

LAND FOR SALE

# Retail Development Site

Tinton Avenue and Municipal Drive, Tinton Falls, NJ 07724

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Site has preliminary approvals for the following: bank with drive thru, cafe with drive thru, pharmacy, daycare, and two retail buildings.
- Adjacent to 243 residential units and Tinton Falls municipal complex.
- Proposed ±138,000 SF RWJ Barnabas Medical Center to be located nearby.
- Permitted commercial uses are retail, institutional/civic and office.
- Retail is defined as convenience retail, specialty retail, lifestyle retail, entertainment retail, health clubs and restaurants and other dining establishments.
- Institutional/Civic is defined as non-profit, religious or public uses, such as a place of worship, museum, library, public or private school, child care centers, family day care homes, recreational/community center, recreation facilities, hospital, homeless shelter, or governmental use.

### PROPERTY DESCRIPTION

Pad sites for sale or entire package consisting of four commercial lots – Block 101.09, Lot 1 (1.149 acres); Block 101.10, Lot 1 (1.236 acres); and Block 101.11, Lots 1 (1.853 acres) and 2 (3.363 acres).

### LOCATION DESCRIPTION

Located on the corner of Tinton Avenue and Municipal Drive

### OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	7.6 Acres

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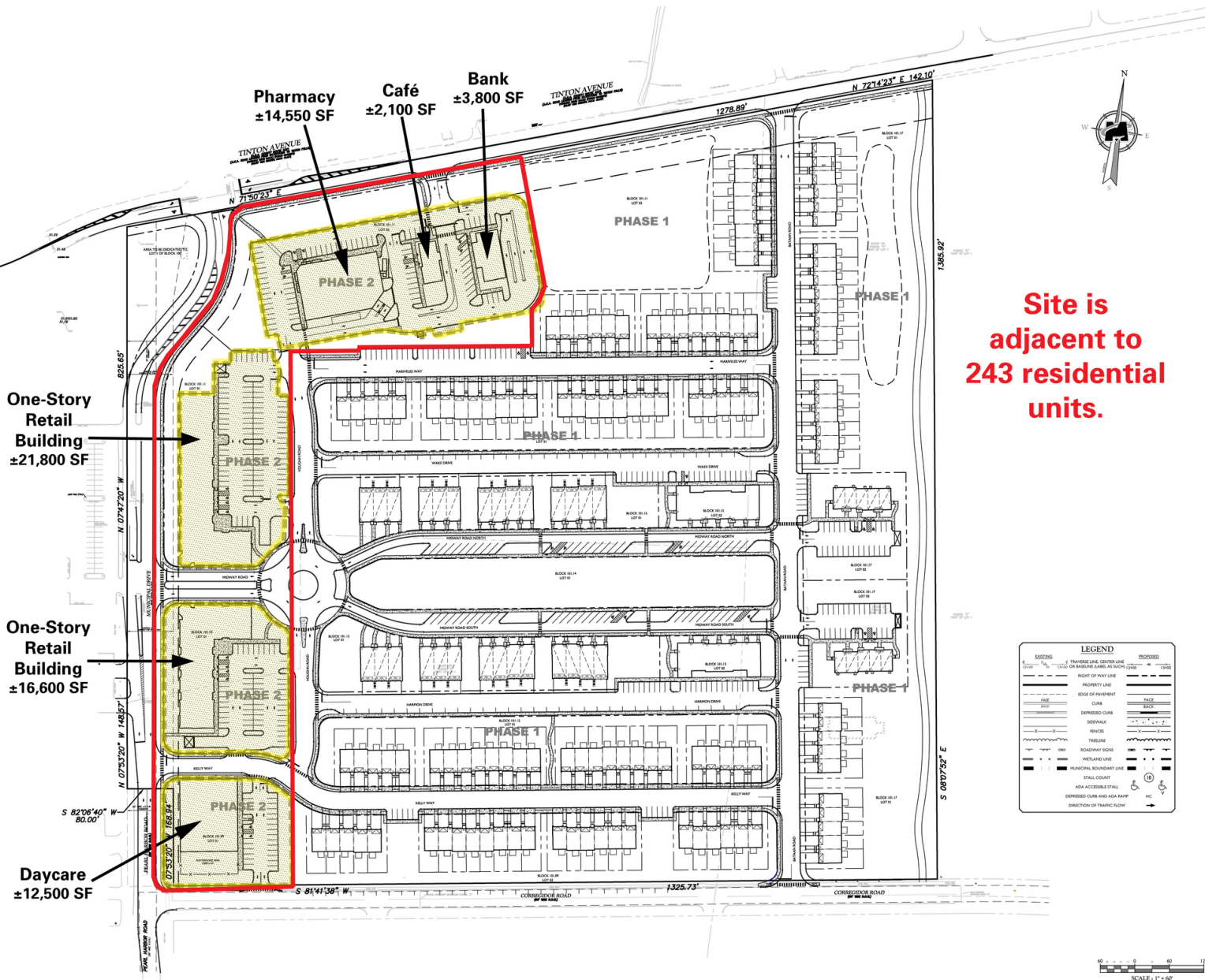
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## SITE PLAN



**Site is  
adjacent to  
243 residential  
units.**

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## ARCHITECT RENDERING



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NOT FOR CONSTRUCTION



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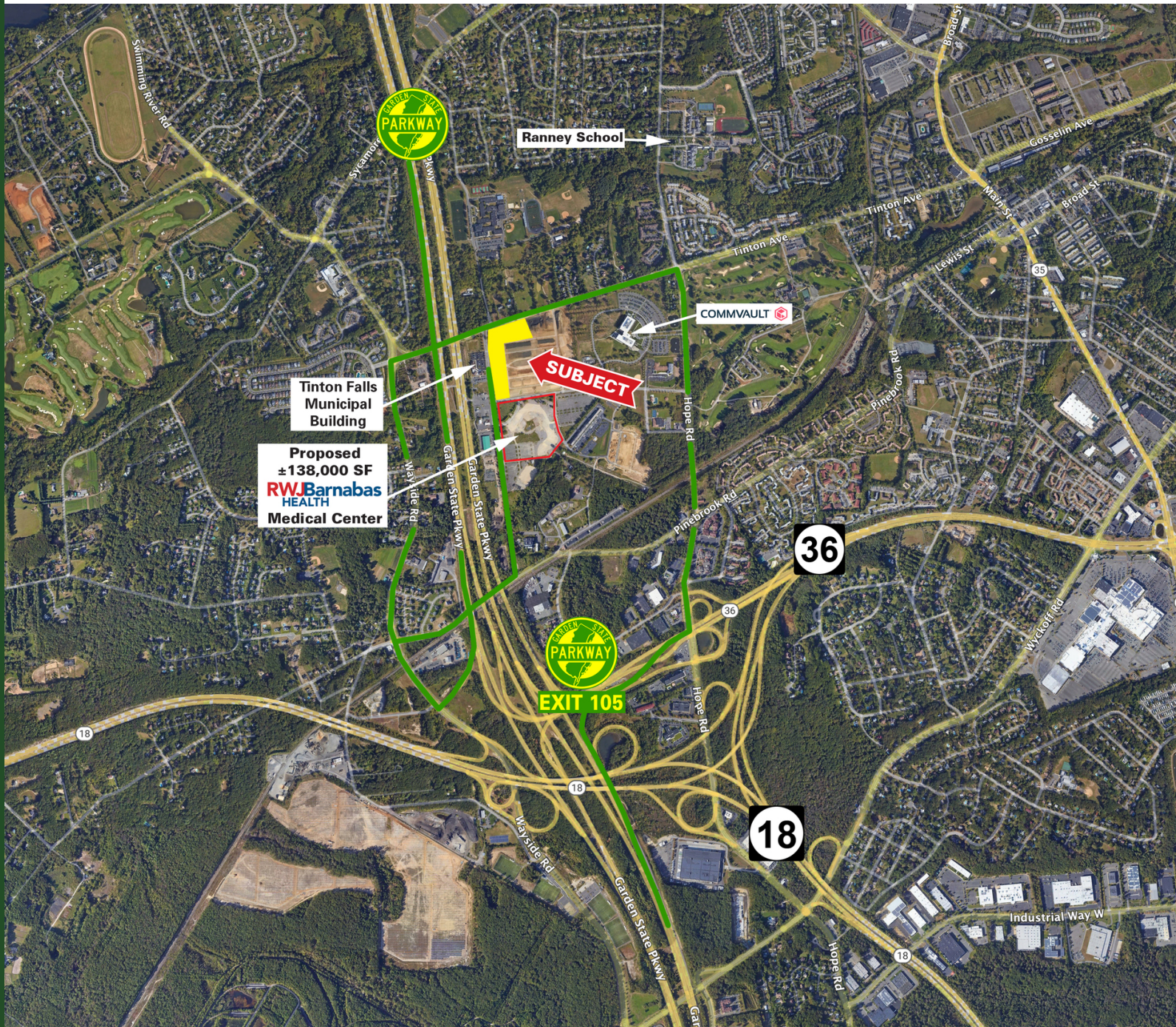
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## AERIAL MAP



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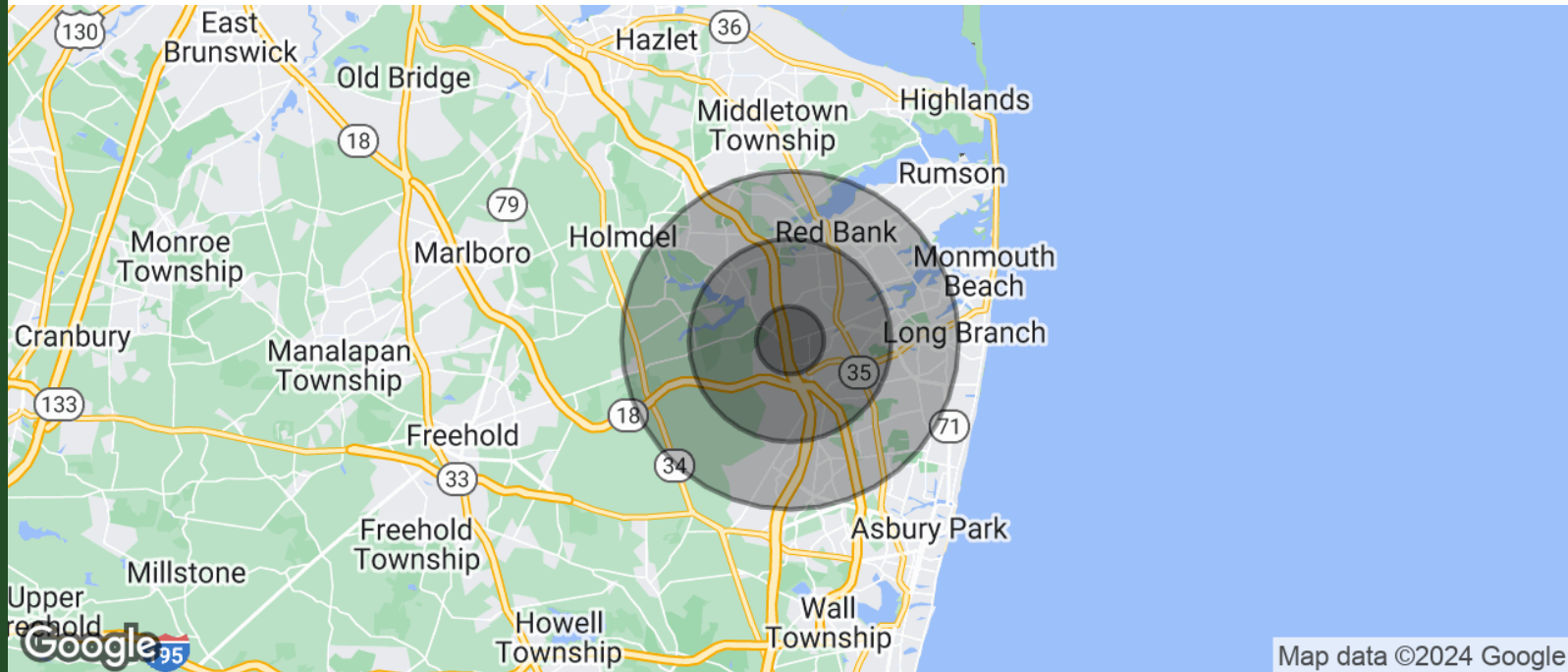
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,680	36,909	118,011
AVERAGE AGE	48.5	43.9	44.1
AVERAGE AGE (MALE)	49.8	43.0	42.6
AVERAGE AGE (FEMALE)	46.3	44.3	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,319	15,412	49,877
# OF PERSONS PER HH	2.0	2.4	2.4
AVERAGE HH INCOME	\$134,548	\$123,730	\$131,736
AVERAGE HOUSE VALUE	\$441,052	\$418,318	\$456,085

\* 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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