLLEGE GRADUATES	43.01%	46.15%	50.70%
TOTAL BUSINESSES	480	3,652	8,226
TOTAL EMPLOYEES	6,014	41,271	88,072
DAYTIME POPULATION	9,525	75,732	167,737

CONTACT EXCLUSIVE AGENTS

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