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Commercial Realty, LLC

**RETAIL SHOWROOM BUILDING / LAND FOR LEASE
3.22 AC – FUTURE CORNER LIGHTED INTERSECTION**



**430 ROUTE 34, COLTS NECK, NJ 07722
OFFERING MEMORANDUM**

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PROPERTY SUMMARY:

**– First Time Offered on the Market –
430 Route 34, Colts Neck, NJ
Available for Occupancy June 2023!**

- **+/- 22,511 SF Freestanding Retail Showroom Building Located on 3.22 AC of land Available for Lease or Land Lease. Occupied by Becker Hardware for the last 50 years.**
- **Total lot size is 3.22 AC with an outdoor area for storage and multiple loading docks in the back of the building for tractor trailer access.**
- **Land Lease or a traditional lease of the building. Call for Pricing.**
- **Zoning: B-1 Business District. Permitted uses include Retail, Medical, Professional Office, Pharmacy, Hardware, etc. See attached zoning ordinance.**

ADDITIONAL PROPERTY DETAILS:

- Property is located directly on Route 34 and has approvals for a future traffic light located at the corner of the property. Please see Route 34 Access Management Plan – Phase II on page 7.
- 1st Floor is 22,511 SF with +/- 2,000 SF of 2nd floor mezzanine space.
- 77 total striped parking spaces with the potential for 100 parking spaces.
- 4 loading docks (rear) and 8 roll up doors/bays in the front.
- Ceiling heights range from approximately 17 ft – 18 ft.
- Property is serviced by well & septic. 2021 RE Taxes are \$23,609.41

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AERIAL / TRAFFIC COUNTS:



**ROUTE 34: 16,286
VPD**

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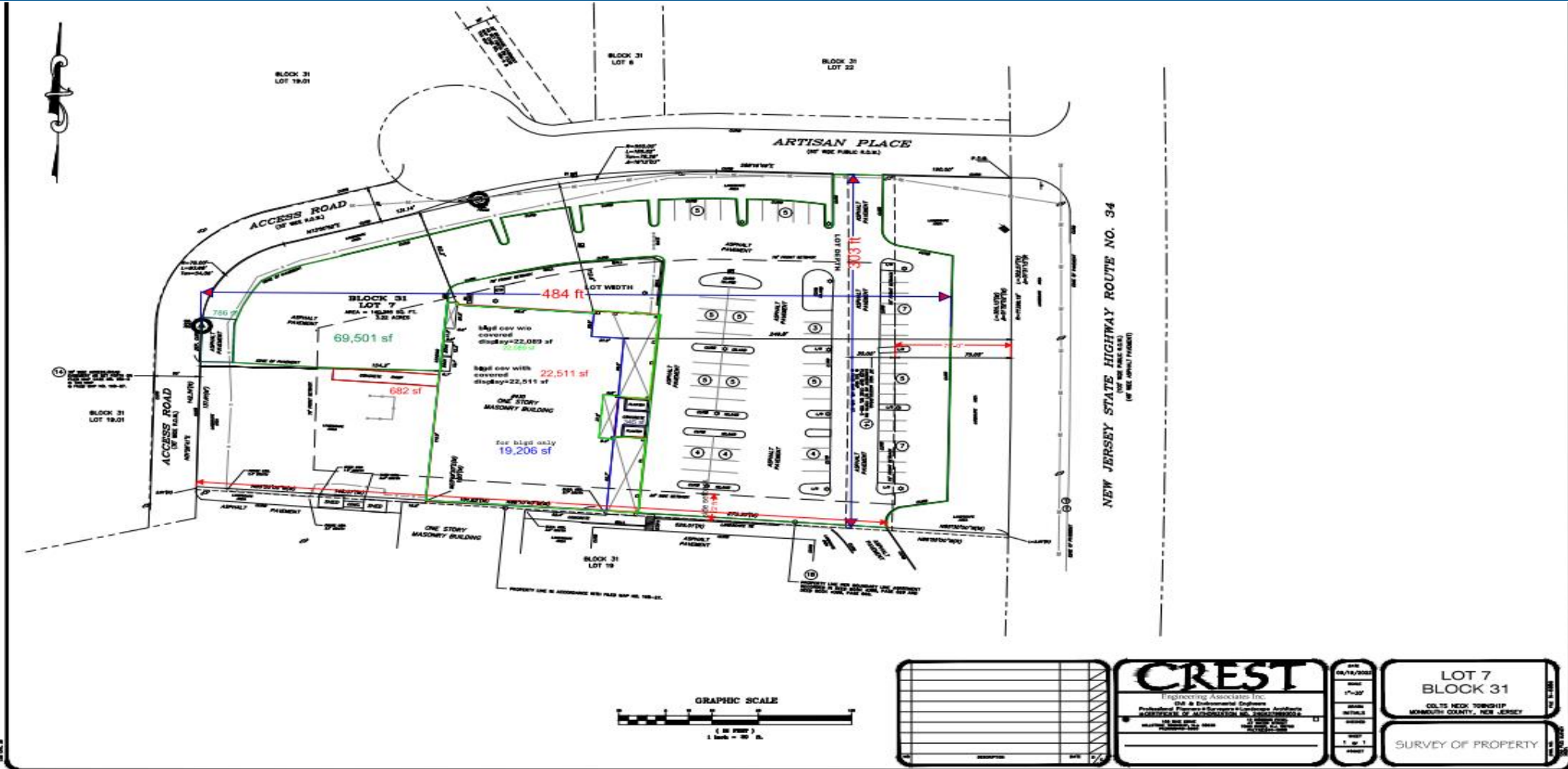
AERIAL:



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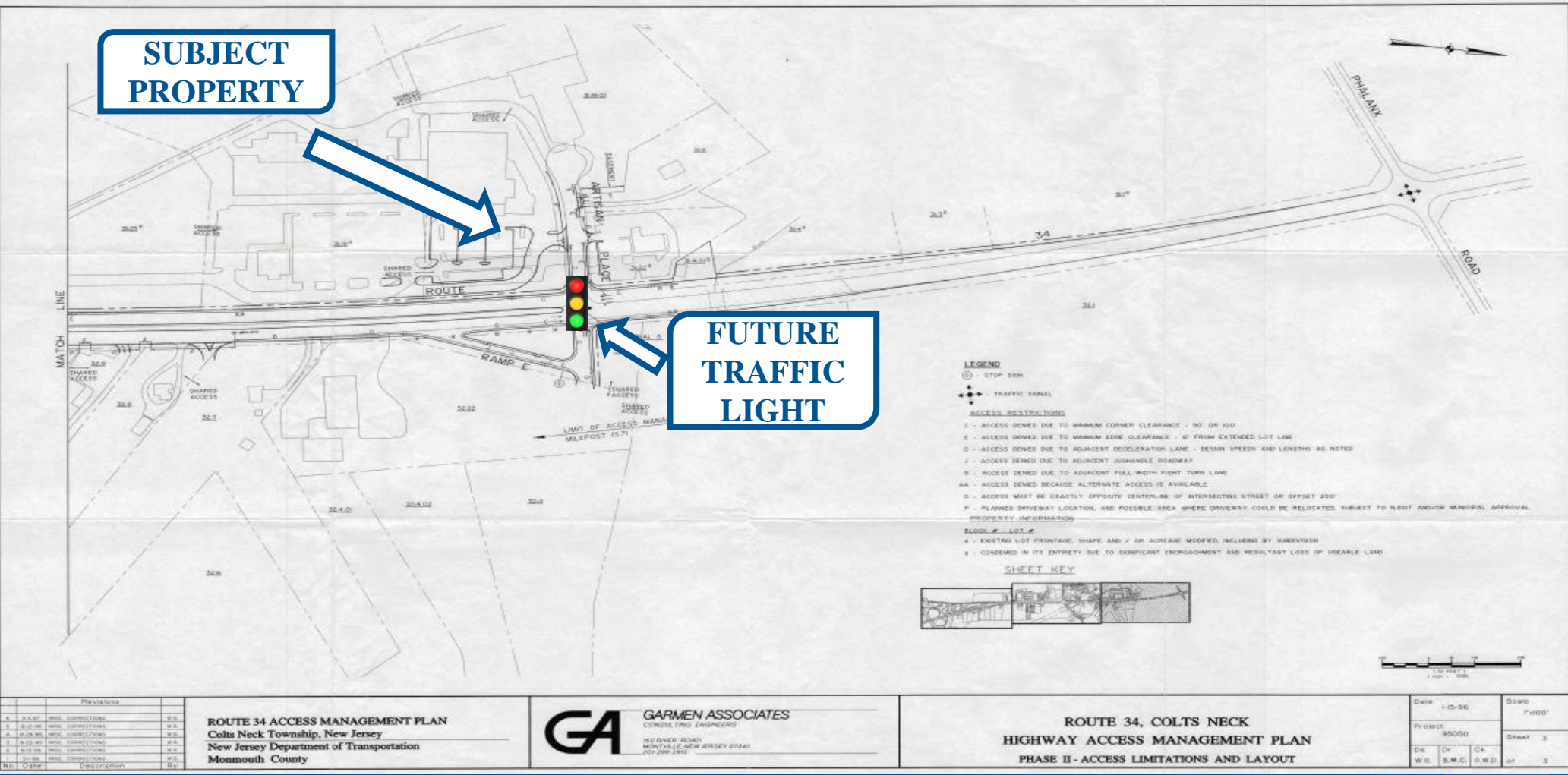
SURVEY:



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ROUTE 34 ACCESS MANAGEMENT PLAN – PHASE II:



No.	Date	Description	By
1	8.8.07	ISSUE CORRECTIONS	W.S.
2	10.22.08	ISSUE CORRECTIONS	W.S.
3	10.28.08	ISSUE CORRECTIONS	W.S.
4	10.28.08	ISSUE CORRECTIONS	W.S.
5	10.28.08	ISSUE CORRECTIONS	W.S.
6	10.28.08	ISSUE CORRECTIONS	W.S.

ROUTE 34 ACCESS MANAGEMENT PLAN
 Colts Neck Township, New Jersey
 New Jersey Department of Transportation
 Monmouth County

GA GARMEN ASSOCIATES
 CONSULTING ENGINEERS
 250 RENOY ROAD
 MONTAILE, NEW JERSEY 07043
 201-280-2612

ROUTE 34, COLTS NECK
HIGHWAY ACCESS MANAGEMENT PLAN
PHASE II - ACCESS LIMITATIONS AND LAYOUT

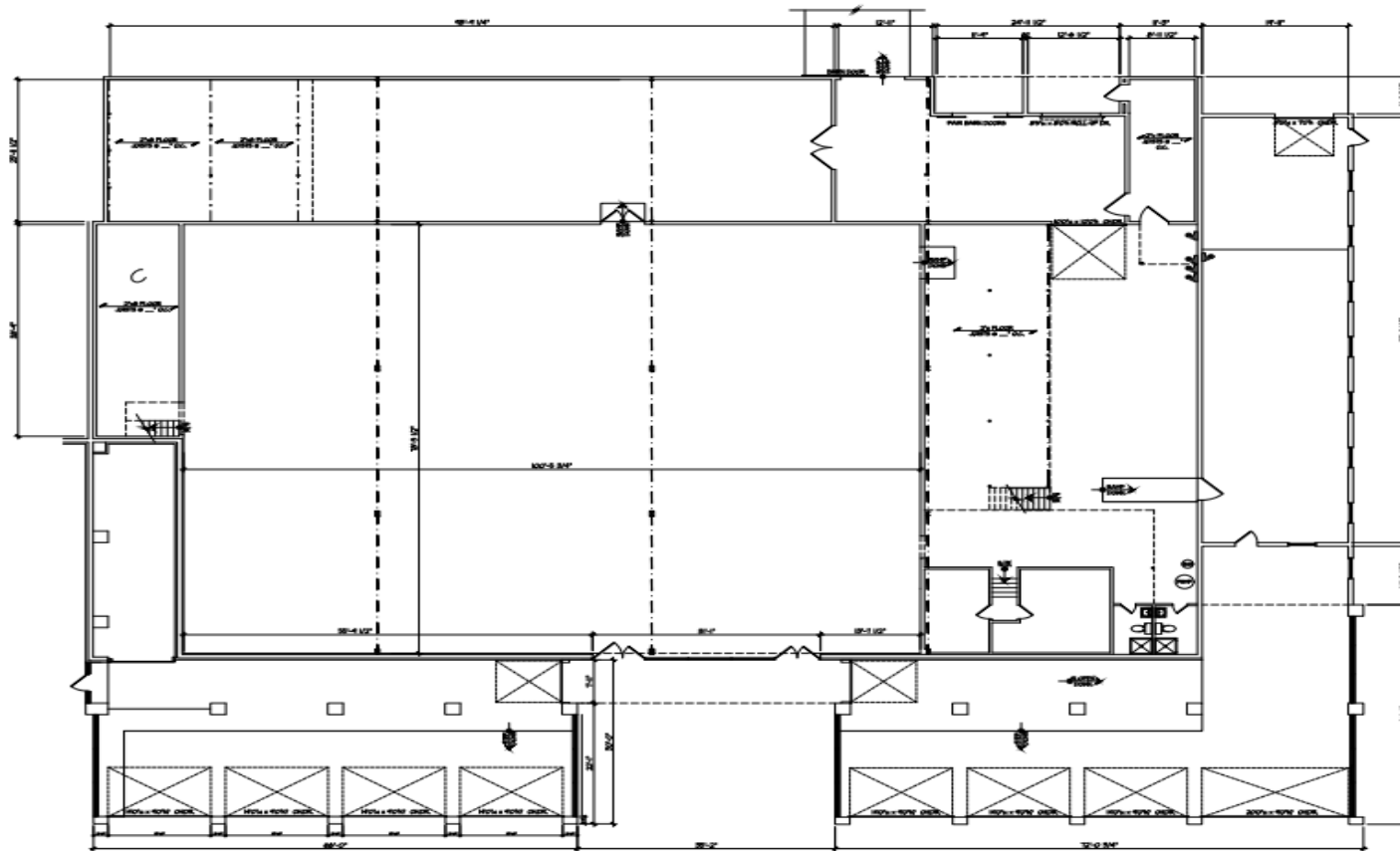
Date	1-15-06	Scale	1"=100'
Project	95000	Sheet	3
Dr.	W.S.	Clk.	W.S.
W.D.	S.W.C.	S.W.D.	of 3



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AS BUILT PLANS:



1 FLOOR PLAN
AS BUILT

**PRELIMINARY
NOT FOR CONSTRUCTION**

ISSUED BY: [Signature]
DATE: JANUARY 26, 2011

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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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ALL SERVICES PROVIDED BY THE ARCHITECT ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD CONDITIONS OF CONTRACT, WHICH ARE AVAILABLE UPON REQUEST.

PROPOSED STORE FOR
BECKER HARDWARE
430 NESH
FLOOR PLAN
COLTS NECK, NEW JERSEY

01 - 00 - 20	01 - 00 - 20
02 - 00 - 20	02 - 00 - 20
03 - 00 - 20	03 - 00 - 20
04 - 00 - 20	04 - 00 - 20
05 - 00 - 20	05 - 00 - 20
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07 - 00 - 20	07 - 00 - 20
08 - 00 - 20	08 - 00 - 20
09 - 00 - 20	09 - 00 - 20
10 - 00 - 20	10 - 00 - 20

LCR
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ADDITIONAL PHOTOS:



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ADDITIONAL PHOTOS:



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ADDITIONAL PHOTOS:



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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

All information furnished regarding property of 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 withdrawal without notice.

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RETAIL SHOWROOM BUILDING / LAND FOR LEASE
3.22 AC – APPROVED CORNER LIGHTED INTERSECTION



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