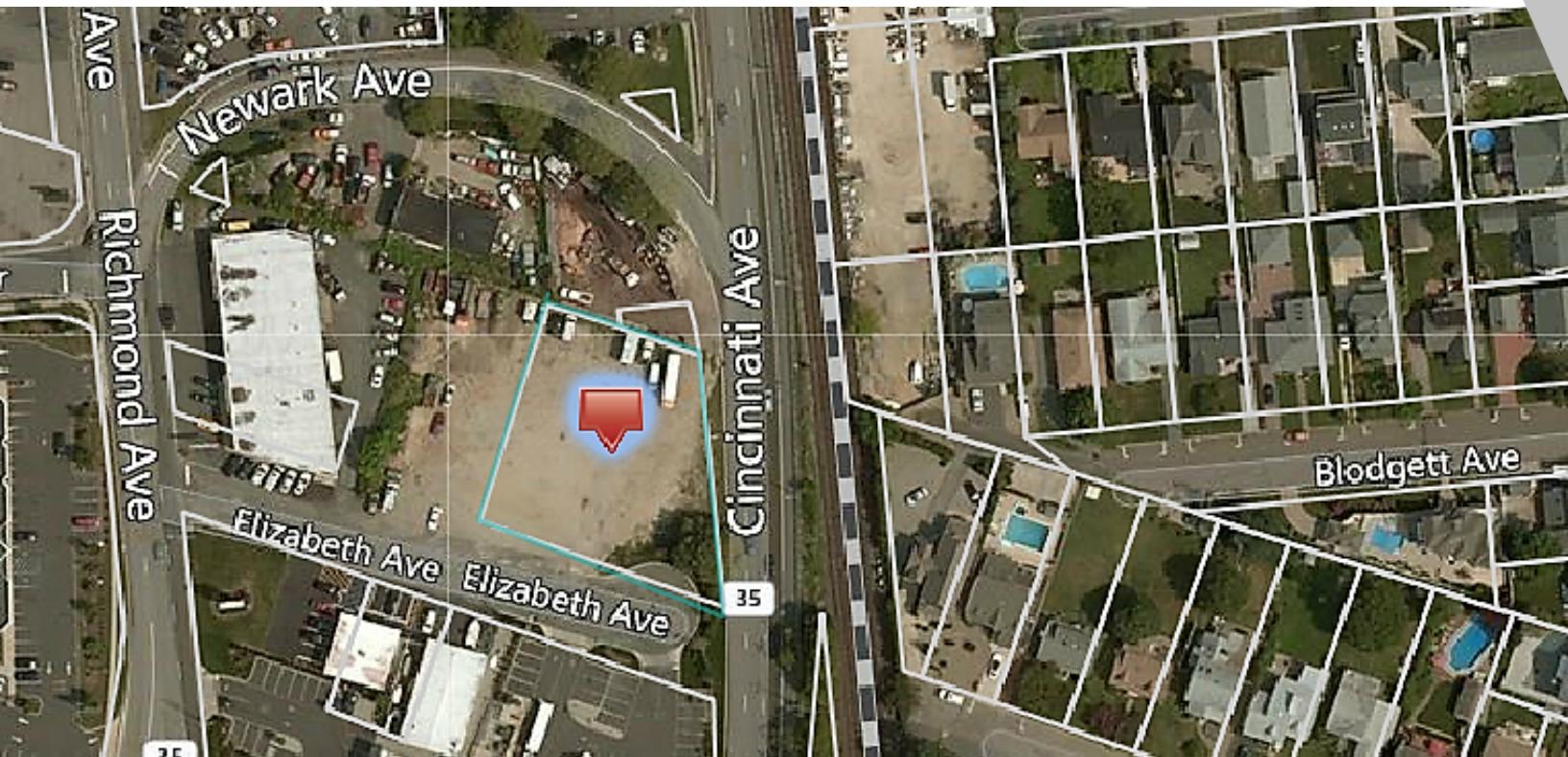


501 Elizabeth Avenue, Point Pleasant, NJ 08742

**PRICE PER ACRE:**

-

AVAILABLE SF:

1.0 Acres

LEASE RATE:

\$3.06 SF/Yr (Ground)

LOT SIZE:

1.0 Acres

APN #:

26-00016-0000-00012

ZONING:

Highway Commercial

PROPERTY OVERVIEW

Prime Location in desirable Point Pleasant Beach. 1+ Acre Land Lease available or possible build to suit. 200+ of frontage on Rt. 35, adjacent to The Spot Restaurant, Spirits, Burger King, Walgreens, and McDonalds. TD Bank currently under construction less than one mile North on Rt. 35. Permitted Uses include but not limited too: Retail, Restaurants and Bank with Drive-Thru, Office Building, Automobile, Bars, Taverns, supply yards, and warehouse. Several other options available.

PROPERTY FEATURES

- Land Lease
- Highway Frontage
- High traffic count
- Plenty of permitted uses

KW COMMERCIAL
1400 Hooper Avenue
Toms River, NJ 08753

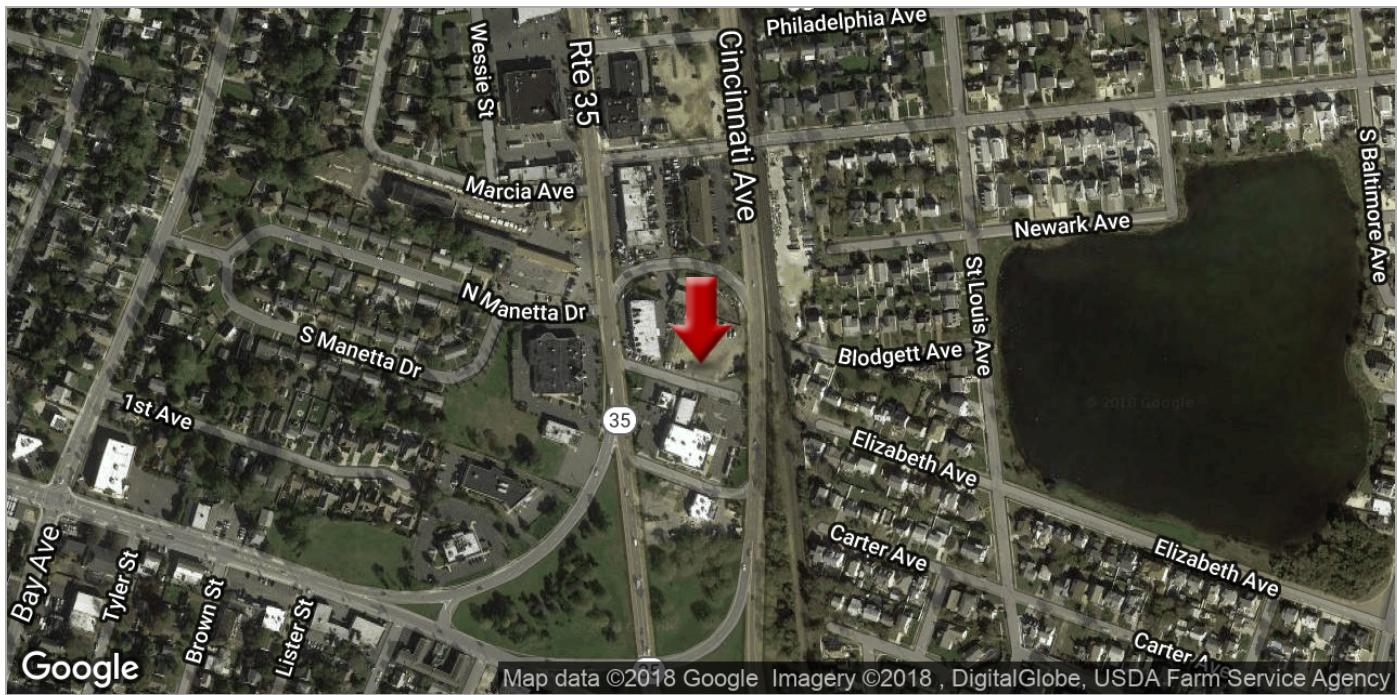
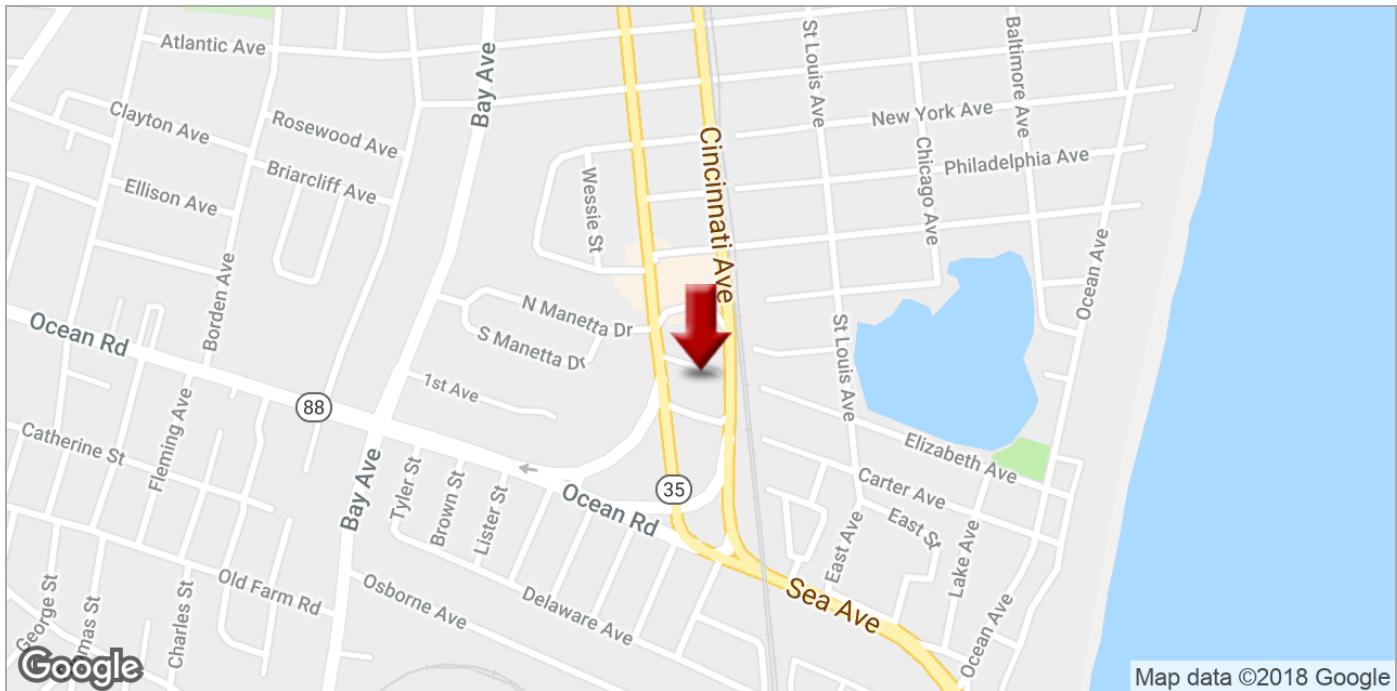
MICHAEL LITTLE
Broker Of Record
0 732.797.9001 X701
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mikelittle@kwcommercial.com
NJ #9804215

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LAND FOR LEASE

501 Elizabeth Avenue, Point Pleasant, NJ 08742



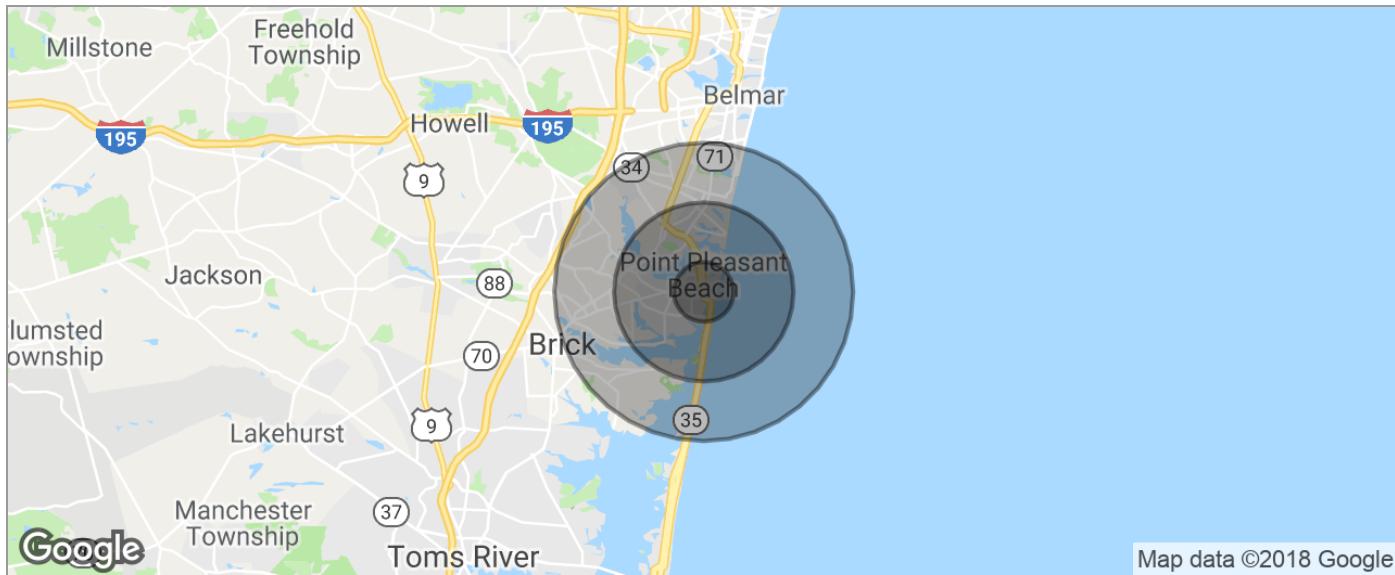
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,139	46,126	99,170
MEDIAN AGE	46.4	44.3	44.1
MEDIAN AGE (MALE)	45.4	43.4	43.2
MEDIAN AGE (FEMALE)	47.4	45.1	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,198	18,719	39,739
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$90,134	\$102,426	\$103,311
AVERAGE HOUSE VALUE	\$524,871	\$480,348	\$460,879
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.9%	96.5%	96.2%
% BLACK	0.7%	0.4%	0.6%
% ASIAN	0.4%	0.6%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	3.8%	1.5%	1.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.3%	3.8%	3.8%

* Demographic data derived from 2010 US Census

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