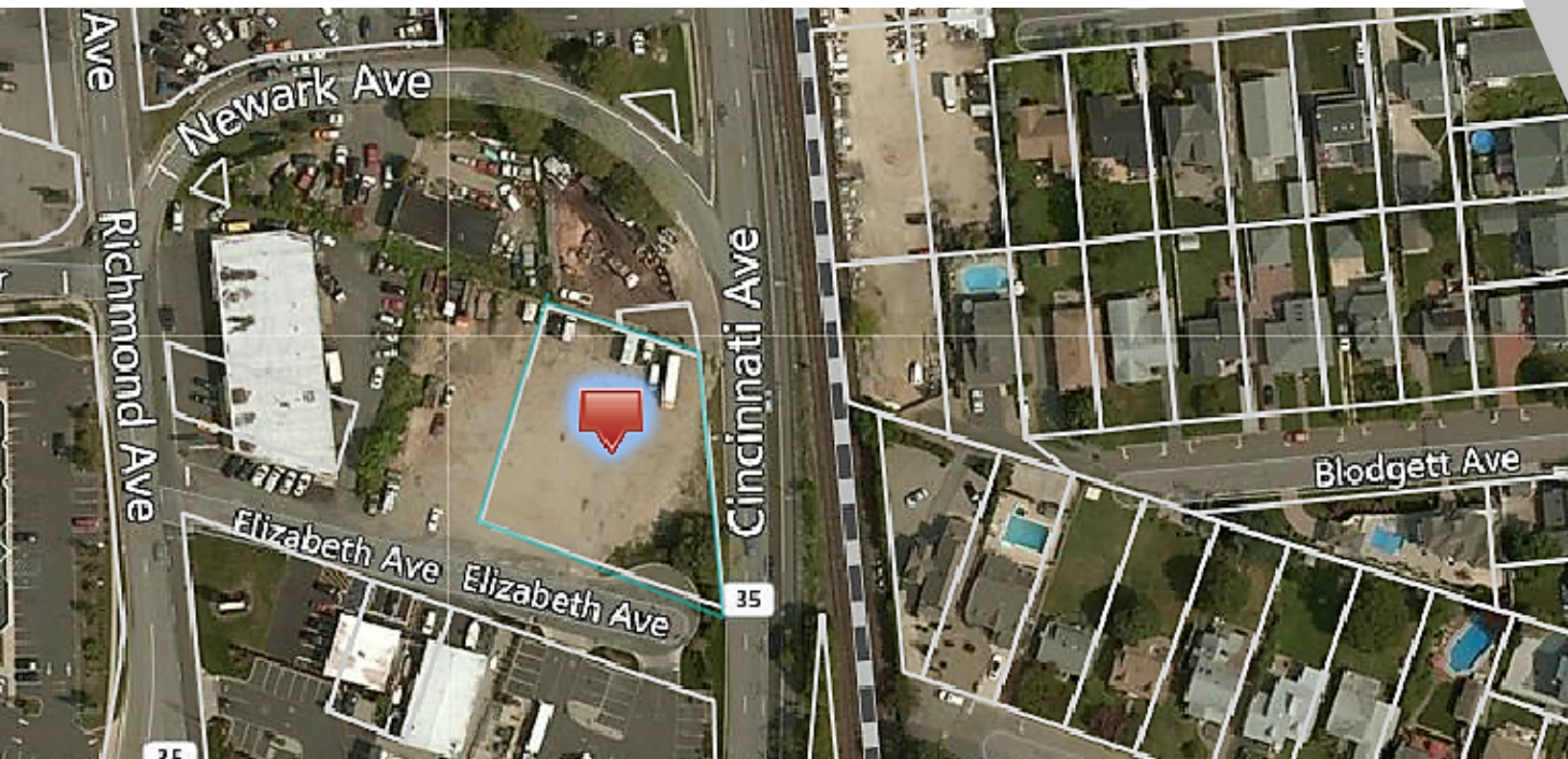


LAND FOR LEASE

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

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1400 Hooper Avenue
Toms River, NJ 08753

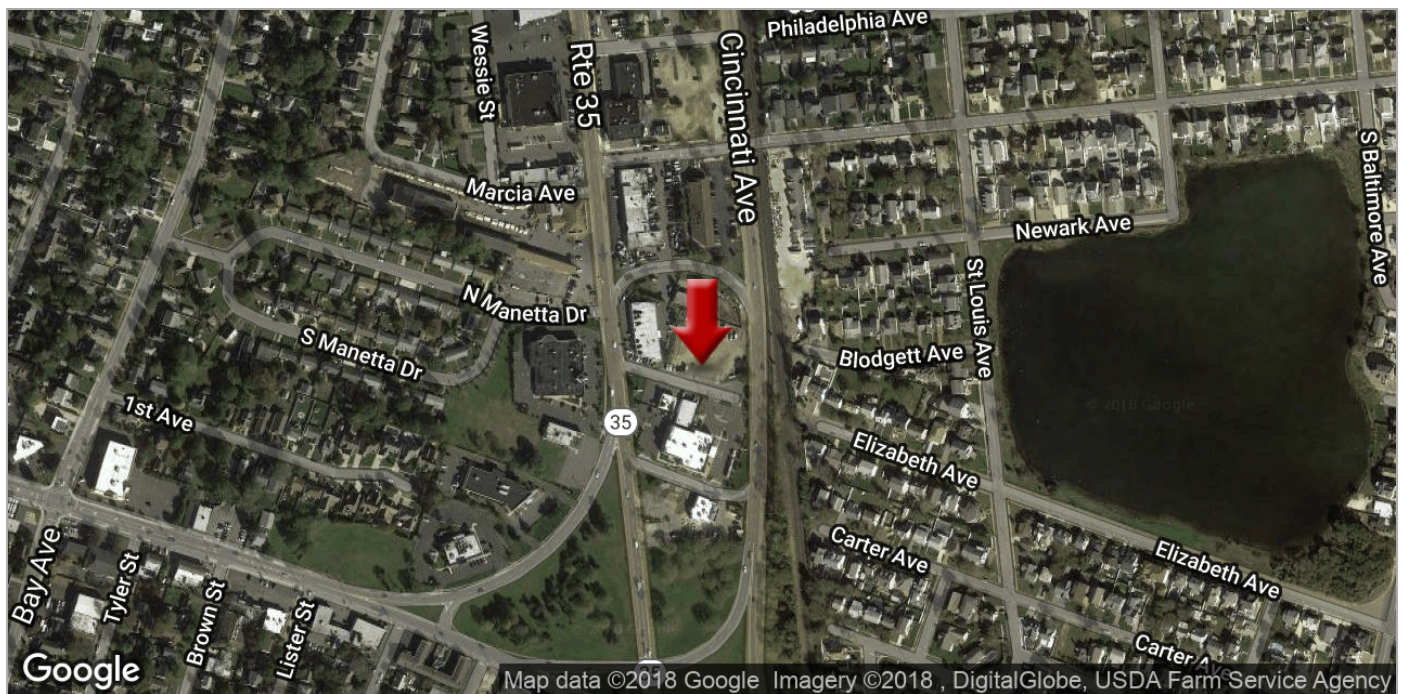
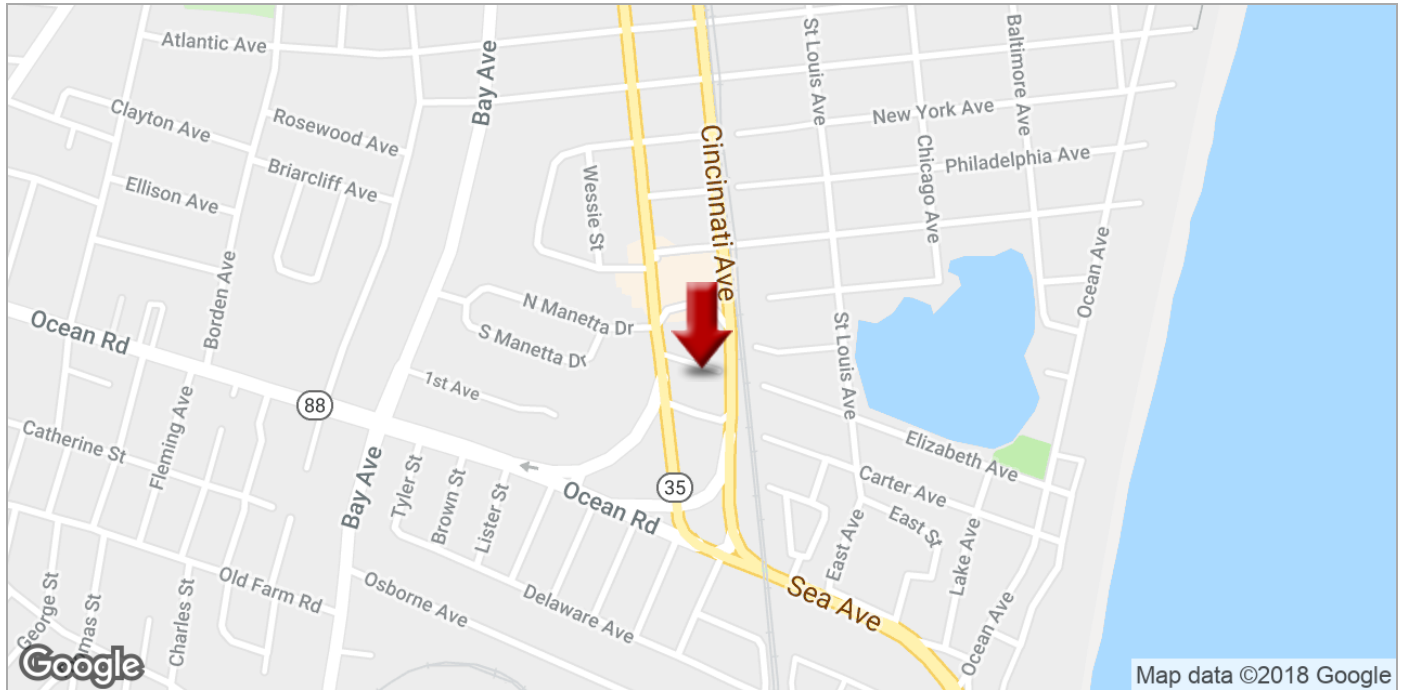
MICHAEL LITTLE
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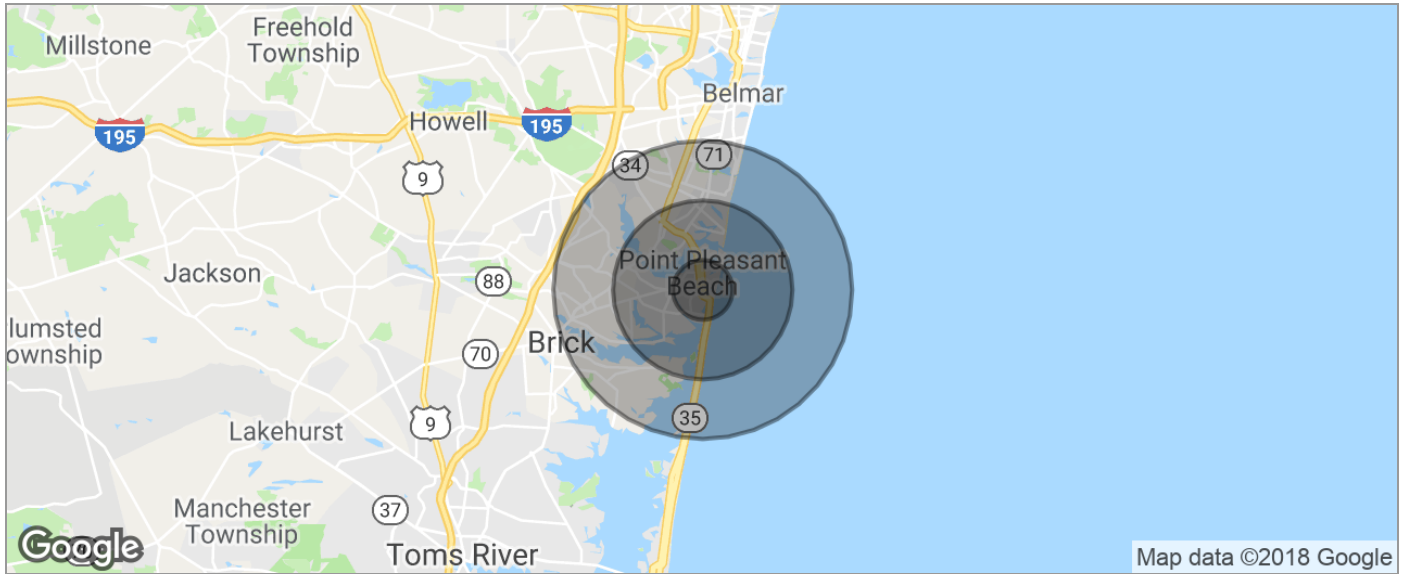
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LAND FOR LEASE

501 Elizabeth Avenue, Point Pleasant, NJ 08742



| 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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