

109
SOUTH MAIN
STREET
FORKED RIVER, NJ 08731

CONFIDENTIAL OFFERING
MEMORANDUM



EXECUTIVE SUMMARY

Colliers is pleased to offer the opportunity to acquire **109 South Main Street, Forked River, Ocean County, New Jersey** ("109 South Main" or the "Property"). The Property is a ±10,908 SF freestanding, single-tenant retail building with a drive-thru, situated on ±1.76 acres. Constructed in 2000, the building is in excellent condition and offers ±45 parking spaces. The site benefits from Commercial/Retail zoning, permitting a wide range of uses including retail establishments, personal and professional services, restaurants, and cafés. The Property will be delivered vacant and is available for immediate occupancy.

109 South Main Street is strategically positioned along South Main Street (Route 9), a major corridor with ±26,000 vehicles per day, providing exceptional visibility and access. Forked River, part of Lacey Township in Ocean County, is a desirable coastal-suburban community known for its waterfront lifestyle, strong demographics, and proximity to Barnegat Bay and the Jersey Shore. The area offers convenient access to the Garden State Parkway, enabling easy connectivity to Northern New Jersey and the greater Philadelphia region.

Ocean County is one of New Jersey's fastest-growing counties, supported by a robust mix of retail, healthcare, and tourism. Within a short drive of the Property are major retailers, dining establishments, and essential services. The county also boasts strong healthcare infrastructure, including Hackensack Meridian Health facilities nearby, ensuring excellent community amenities. The region's steady population growth and high traffic counts make this an ideal location for retail operators seeking a prime position in a thriving market.



10,908	1.76	2000	45±	26,000
GROSS LEASABLE AREA	ACRES AVAILABLE	YEAR CONSTRUCTED	PARKING SPACES	VEHICLES PER DAY ON SOUTH MAIN STREET

BUILDING TYPE	PERMITTED USES	ZONING	SALE PRICE
FREESTANDING SINGLE- TENANT RETAIL BUILDING WITH DRIVE-THRU	RETAIL ESTABLISHMENTS, PERSONAL & PROFESSIONAL SERVICES, RESTAURANTS & CAFÉS	COMMERCIAL, RETAIL	UPON REQUEST

AREA & MARKET OVERVIEW



109 South Main Street is located in Forked River, an unincorporated community within Lacey Township in Ocean County, New Jersey. Forked River is a census-designated place covering approximately 3.47 sq mi, with a 2020 population around 5,274 residents—a modest but stable community known for its coastal charm and suburban feel.

Lacey Township, encompassing Forked River, is a coastal-suburban area prized for its waterfront lifestyle and outdoor amenities. Residents enjoy easy access to Forked River Beach Bay Front Park, Gille Park, the Forked River Mountains Preserve, and Barnegat Bay—making it popular for boating, fishing, hiking, and nature activities.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	7,329	22,533	31,430
Median Age	42.9	44.1	45.1
Owner Occupied Housing Units	2,382	7,738	10,891
Renter Occupied Housing Units	348	1,062	1,592
Median Household Income	\$101,526	\$103,851	\$103,826
Average Household Income	\$124,688	\$134,877	\$134,822
Per Capita Income	\$48,121	\$52,559	\$53,297

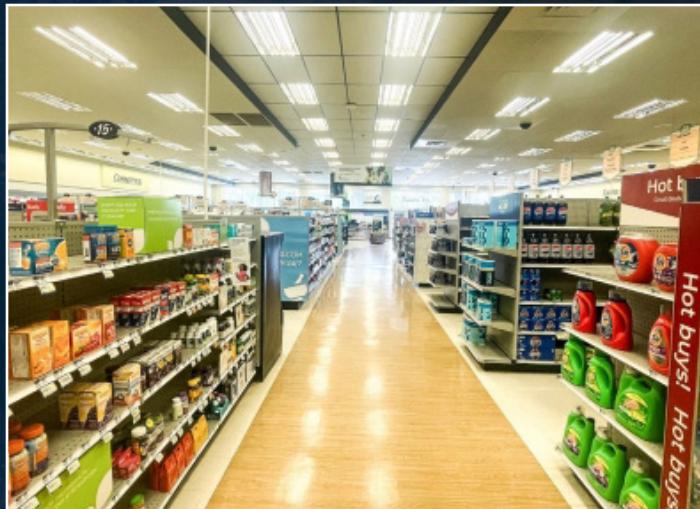
The local school district (Lacey Township School District) oversees six schools serving around 3,767 students. Forked River Elementary enrolls approximately 425 students, with the district's middle school serving 845 students; the district shows average academic performance, with a graduation rate near 92%.

Ocean County overall ranks well for healthcare services, featuring facilities such as Hackensack Meridian Health's Primary Care center at 701 S Main Street in Forked River, and Hackensack Meridian Primary Care on US-9, supporting both family and pediatric services.

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DISCLAIMER

Colliers International NJ LLC ("Broker") has been engaged as the exclusive sales representative for the sale of 109 South Main Street, Forked River (the "Property") on behalf of the Seller. The Property is being offered for sale in an 'as-is, where-is' condition, and the Seller and the Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the expressed written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Broker as a "Registered Potential Investor" or as a "Buyer's Broker" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the recipient's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Broker or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Broker shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Recipients are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason without notice. The Seller and the Broker each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. The Broker is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there under have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest of confidence and shall be returned to the Broker or the Seller promptly upon request; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Broker. Seller will be responsible for any commission due to Broker in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will Broker or Seller be liable for same, and Purchaser will indemnify and hold Broker and Seller harmless from any claims by any Brokers having dealt with Buyer, other than Broker. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Broker's authority to act on its behalf. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.