

FOR SALE OR LEASE

APPROVED COMMERCIAL LAND: 8.28 ACRES



RT 70 & RT 539 MANCHESTER TOWNSHIP NJ 08759

8.28 ACRES ZONED COMMERCIAL

- 5 Approved pad sites
- Great for Retail / Office / Bank / Food or Car Wash
- Property wraps a major corner intersection

FRONTAGE

- 3 road frontages with 2 of them being major county / state highways
- 400 feet fronting on Rt. 70; 167 feet fronting on Rt. 539; 500 feet fronting on New Jersey Way
- Public Sewer and Water



CONTACT:

Tim Gillen
 Broker of Record
 C: 732-330-8035
 O: 732-240-9600
 tgillengr@yahoo.com



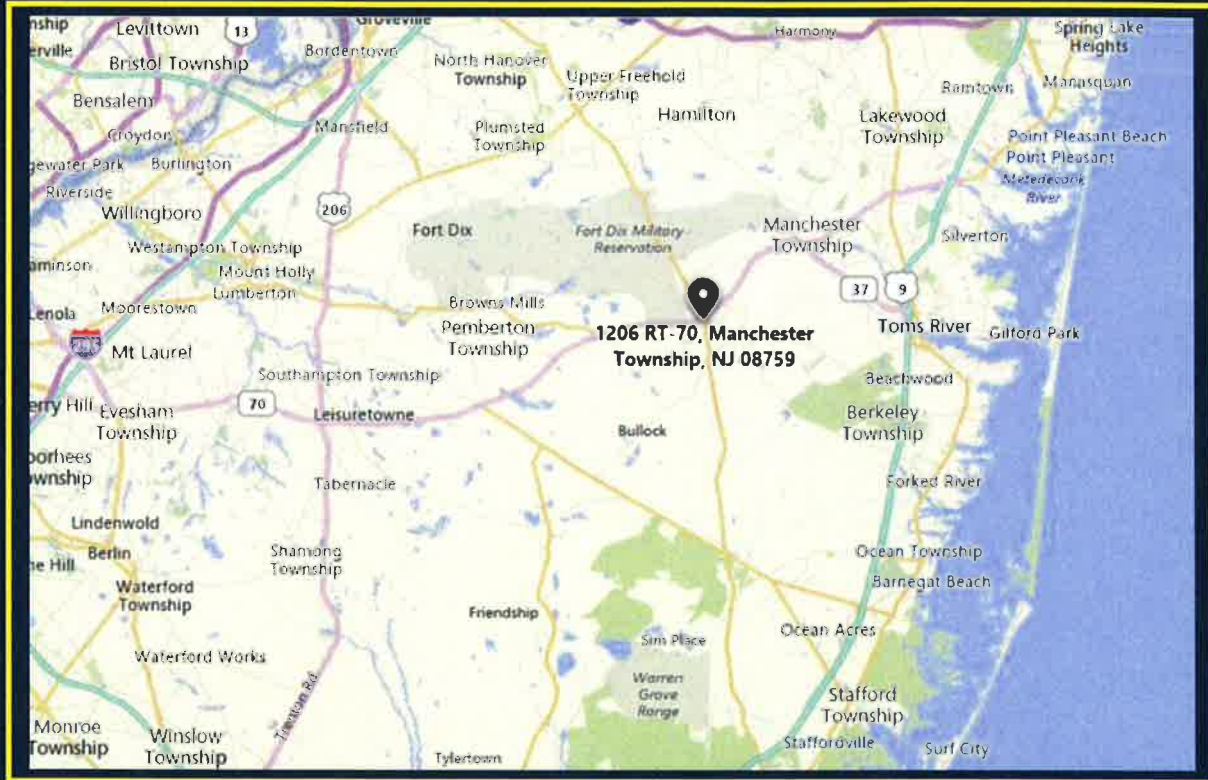
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Gillen Realty Inc., 2 Hooper Avenue, Suite 8B, Toms River, NJ 08753

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DEMOGRAPHICS

Population	35,300
Population Growth since 2010	2.8%
Income Per Capita	\$31,057
Median Age	67
Average Daily Traffic passing site	32,300

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N J SH. ROUTE 70
112' R.O.W.



WARREN GROVE-WHITING ROAD (CO. ROUTE 539 a.k.a. LACEY ROAD)
160' R.O.W.

SHOPPING CENTER W/M/W/A

NEW JERSEY WAY
160' R.O.W.

GENERAL LANDSCAPING & GARDENING

CELANO & SUTHERLAND



GRAPHIC SCALE
SCALE: 1" = 40'

RAMIREZ ENGINEERING
Consulting Civil Engineers



PROJECT: TMR ENTERPRISES
100 W. LACEY ROAD
MANCHESTER TOWNSHIP, OCEAN COUNTY, NJ
732.231.5152

DATE: 06/21/2018
DRAWN BY: RDR
CHECKED BY: RDR
SCALE: 1/8" = 1'-0"

TITLE: LAYOUT CONCEPT RENDERING

DESIGNED BY: RDR
DATE: 06/21/2018
SCALE: 1/8" = 1'-0"

PROJECT NO: 1802018001

DATE: 06/21/2018

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

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