



660 Route 35 & 16 Gillville Ln

Middletown Township, NJ

6,696 SF Retail Building





16 GILLVILLE LN

Middletown Township, NJ

660 Route 35



660 Route 35

## OFFERING

Price \$1,925,000

Building SF 6,696

PSF \$287

NOI \$125,256

RSF \$19.88

Cap Rate 6.5%

Land SF 33,508 SF .77 AC

Zoning B-3 (Business Zone)

16 Gillville Lane

Price \$575,000

Land SF 24,115 SF .57 AC

Building SF 936 SF

Year Built 1954

Zoning R-22

Package Price \$2,500,000

# 660 Route 35



## Package Sale



# 16 GILLVILLE LN



**05**  
Lease Summary

**06**  
Tenant Profile

**07**  
Property Highlights

**08-20**  
Property Photos

**21-23**  
Retailer Map

**24**  
Demographics

**25-30**  
Zoning

**32**  
Contact Info

## TABLE OF CONTENTS



660 Route 35 & 16 Gillville Lane presents a unique investment package opportunity to own an expansive commercial building with a long term lease located along Route 35 AND a detached residential property that can be utilized by an owner/user or for future investment. Compact Auto Body has over 7 years remaining on their initial lease term with (2) 5 year options to renew. Compact Auto is a part of Vive Collision, which has over 55 locations throughout the northeast. The property is positioned on Route 35 with over 40,000 Vehicles Per Day exposure and among many national tenants.



# COMPACT AUTO BODY INC

## LEASE SUMMARY

TENANT	Compact Auto - Vive
PREMISES	6,300 SF Main
BASE RENT	\$125,256
RENT PSF	\$19.88
LEASE COMMENCEMENT	January 1, 2022
LEASE EXPIRATION	January 1, 2032
LEASE TERM	7 Years 6 Months
RENEWAL OPTIONS	2 x 5 Year Options
RENT INCREASES	2% Per Annum
LEASE TYPE	NN (Landlord – Roof & Structure)
PERMITTED USE	Auto Body Repair & Sales
PROPERTY TAXES	\$132,082 (Tenant Obligation)
INSURANCE	Tenant's Obligation
SNOW REMOVAL, LANDSCAPING	Tenant's Obligation



# TENANT PROFILE

## Locations

660 Route 35, Middletown Township, NJ


279 Main Street, Suite 101, Matawan, NJ

## Services

- Free Estimates
- Insurance Claims From Start to Finish
- On-site Rental Vehicles
- Towing Arrangements
- Lifetime Warranty

## Expertise

- Factory Certified
- I-CAR Gold Class
- Aluminum & Complex Composites
- Advanced Driver Assistance Systems (ADAS)
- Electric Vehicles (EVs)
- Refinishing
- Equipment

**COMPACT**  
AUTO BODY INC  
POWERED BY **VIVE** 

Compact Auto Body in Middletown has been serving customers throughout Monmouth County since 1978.

They are part of Vive Collision, which expanded to 55 locations across the Northeast, encompassing states like New York, New Jersey, Maine, Rhode Island, Connecticut, Massachusetts, Pennsylvania, New Hampshire, and Vermont.

They recently acquired three new locations as part of their growth strategy in 2025. The new acquisitions include VIVE Collision of Duncansville, PA, formerly Professionals Auto Body, and VIVE Collision of Worcester, MA, formerly Carsmetics of Worcester.

 **VIVE**  
COLLISION





# Property Highlights

2 Property Package

Passive NN Lease

109' Frontage on Rt 35

40,934 VPD Exposure

Rare Investment  
Property Package

11 Service Doors/Roll Ups

2 Lots – 2 Frontages

## Property Stats

Taxes: \$13,023 (660 Route 35)  
: \$5,527.20 (16 Gillville Ln)

Lot:108 Block: 869  
Lot:112 Block: 869

Lot Size : 33,541 SF  
: 24,393 SF







660 ROUTE 35







660 ROUTE 35







35

16 GILLVILLE LN















11 Exterior Service  
Doors/Roll Ups







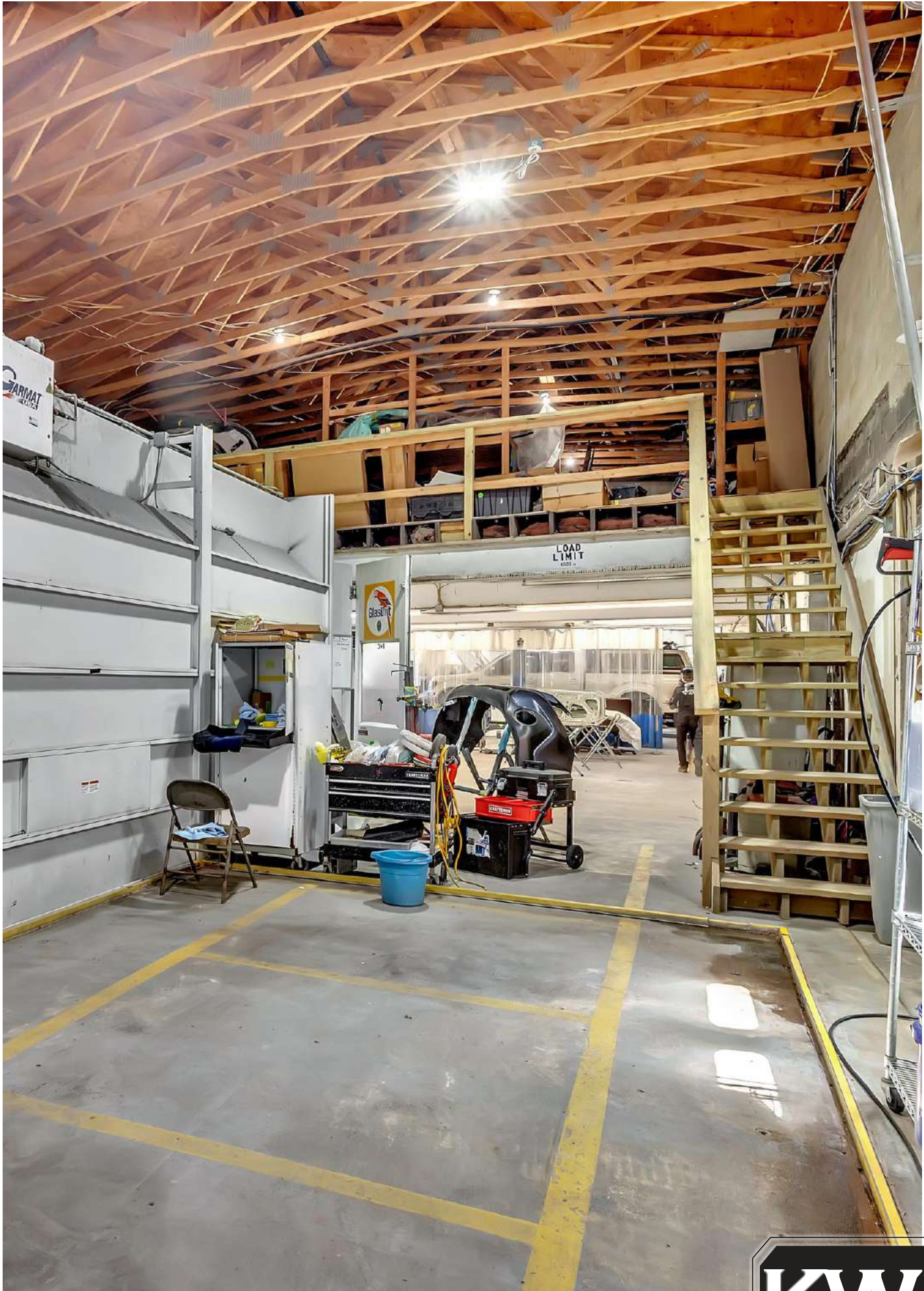




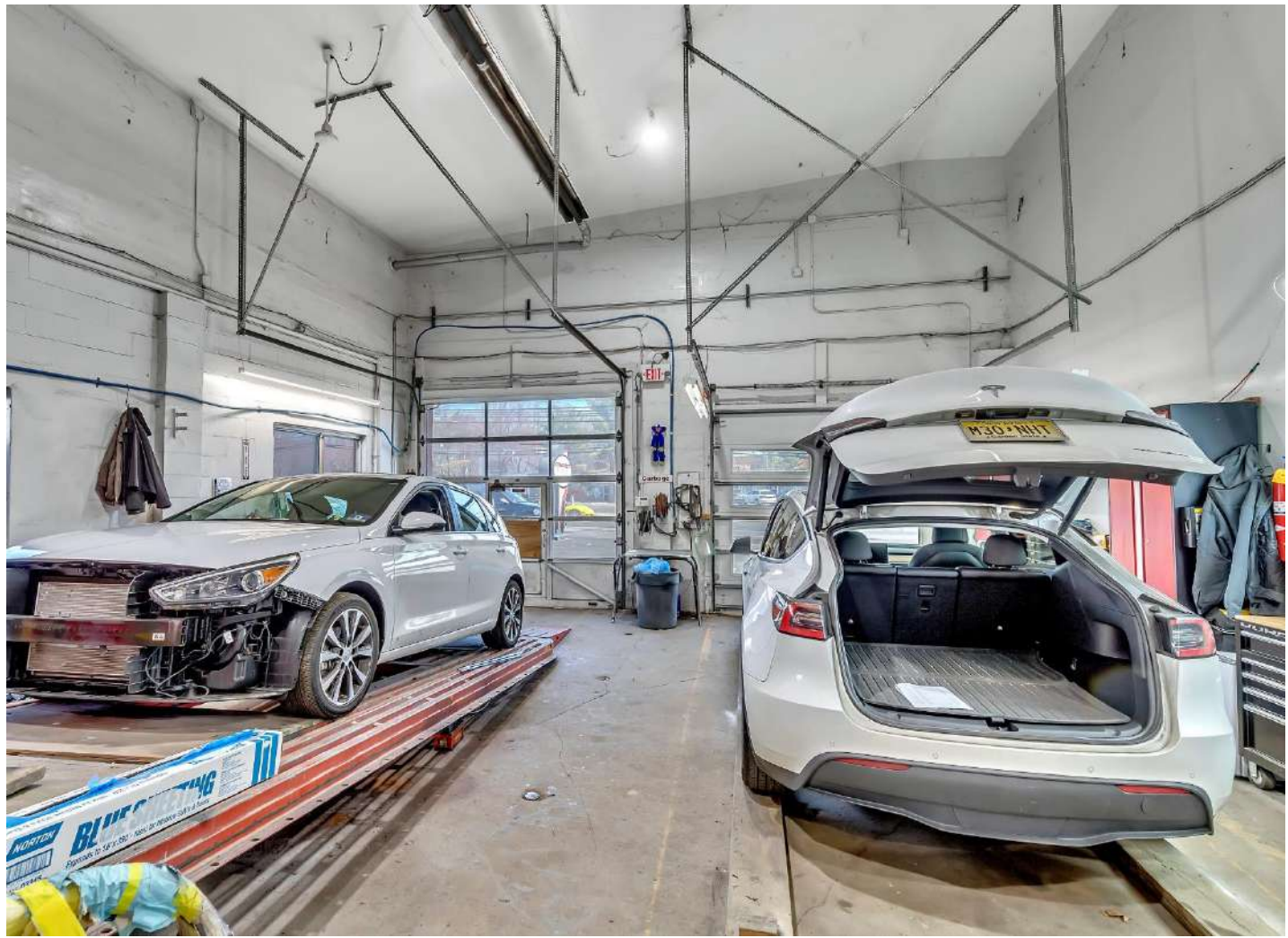
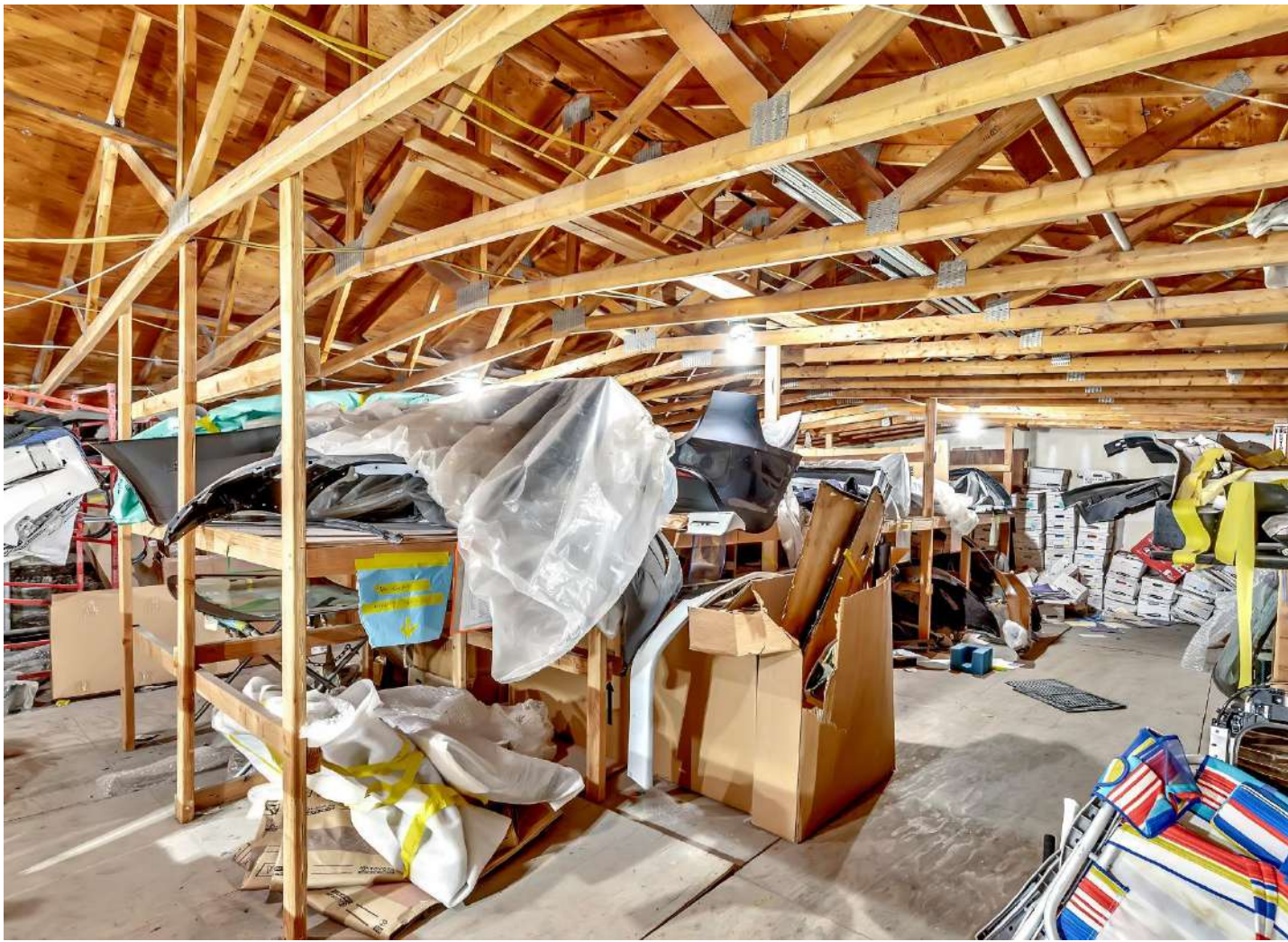














An aerial photograph of a commercial property. A yellow line outlines a specific area within the property, which includes a large parking lot with several cars and trucks, and a building with a brown roof. To the left of the outlined area is a road with a green-roofed building and a parking lot. To the right is a wooded area with some buildings and more parking space. The text '660 Route 35' is overlaid on the left side of the image, and '16 Gillville Ln' is overlaid on the right side.

660 Route 35

16 Gillville Ln







# LOCATION

New York



Orangetheory®

FAMOUS footwear

Stop & Shop®

KOHL'S

FAMOUS footwear

Stop & Shop®

MR. TIRE  
AUTO SERVICE CENTERS  
U-HAUL

McDonald's

Hertz

SATELLITE  
SELF STORAGE

AT&T

BURGER KING®

DUNKIN' DONUTS

bp

KO RESORTS

4-Twenty

WELLS FARGO

MONACO  
BROWS & BEAUTY  
verizon

WALT'S  
FACTORY DIRECT  
SLEEP SHOPS

COMMUNITY  
APPLIANCE

HOH  
Bassett

BODIES IN  
MOTION

35

OUTBACK  
STEAKHOUSE®

GARDEN STATE CAR WASH  
& DETAIL CENTER

cooper electric  
A Sonenpar Company

Prown's  
Windows & Siding

CLUB

J&B  
TRANSMISSIONS  
and Auto Repair

MOTORCYCLE  
MALL  
OF MONMOUTH

KW  
COMMERCIAL



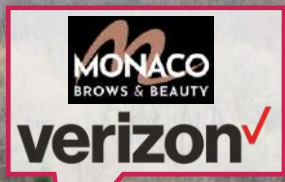
# LOCATION

New York



Knollwood Gardens  
274 Units

The Place at  
Middletown Walk  
70 Units





# LOCATION



**DQ**  
**WHOLE FOODS MARKET**  
**HC HAIR CUTTERY**

**MIDAS**

**TALIERCIOS**  
**goldfish swim school**  
**REDBANK**  
**GEAR'S**  
**H&R BLOCK**  
**CARPETS with a TWIST**  
**CODENINJAS**  
**LESLIE'S**  
**HOUSE OF CHONG**  
**Il Colosseo**  
**UNION SQUARE FOOT & BODY MASSAGE**

**TAKE TWO**  
**TREK BICYCLE STORE MIDDLETOWN**  
**DOLLAR TREE**

**planet fitness**

**elite TRAMPOLINE ACADEMY**

**U R AS MONUMENTS**

**Children's Dental Center of Monmouth**

**Brighton Gardens of Middletown Assisted living facility**

**Public Storage**

**Capelli FARMS**  
732-615-0371

**Apata**  
Asian Cuisine

**J&B TRANSMISSIONS and Auto Repair**

**MOTORCYCLE MALL OF MONMOUTH**

**HOH**  
Bassett

**BODIES IN MOTION**  
Dance Center

**Prown's**  
Windows & Doors

**35**

**cooper electric**  
A Sonepar Company

**GARDEN STATE CAR WASH**  
Kwik-Clean

**KW COMMERCIAL**



# Demographics

## POPULATION

2025

### 1- MILE

6,221

### 3- MILES

50,078

### 5- MILES

133,148

### 3- MILE RADIUS DEMOGRAPHICS



50,078

POPULATION

## HOUSEHOLDS

### 1 – MILES

2,718

### 3 - MILES

20,019

### 5 - MILES

52,607



20,019

TOTAL HOUSEHOLDS

## INCOME

Average HH

### 1 – MILES

\$ 102,709

### 3 - MILES

\$100,851

### 5 - MILES

\$ 94,472



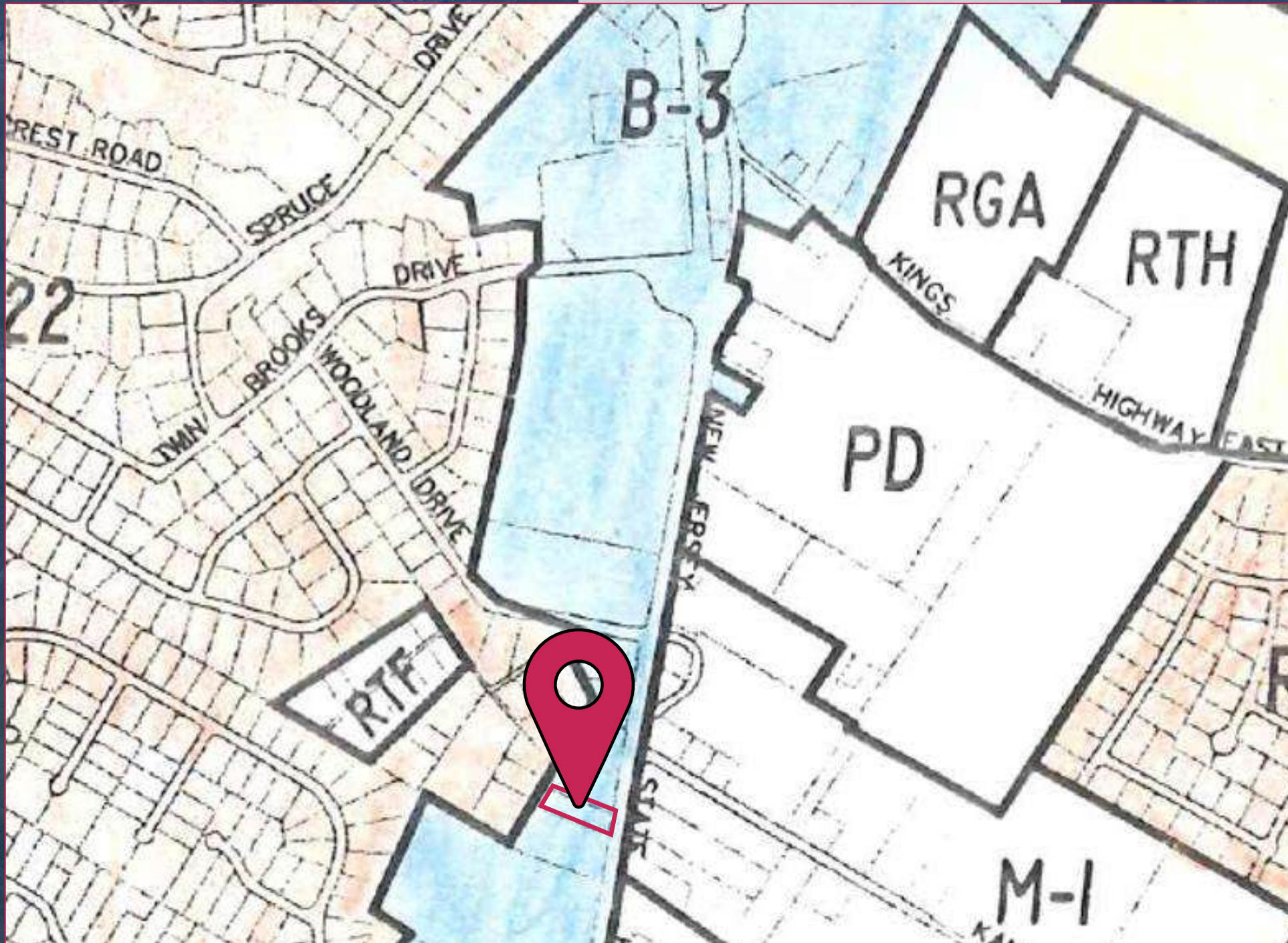
\$ 100,851

AVERAGE HOUSEHOLD INCOME



# Zoning

## B3 Zone



B3 - Business Zone

660 Route 35

B-1 Business Zone  
B-1A Business Zone  
B-2 Business Zone  
B-3 Business Zone  
BP Business/Park Zone  
FL Federal Land Zone  
FH Areas of Special Flood Hazard  
M-1 Light Industrial Zone  
MC Marine Commercial Zone  
OR Office Research Zone  
OR-1 Office Research Zone  
OR-2 Office Research Zone  
OR-3 Office Research Zone  
PD Planned Development Zone  
PRH Public Recreation and Housing  
R-1 Planned Adult Community  
R-2 Planned Adult Community  
R-3 Active Adult Community  
R-5 Single Family Residence Zone High Density  
R-7 Single Family Residence Zone High Density  
R-10 Single Family Residence Zone Medium Density  
R-15 Single Family Residence Zone Medium Density  
R-22 Single Family Residence Zone Medium Density  
R-22A Single Family Residence Zone  
R-30 Single Family Residence Zone Medium Density  
R-45 Single Family Residence Zone Low Density  
R-45A Single Family Residence Zone Medium/Low Density  
R-90 Single Family Residence Zone Low Density

R-110 Rural Estate Residence Zone  
R-130 Rural Estate Residence Zone  
R-220 Rural Estate Residence Zone  
R-O Residence and Office Zone  
RGA Multi Family Garden Apartments- Residential Zone  
RGA-1 Multi Family Garden Apartments- Residential Zone  
RGA-2 Multi Family Garden Apartments- Residential Zone  
RGA-3 Multi Family Garden Apartments- Residential Zone  
RGA-4 Multi Family Garden Apartments- Residential Zone  
RHA Multi Family Mid-Rise Apartment Residential Zone  
RHA-1 Senior Mid-Rise Apartment Residential Zone  
RMF-1 Residential Multi Family Zone  
RMF-2 Residential Multi Family Zone  
RMF-3 Residential Multi Family Zone  
RMF-4 Residential Multi Family Zone  
RMF-5 Residential Multi Family Zone  
RR Rural Residential Zone Single Family  
RTF Two Family Residence Zone  
RTH Multi Family Townhouses Residential Zone  
RTH-1 Multi Family Townhouses Residential Zone  
RTH-2 Multi Family Townhouses Residential Zone  
RTH-3 Multi Family Townhouses Residential Zone  
RTH-4 Multi Family Townhouses Residential Zone  
RTH-4 Multi Family Townhouses Residential Zone  
RTH-5 Multi Family Townhouses Residential Zone  
RTH-6 Multi Family Townhouses Residential Zone  
RTH-7 Multi Family Townhouses Residential Zone  
RTH-8 Multi Family Townhouses Residential Zone  
RTH-9 Multi Family Townhouses Residential Zone



# Zoning

## B3 Zone

Permitted Uses		
1. Animal kennels and boarding	18. Computer programming and consulting	35. Optometrist and optometry
2. Commercial woodland	19. Contractor office	36. Planning service
3. Cropland	20. Credit reporting and service	37. Professional consultant
4. Fisheries	21. Data processing service	38. Real state agency
5. Livestock, pasture and rangeland	22. Dentist	39. Security/commodity broker
6. Nursery	23. Driving school	40. Surveying service
7. Orchard and vineyard	24. Employment service	41. Travel agent
8. Accounting	25. Engineering service	42. Tutoring service
9. Advertising service	26. Family counseling	43. Veterinarian office
10. Animal hospital	27. Financial service	44. Appliance repair and service
11. Architectural service	28. Government office and facility	45. Automobile detailing
12. Artist/art studio	29. Insurance agency	46. Automobile repair
13. Banking	30. Legal service	47. Bicycle repair
14. Blood bank	31. Medical clinic	48. Car phone installation and repair
15. Business management	32. Medical lab	49. Clock and watch repair
16. Clinic	33. Medical office	50. Equipment and tool rental
17. Collection agency	34. News syndication service	51. Gasoline service station



# Zoning

## B3 Zone

Permitted Uses		
52. Lawn service, tree service or landscape facility	69. Costume rental	86. Athletic academy
53. Lawn mower sale and repair	70. Dating service	87. Athletic fields
54. Locksmith	71. Diaper service	88. Basketball court (public)
55. Printing and photocopy service	72. Fortune teller	89. Batting cage
56. Reupholstery and furniture repair	73. Funeral parlor	90. Billiard hall
57. Security service	74. Laundry and dry cleaning	91. Bowling alley
58. Tool sharpening and repair	75. Linen service	92. Children activity center
59. Television, video and stereo repair and service	76. Nail salon	93. Dinner theater
60. Acting school	77. Nutritionist	94. Golf driving range
61. Animal training school	78. Photographic and video service	95. Gym, health spa and athletic club
62. Music school	79. Portrait studio	96. Ice skating rink
63. Nursery school	80. Shoe repair	97. Miniature golf course
64. Senior day care	81. Steam and sauna salon	98. Movie theater
65. Special training school	82. Sun tanning salon	99. Nature area/reservation
66. Animal grooming	83. Tattoo parlor	100. Playhouse
67. Beauty and barber shop	84. Tailor shop	101. Playground
68. Clothing rental	85. Amateur sport arena	102. Roller-skating rink



# Zoning

## B3 Zone

Permitted Uses		
103. Swimming pool(commercial)	120. Package delivery service	137. Cabinet store
104. Teen dance club	121. Railroad right-of-way	138. Cafeteria
105. Tennis court (commercial)	122. Storage automobile, boat and trailer	139. Carpet store
106. Assisted living	123. Electric, gas, water and sewer line	140. Comic book and card store
107. Congregate care facility	124. Utility equipment building (under 100 sf)	141. Delicatessen
108. Hotels and motels	125. Marine product wholesale and retailing	142. Department store
109. Nursing home and health care facility	126. Antique and second hand shop	143. Dry goods and apparel
110. Charitable organization	127. Appliance store	144. Electric and lighting store
111. Garden club	128. Art and craft store	145. Family entertainment restaurant
112. Library	129. Automobile and boat sale	146. Farm and garden supply
113. Museum	130. Automobile and marine accessories	147. Floral shop
114. Nonprofit organization	131. Award and trophy store	148. Frozen yogurt parlor
115. Private club	132. Bait and tackle shop	149. Furniture sale
116. Ambulance service	133. Bakery, pizzeria or other food retail	150. Grocery store
117. Commercial parking lot	134. Bar	151. Hardware, plumbing and heating store
118. Commuter parking lot	135. Bicycle store	152. Hobby shop
119. Highway and street rightof-way	136. Book and stationery store	153. Houseware store



# Zoning

## B3 Zone

### Permitted Uses

154. Ice cream parlor

155. Jewelry store

156. Microbrewing

157. Microdistillery

158. Music shop

160. Night club

161. Package good store

162. Paint, glass and wallpaper store

163. Pet shop

164. Pharmaceutical store

165. Recording studio

167. Record store

168. Restaurant

169. Sporting goods store

170. Television, stereo and cellular telephone sales

171. Trailer and camper sales

172. Variety store

173. Video rental





## R-22 Zone

### Permitted Uses

1. Cabana
2. Commercial woodland
3. Cropland
4. Fisheries
5. Livestock, pasture and rangeland
6. Nursery
7. Orchard and vineyard
8. Government office and facility
9. Mother and daughter dwelling
10. Single family, detached
11. Commuter parking lot
12. Highway and street right-of-way
13. Railroad right-of-way
14. Electric, gas, water and sewer line
15. Utility equipment building (under 100 sf)





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