



RETAIL PROPERTY

FOR SALE & LEASE

±0.28-AC COMMERCIAL LOT FOR REDEVELOPMENT

1983 State Route 35, South Amby, NJ 08879

For More Information, Contact the Exclusive Broker

JUSTYNA KUCZAJ

Associate

jkuczaj@blauberg.com
973.379.6644 x121

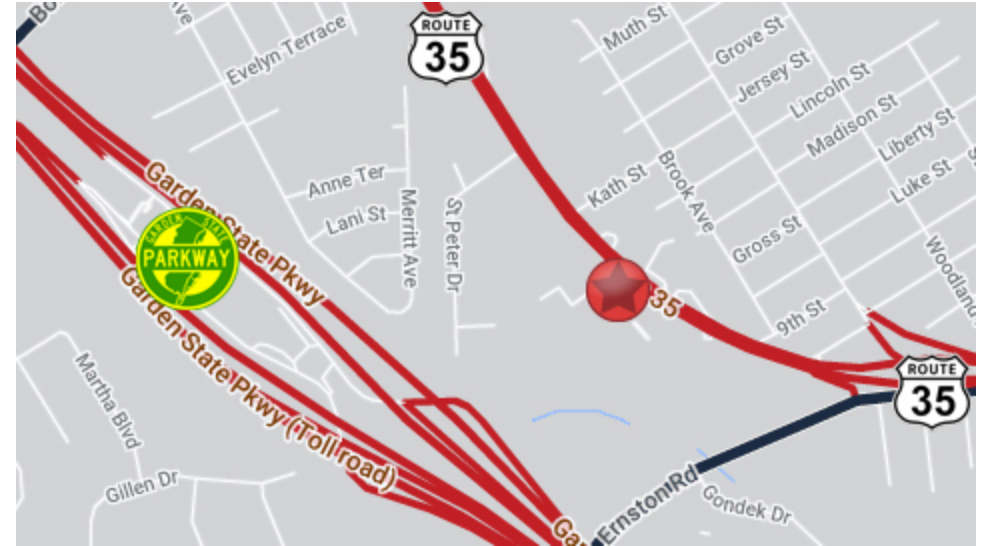


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

South Amboy is a waterfront jewel experiencing unprecedented interest in redevelopment and business relocation. It is conveniently located close to NYC with easy access to mass transit and major highways. The city expects to become the only state-designated transit village with both rail and ferry service.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	Negotiable
Available SF:	0.28 Acres
Lot Size:	0.28 Acres
Building Size:	2,000 SF

PROPERTY HIGHLIGHTS

- Located at the border of South Amboy and Sayreville
- Ideal site for a convenience store or coffee shop
- Currently on the property: 4-BR home, small retail building and 2-car detached garage
- Entrances from both Route 35 and Fairview Avenue
- Lot is directly next to a future multi-family redevelopment which will consist of 44 townhouses
- B-3 Zoning (Highway Commercial) which allows for automatic car wash, automobile repair and/or sales, bar, child care center, essential service, health club, gym or recreational facility, nightclub, office, nursing home, assisted living facility, etc.
- Located along busy corridor with approx. 28,000 daily vehicle count
- Taxes (2022) - \$9,060.53
- Lot Size at ±0.28-AC (Block 426, Lot 3)
- ***Option for ground lease***

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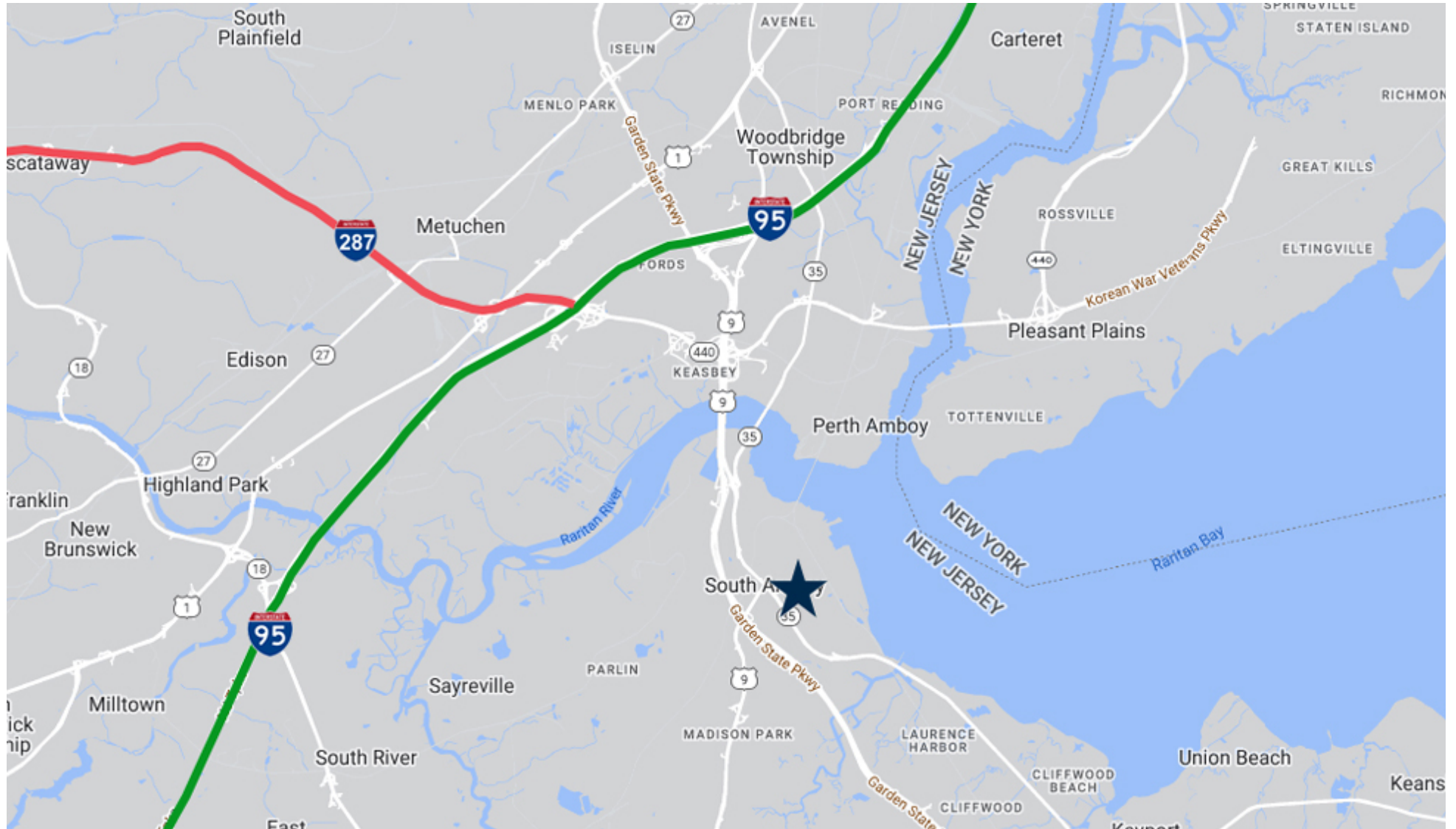
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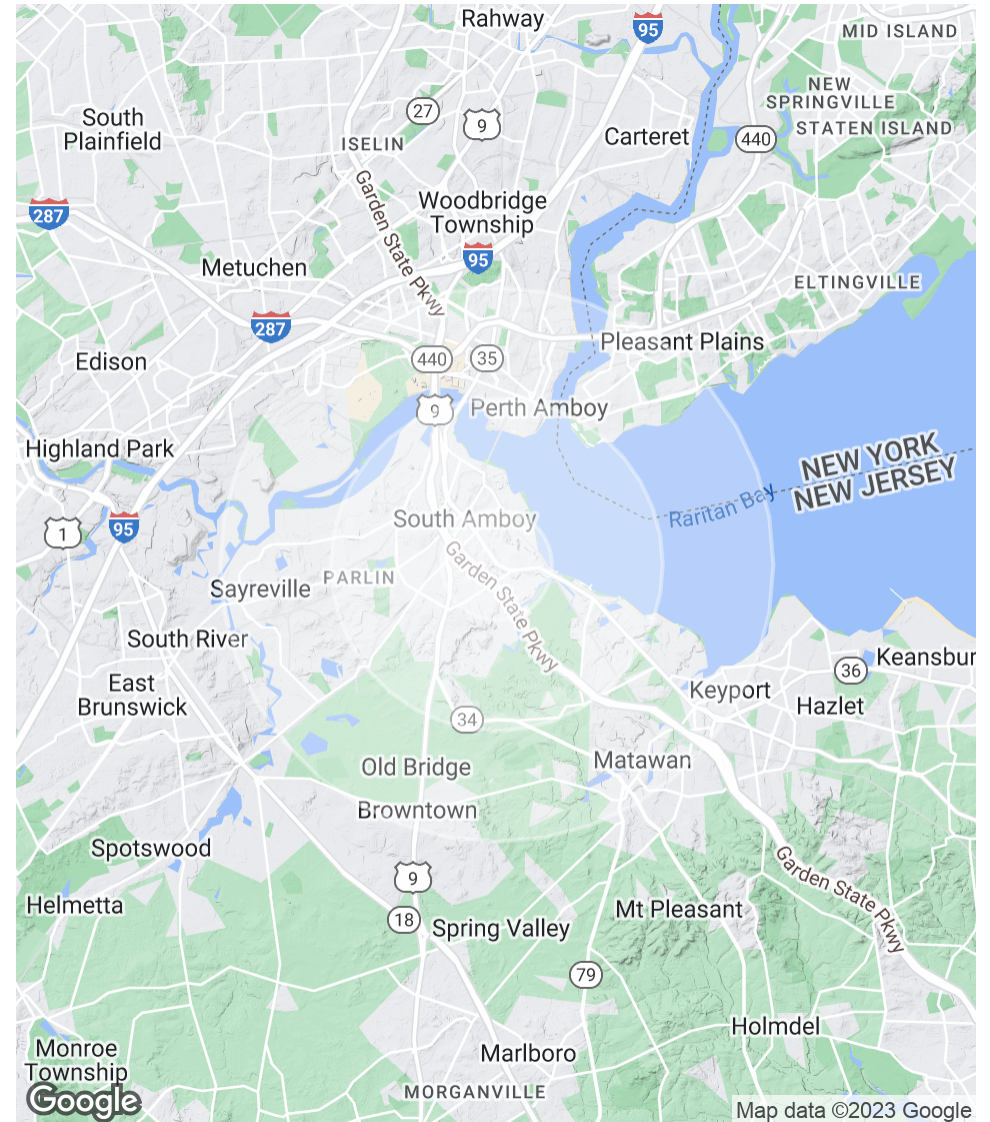
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,994	62,758	188,286
Average Age	41.2	38.4	36.5
Average Age (Male)	40.2	37.6	35.7
Average Age (Female)	41.6	39.0	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,817	23,300	67,443
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$78,895	\$74,739	\$79,679
Average House Value	\$353,020	\$344,969	\$368,625

* Demographic data derived from 2020 ACS - US Census



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