

# Investment Offering Memorandum

**186 West Veterans Highway**

**Jackson, New Jersey 08527**

**Asking Price: \$2,695,000**

**Net Operating Income: \$128,899.35**

**Cap Rate: 4.78%**



## **Investment Highlights**

- 7,200 SF professional medical / office building
- High visibility along West Veterans Highway
- Established orthodontic tenant providing stable income
- Opportunity for investor or future owner-user
- Growing Ocean County residential population supporting healthcare demand
- Strategic repositioned asking price to attract investor attention

## **Executive Summary**

186 West Veterans Highway offers investors the opportunity to acquire a well-located professional office asset in Jackson Township, Ocean County, New Jersey. The approximately 7,200 square foot building is currently occupied by a medical tenant, providing stable in-place income. The repositioned asking price of \$2,695,000 creates a compelling opportunity relative to comparable assets in the region while maintaining strong long-term upside potential. The property also offers future flexibility for owner-users seeking to secure a permanent location while collecting rental income during a transition period. Situated along Veterans Highway, the building benefits from strong daily traffic exposure and proximity to surrounding residential neighborhoods, retail centers, and regional roadways.

**Financial Overview**

|                             |                       |
|-----------------------------|-----------------------|
| Asking Price                | \$2,695,000           |
| Net Operating Income (2026) | \$128,899.35          |
| Cap Rate at Asking Price    | 4.78%                 |
| Building Size               | Approx. 7,200 SF      |
| Tenant Use                  | Orthodontic / Medical |
| Lease Type                  | Modified Gross        |



## Market Overview & Demographics

Jackson Township is located in Ocean County, New Jersey and has experienced consistent residential growth over the past two decades. The area attracts families and professionals due to its suburban environment, regional accessibility, and proximity to major employment centers. Estimated Demographics:

- Population within 3 miles: ~45,000
- Population within 5 miles: ~86,000
- Average Household Income (5 mile radius): ~\$120,000+
- Median Age: ~42 years

Veterans Highway serves as a primary east-west corridor connecting local residential neighborhoods to major commercial and transportation routes throughout the region.

## Property Photo Gallery











































