

LAND FOR SALE

Planning Board Approved Building

2388 Route 34 N, Wall Township, NJ 08736

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Site with Planning Board Approved Medical/ Office Building

PROPERTY HIGHLIGHTS

- Single story with a basement for storage.
- 7,402 sq. ft. approved (can build up to 3,502 sq. ft. of medical plus general office)
- Can be a single user or for two tenants
- OB-20 Zone
- Traffic light controlled intersection which provides dual access to Rt.34 North and South
- Traffic count of 37,524 VPD (2017)
- 43 parking spaces
- Situated in area of strong demographics
- Property taxes \$9,792 (2023)

LOCATION DESCRIPTION

Located on the corner of Highway 34 and Paynters Road, with easy access to the Garden State Parkway, and Highways 18, 35, 70, 138 and I-195.

OFFERING SUMMARY

SALE PRICE:	\$695,000
LOT SIZE:	1.2 Acres

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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AERIAL & SITE PLAN



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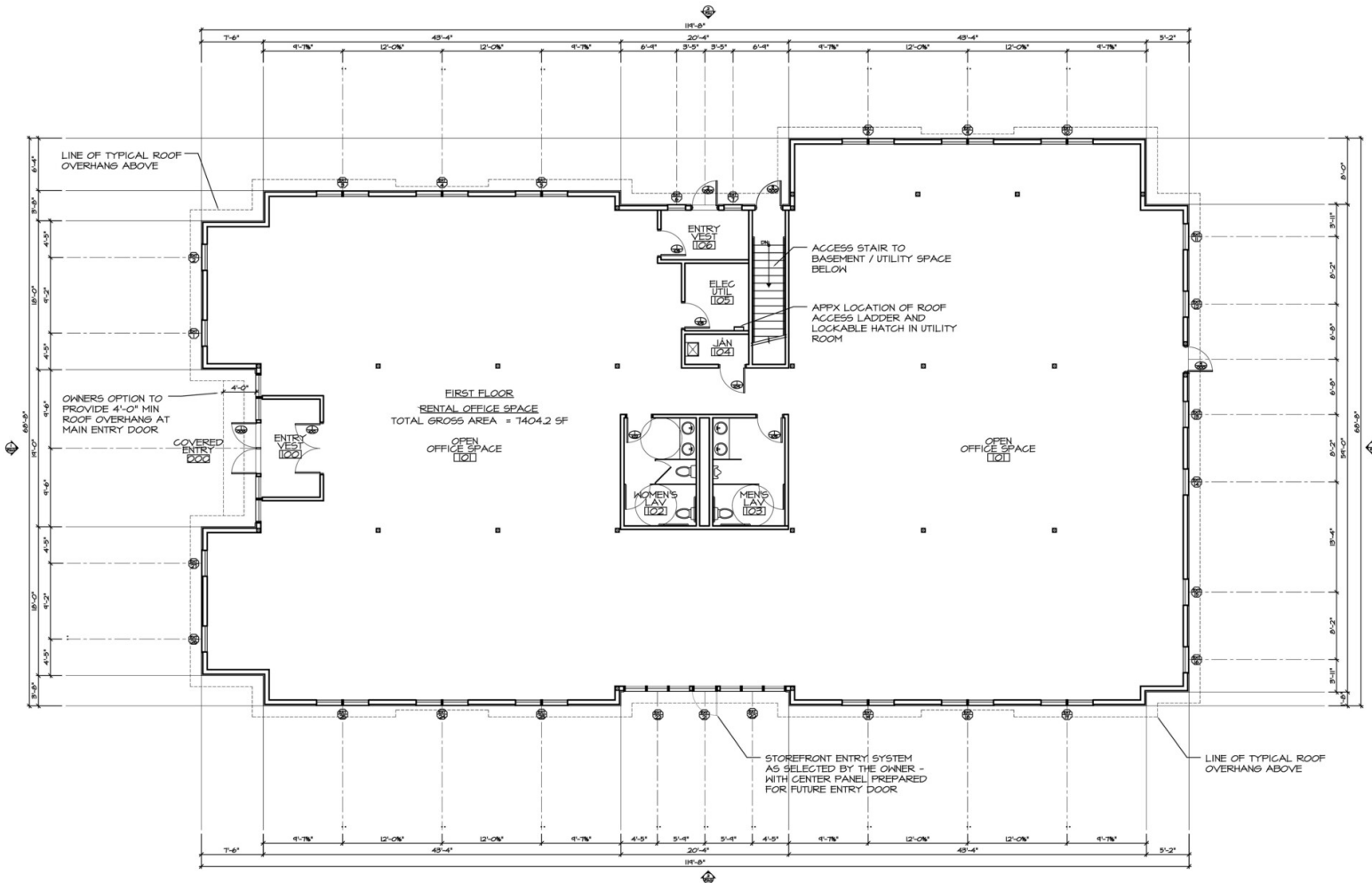
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PROPOSED FIRST FLOOR PLAN



1
P1.0 PROPOSED FIRST FLOOR PLAN - CORE & SHELL
SCALE: 1/8" = 1'-0"

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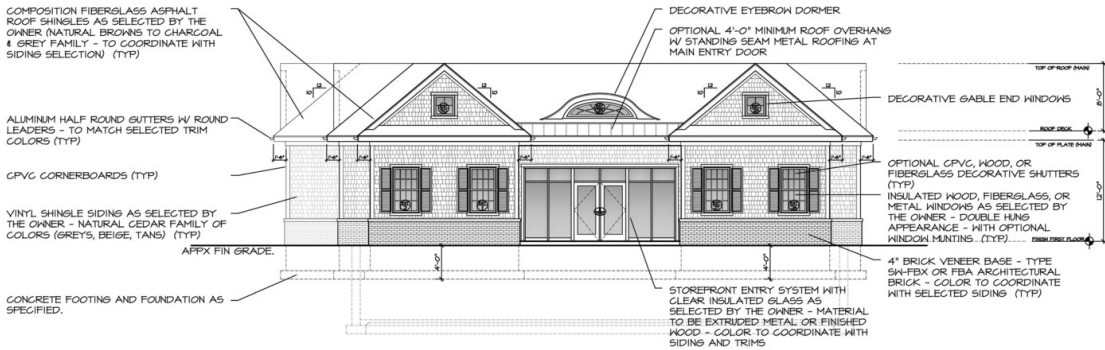


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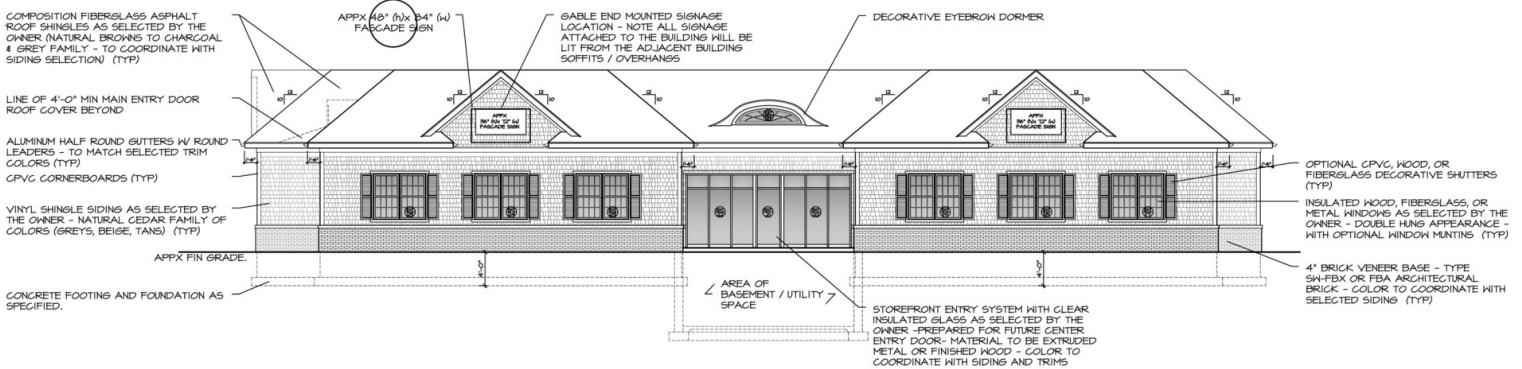
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ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE (HIGHWAY 34) ELEVATION
SCALE: 1/8" = 1'-0"

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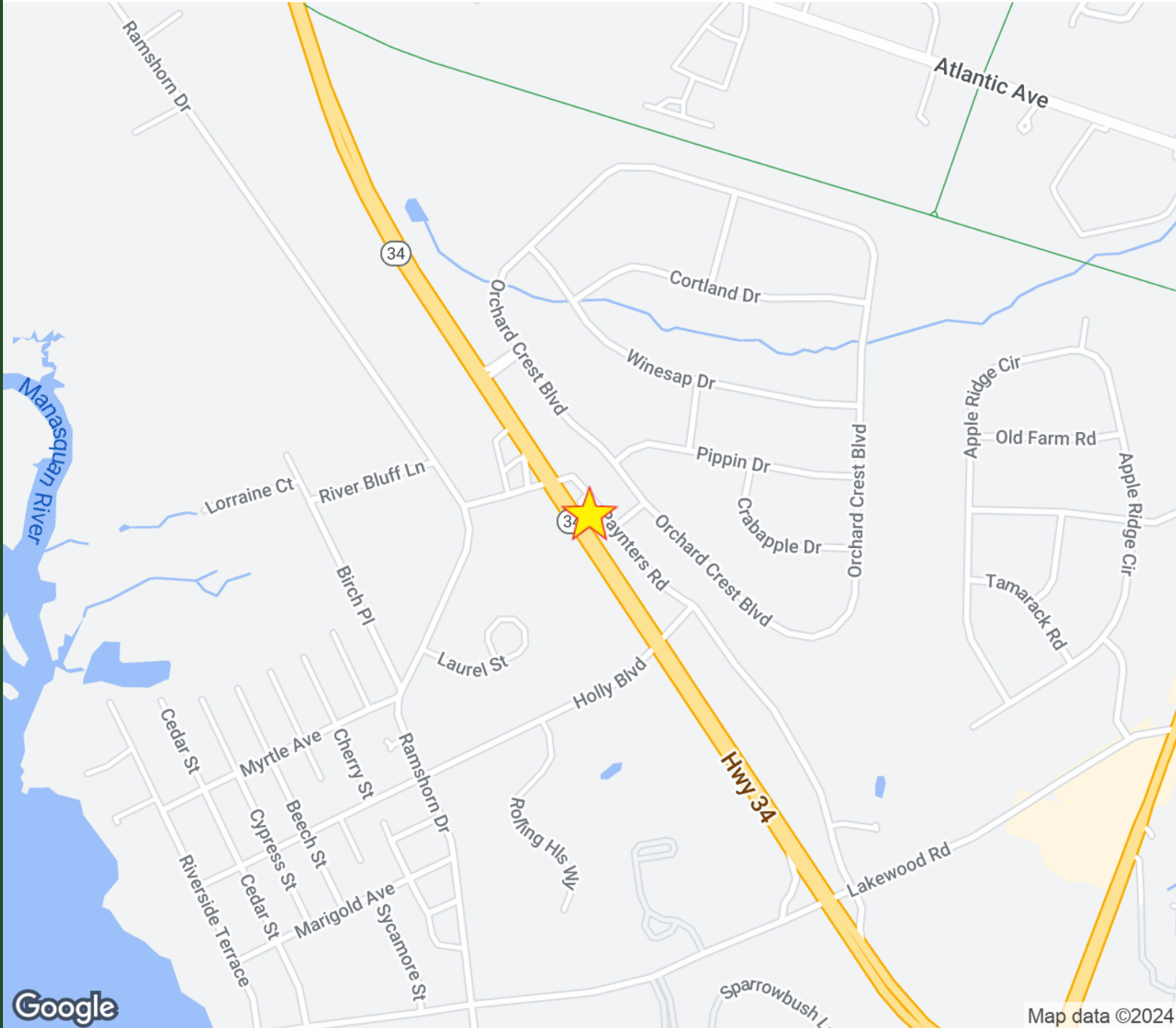
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LOCATION MAP



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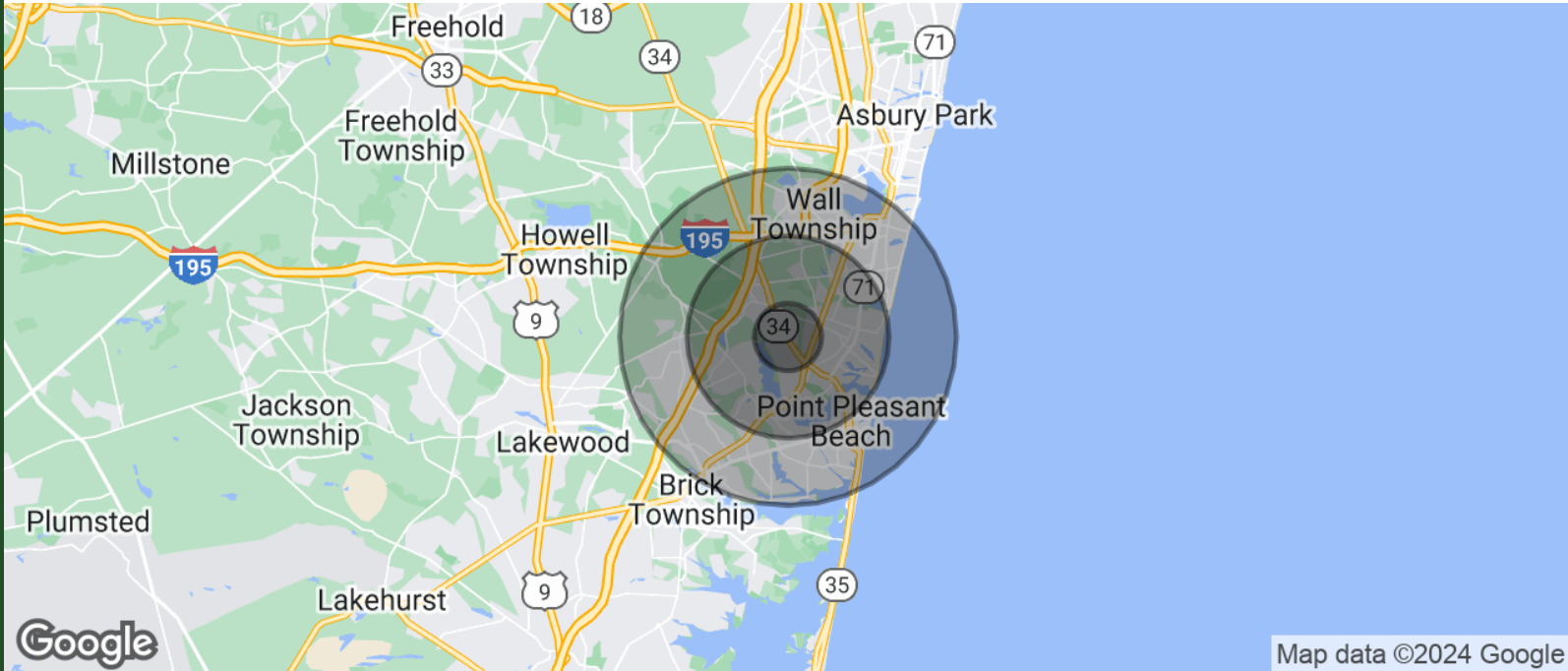
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DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,723	51,183	127,993
AVERAGE AGE	44.7	46.2	44.9
AVERAGE AGE (MALE)	44.0	45.6	43.7
AVERAGE AGE (FEMALE)	46.0	46.8	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,810	23,739	59,310
# OF PERSONS PER HH	2.6	2.2	2.2
AVERAGE HH INCOME	\$167,194	\$122,009	\$109,698
AVERAGE HOUSE VALUE	\$667,447	\$564,433	\$509,743

2020 American Community Survey (ACS)

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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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