

GROUND LEASE 1-7 ACRES FOR LEASE

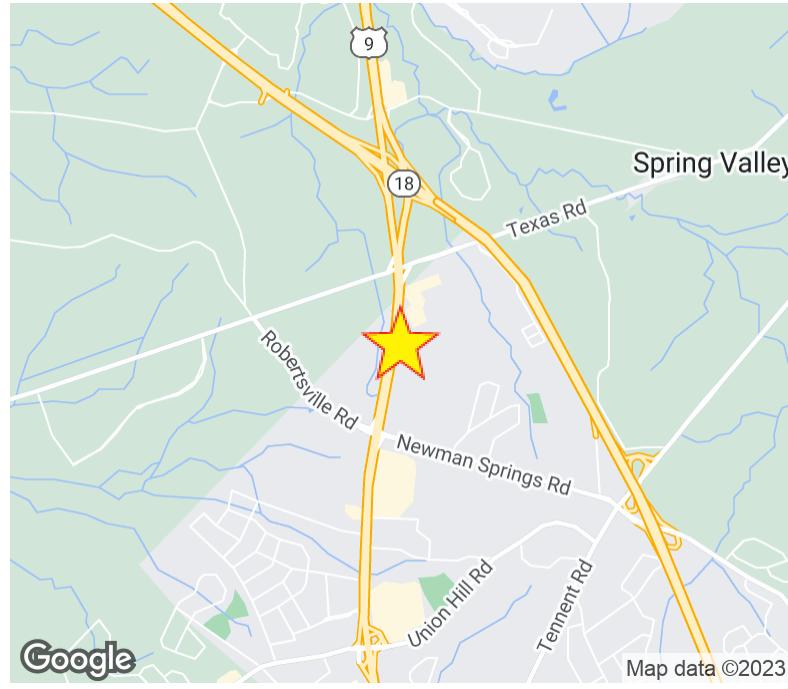
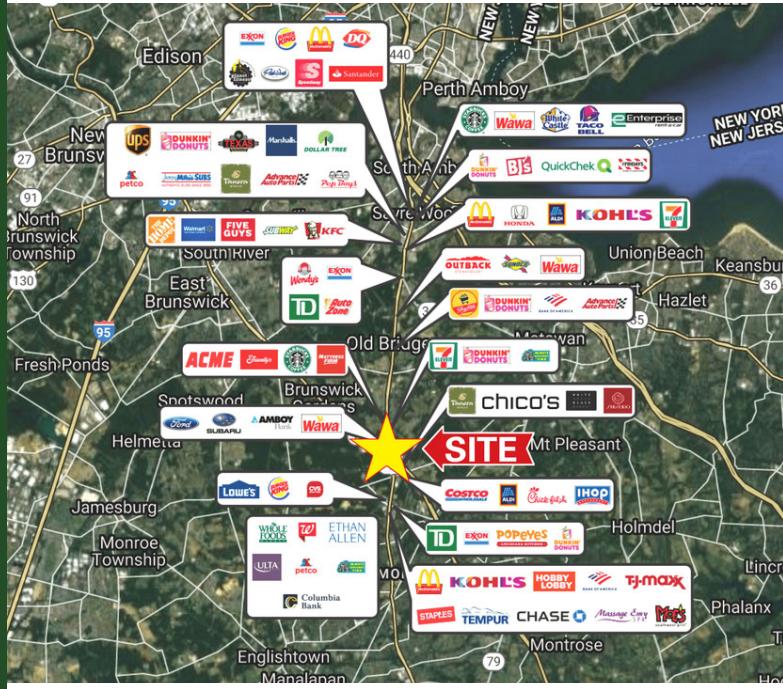
Commercial Redevelopment Opportunity

24 US Highway 9, Morganville, NJ 07751



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Commercial Redevelopment Opportunity on Route 9 North
Ground Lease +/- 1 to +/- 7 Acres

PROPERTY HIGHLIGHTS

- Ideal for retail or medical
- Zoned C-4, which allows for a broad range of uses. Please see zoning information on property website.
- Very strong demographics
- Traffic count of 65,000 VPD

LOCATION DESCRIPTION

Located on US Highway 9 North, with easy access to Routes 18, 34, and 35, and the Garden State Parkway.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1 - 6.96 Acres
LOT SIZE:	6.96 Acres

Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | O: 732.449.2000 x2216 | C: 732.567.1433 | goodman@sitarcompany.com



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TAX MAP

SHEET 52

REVISIONS

SHEET 74

OLD BRIDGE TWP
MIDDLESEX COUNTY

WARNING: USING COMPUTER AIDED DRAFTING/COORDINATE GEOMETRY (CADD).

TAX MAP
OF MARLBORO

NEW JERSEY
DATE: JULY 2011

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
OCTOBER 24, 2008, SIGNED BY
SANTO C. DONONATO, CTA AND
ASSIGNED SERIAL NUMBER 932

D W. BARNETT
ENGINEER AND LAND SURVEYOR
NEW JERSEY LICENSE NO. 14987
ATLANTIC CITY, NEW JERSEY 08401
TELEPHONE 609/342-9700
TELEFAX 609/342-9708
THIS MAP IS DATED AS OF JULY 2011

SHEET 76

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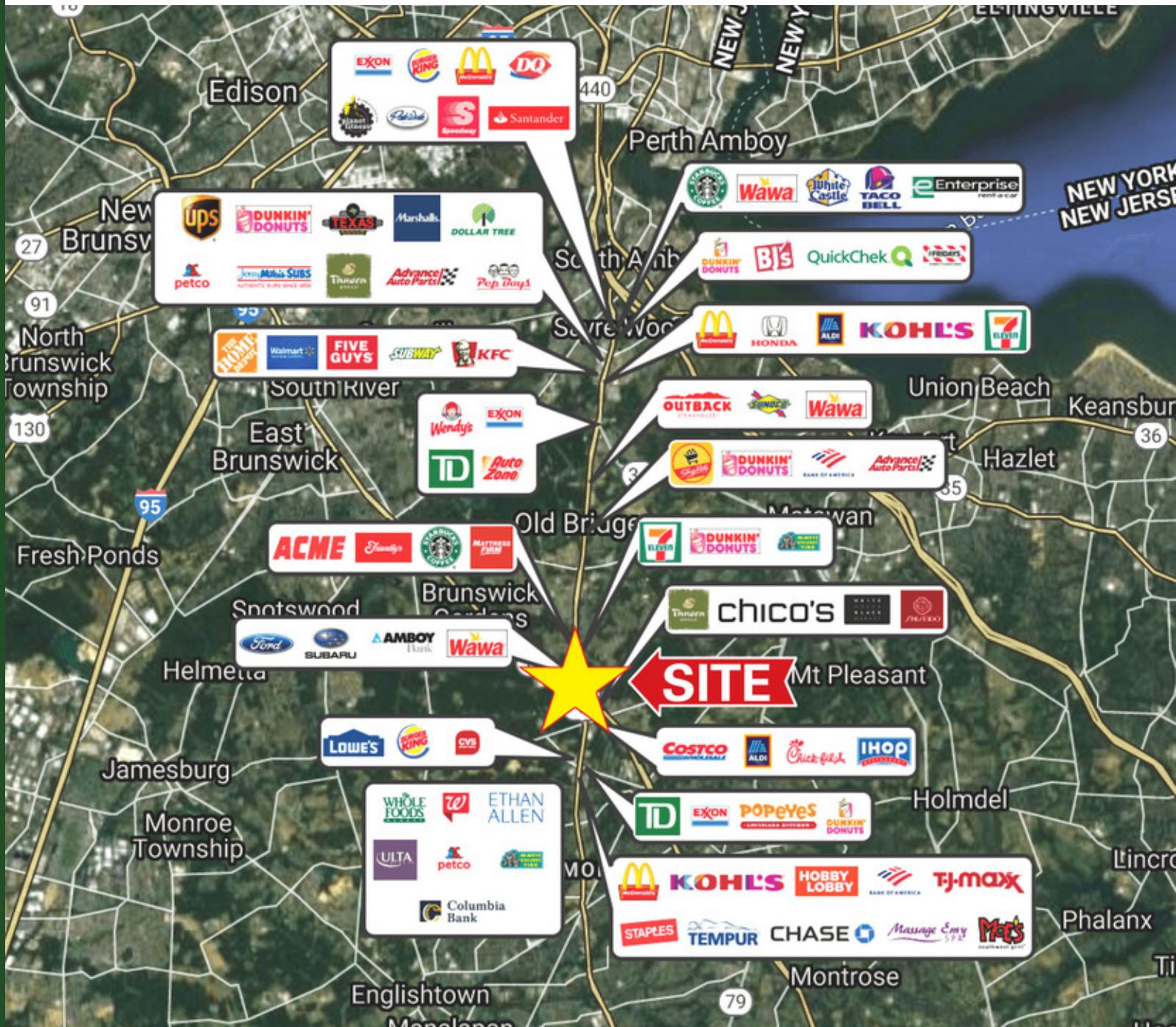
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sitar
Realty Company

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RETAILER MAP



Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | vasilis@sitarcompany.com

Justin Goodman | O: 732.449.2000 x2216 | C: 732.567.1433 | goodman@sitarcompany.com

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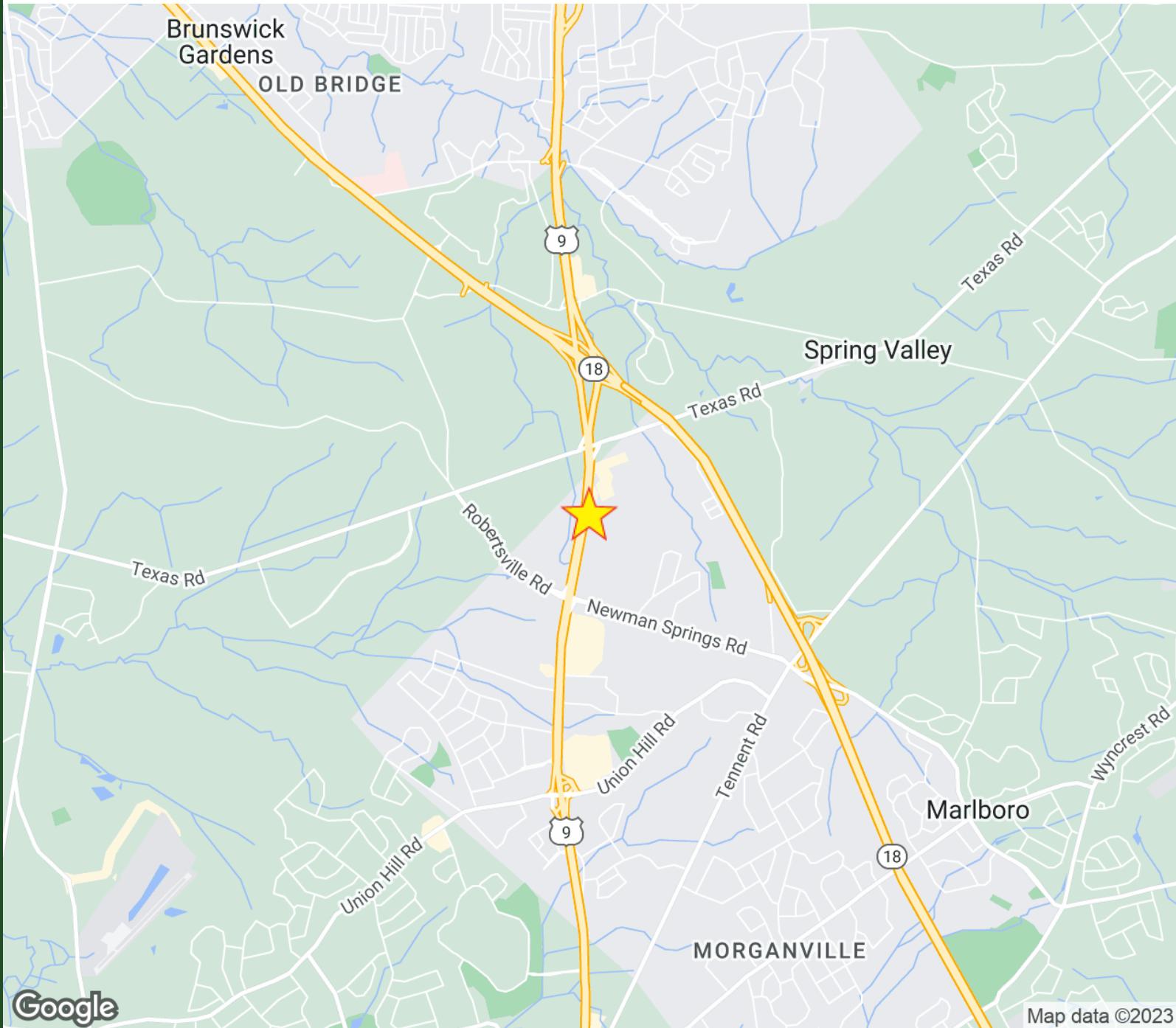
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LOCATION MAP



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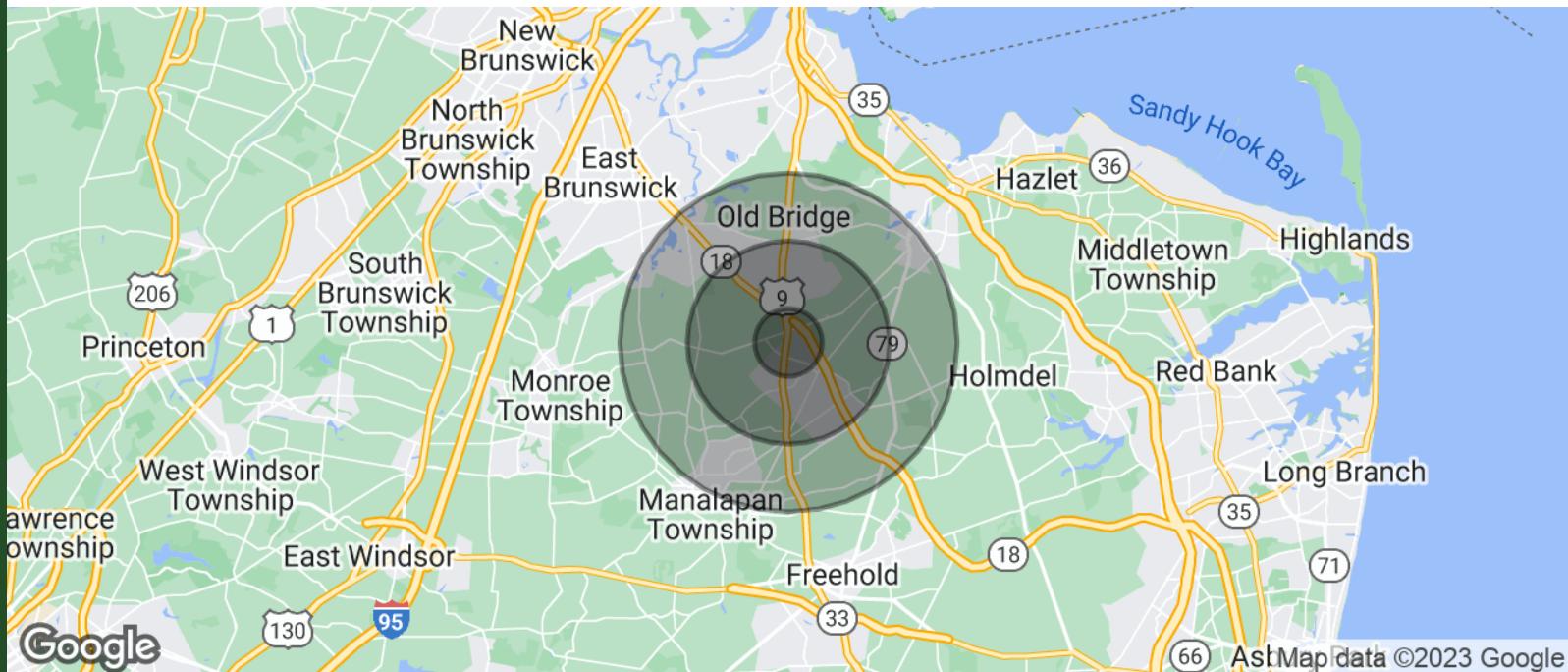


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,599	52,426	127,557
AVERAGE AGE	39.9	41.9	40.6
AVERAGE AGE (MALE)	40.2	41.0	40.0
AVERAGE AGE (FEMALE)	40.0	42.7	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,549	18,214	43,056
# OF PERSONS PER HH	3.0	2.9	3.0
AVERAGE HH INCOME	\$144,608	\$121,330	\$123,568
AVERAGE HOUSE VALUE	\$497,730	\$467,193	\$477,043

* Demographic data derived from 2020 ACS - US Census

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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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