

KINGS HIGHWAY PORTFOLIO

167,169,171 Kings Highway, Middletown, NJ 07748

LAND AVAILABLE FOR SALE
±5 ACRES TOTAL

FOR SALE
ASKING PRICE **UPON REQUEST**

Kings Highway

Route 35

Lot 12

Lot 13

Lot 11

Lot 10

Lot 26

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Significant Assemblage Opportunity

Five contiguous parcels totaling a substantial land position along Kings Highway create a rare assemblage opportunity in a highly desirable Monmouth County market. The combined site offers flexibility for commercial, mixed-use, professional office, medical, or redevelopment-oriented investors seeking scale.

#2

Prime Middletown Location

Strategically positioned on Kings Highway, one of Middletown's primary corridors, the property benefits from strong visibility, convenient ingress/egress, and proximity to Route 35, Route 36, and the Garden State Parkway.

#3

Affluent and Dense Consumer Base

Middletown Township, is the largest municipality in Monmouth County, with a population exceeding 67,000 residents and a highly affluent demographic profile that supports long-term commercial demand.

#4

Excellent Regional Connectivity

Convenient access to major employment centers throughout Monmouth County and the New York metropolitan area. Nearby NJ Transit rail service and ferry connections provide attractive commuting options.

#5

Value-Add and Redevelopment Potential

The combined parcels present multiple paths to value creation. Limited availability of large infill sites in established Middletown locations enhances the property's strategic investment appeal.

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **167, 169, and 171 Kings Highway, Middletown, NJ** (the 'Property').

167, 169, and 171 Kings Highway represent a rare opportunity to acquire a strategically located five-parcel assemblage in the heart of Middletown, New Jersey. Situated along a well-traveled commercial corridor, the properties benefit from excellent visibility, strong regional connectivity, and access to an affluent and growing consumer base. The combined site offers investors, developers, and owner-users the flexibility to pursue a variety of commercial, mixed-use, or value-add strategies within one of Monmouth County's most desirable markets. With proximity to major transportation routes, established residential neighborhoods, and the greater New York metropolitan region, the Property is well-positioned to capitalize on continued economic growth and long-term demand.

PROPERTY SUMMARY

THE OFFERING

Property Address	167, 169, 171 Kings Highway, Middletown, NJ
County	Monmouth
Block / Lot	805 / 10, 11, 12, 14, 26
Property Type	Land

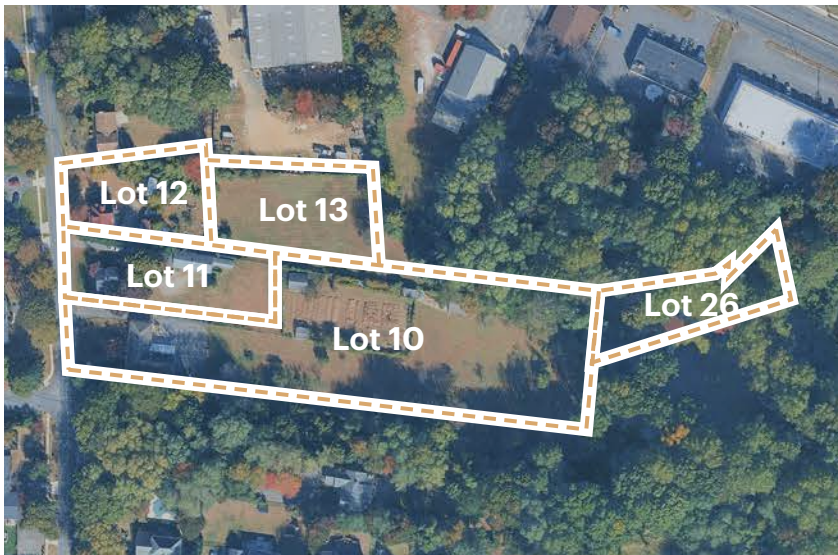
PROPERTY INFORMATION

Total SF	218,758 SF (approx.)
	Lots 10,13,26: 2.48 acres
	Lot 11: 0.673 acres
	Lot 12: 0.5335 acres
	Total: 5.022 acres (approx.)

Residential Units	3
Commercial Units	0

ZONING INFORMATION

Zoning	Residential
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ASSEMBLAGE

PROPERTY ADDRESS	BLOCK	LOT	LOT SIZE	ASSESSED VALUE	COMMENTS
167 Kings Highway	805	10,13,26	3.814 AC (166,137 SF)	\$624,200	Included in assemblage
169 Kings Highway	805	11	0.673 AC (29,315 SF)	\$713,200	Included in assemblage
171 Kings Highway	805	12	0.535 AC (23,304 SF)	\$569,300	Included in assemblage
Combined Properties	805	10,11,12,13,26	5.022 AC (218,756 SF)	\$1,906,700	Combined parcels

ASSEMBLAGE HIGHLIGHTS

DESCRIPTION	DETAILS
Number of Parcels	5
Frontage	Kings Highway
Municipality	Middletown Township
County	Monmouth
Existing Improvements	Residential Structures & Lake
Development Opportunity	Assemblage Redevelopment Potential
Visibility	Excellent exposure along Kings Highway



ZOOM AERIAL



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW

MIDDLETOWN TOWNSHIP

is one of Monmouth County's most desirable communities, offering a strong residential base, high household incomes, and convenient access to New York City and the Jersey Shore. The Property is located along the Route 35 retail corridor, a major commercial thoroughfare serving Middletown, Holmdel, Hazlet, and Red Bank.

Surrounded by national retailers, restaurants, medical offices, and established residential neighborhoods, the area generates significant consumer activity and benefits from strong long-term market fundamentals. Accessibility via Route 35, Route 36, the Garden State Parkway, and nearby NJ Transit service further supports the area's continued growth and redevelopment potential.

Opportunities to acquire large-scale redevelopment sites within established Monmouth County communities are increasingly rare. With approximately ± 7.06 acres spanning seven contiguous parcels at a signalized intersection, the Route 35 & Kings Highway Assemblage offers a unique opportunity to control one of the area's most prominent development sites. Its combination of scale, visibility, and accessibility creates significant potential for future mixed-use, residential, retail, medical, and other redevelopment initiatives, subject to municipal approvals.



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	6,016	61,947	138,996
Number of Households	2,120	22,886	52,797
Average Household Income	\$183,142	\$184,679	\$179,904
Median Household Income	\$141,984	\$135,235	\$126,563
College Graduates	55.0%	48.3%	47.9%
Total Businessess	328	1,793	5,555
Daytime Population	6,524	50,474	124,638
Traffic Count Hwy 35	34,754 ADT		
Traffic Count Kings Hwy	7,736 ADT		

CONTACT EXCLUSIVE AGENTS

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