



COMMERCIAL PROPERTY

FOR SALE

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director

jlongo@blauberg.com
973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com
973.379.6644 x147



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730



LOCATION DESCRIPTION

Less Than 1 Mile to Route 35
 Approx. 1/3 Mile to Manasquan River Country Club
 Approx. 1.2 Miles to Route 70
 Approx. 4.6 Miles to Garden State Parkway
 Approx. 5.3 Miles to Route 138

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	1.65 Acres

PROPERTY HIGHLIGHTS

- Currently ±7,500 SF Restaurant on 1.65 Acres (Block 77.01, Lots 4 and 5)
- Seating For Approx. 350 People
- +85 Parking Spots
- Liquor License Available for Purchase
- Taxes \$39,985 (2022)
- 1 Block from Waterfront and Marinas
- Across the Street from the Manasquan River

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director
 jlongo@blauberg.com
 973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director
 sgsavastano@blauberg.com
 973.379.6644 x147

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730



For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director
jlongo@blauberg.com
973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director
sgsavastano@blauberg.com
973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

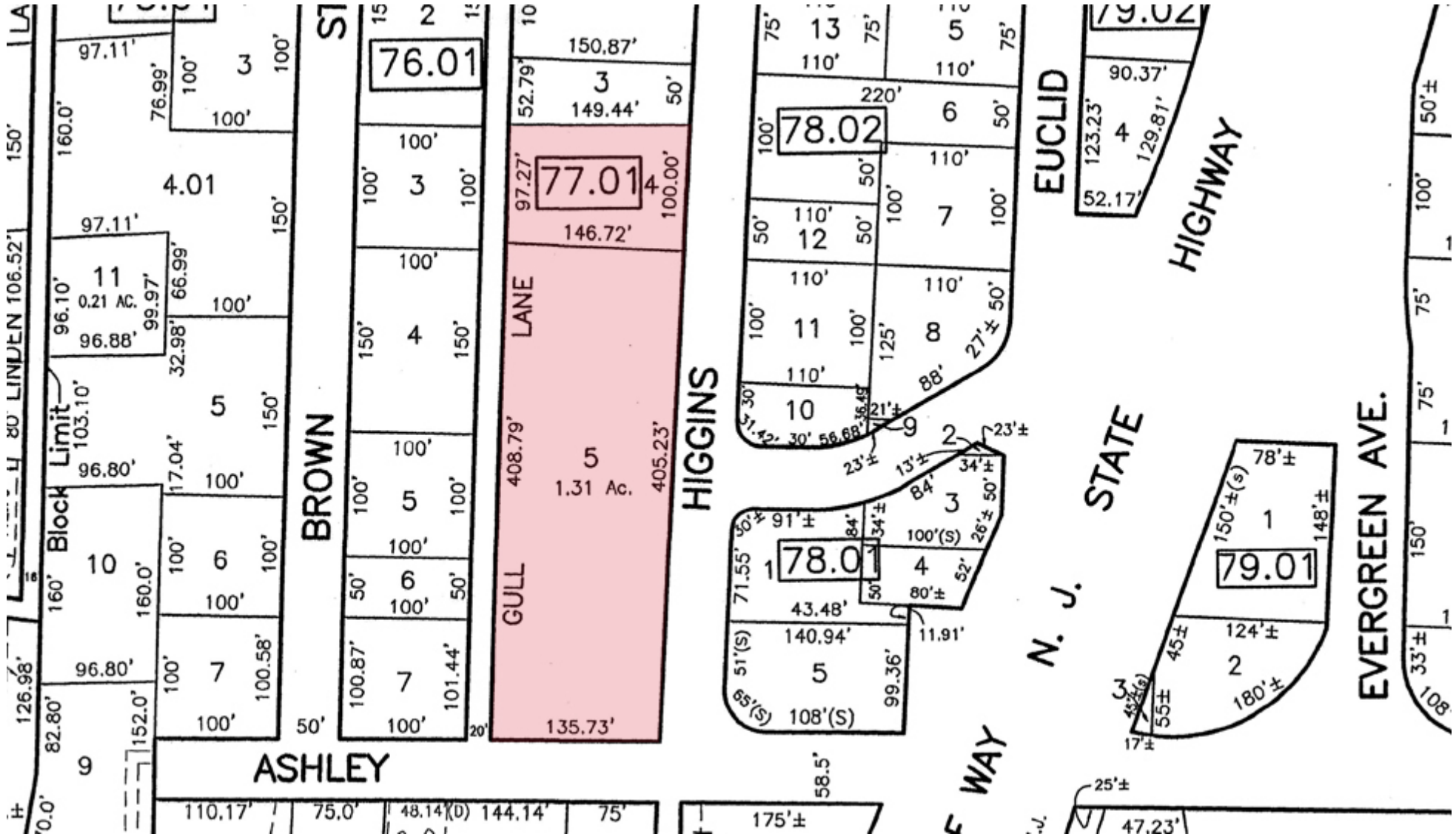
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730



For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director

jlongo@blauberg.com

973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730



Map data ©2023 Google

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director
jlongo@blauberg.com
973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director
sgsavastano@blauberg.com
973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



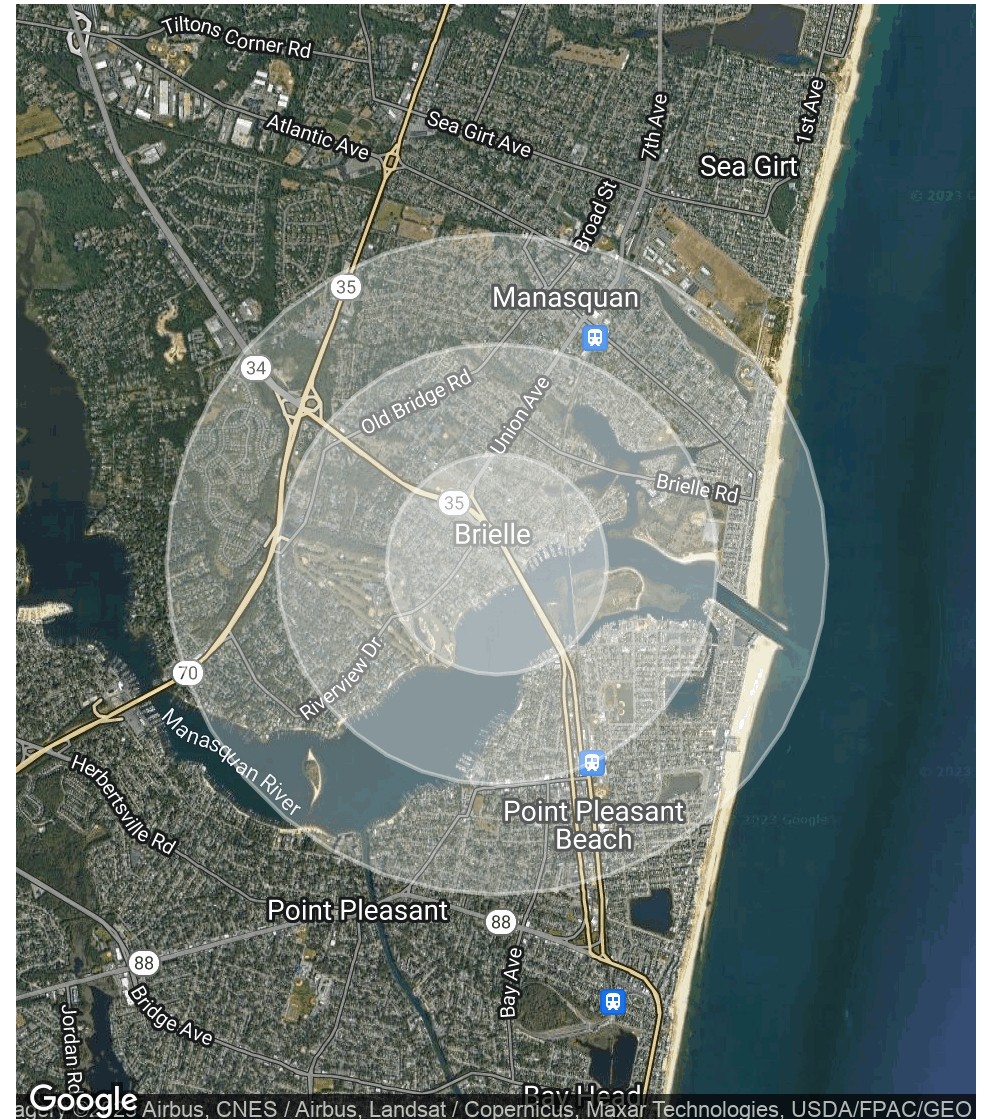
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,654	7,734	14,725
Average Age	49.9	49.2	46.4
Average Age (Male)	50.2	49.2	46.3
Average Age (Female)	50.6	49.9	47.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	803	4,101	7,666
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$144,341	\$123,247	\$121,312
Average House Value	\$1,099,850	\$863,473	\$759,408

* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director

jlongo@blauberg.com

973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

REDEVELOPMENT OPPORTUNITY

403-417 Higgins Avenue, Brielle, NJ 08730



JOHN R. LONGO

Senior Director

Direct: 973.379.6644 x129 Cell: 908.803.1876
jlongo@blauberg.com



SCOTT G. SAVASTANO

Executive Director

Direct: 973.379.6644 x147 Cell: 973.464.3800
sgsavastano@blauberg.com

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Senior Director
jlongo@blauberg.com
973.379.6644 x129

SCOTT G. SAVASTANO

Executive Director
sgsavastano@blauberg.com
973.379.6644 x147

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.