

NEW HOTEL CONCEPT

PROPERTY

NEPTUNE, NJ

Located on ROUTE 33 with easy access to Garden State Parkway
Commercial and medical corridor

Land Area: 3.3 Acres

Zoning: Hotel use

Well visible and accessible:

- 23,939 vehicles on Route 33
- 155,360 vehicles on Garden State Parkway

Destinations: Jersey Shore, Jersey Shore Outlets, Asbury Park

Jersey Shore Hospital, Netflix Studios, and Six Flags

Flexible Lease Terms: Low initial rent for construction.

CONCEPT

Upscale Hotel Brand

Room Density: 130 Rooms

Layout: 3 floors (26,700 sqft per floor) - 80,100

Parking: 145 parking spaces

Amenities:

- Restaurant and Bar
- Wedding Space
- Fitness Center
- Outdoor Seasonal Amenity Area
- Strong Breakfast Offering
- Conference/Event Space

WHY

Broad Demand Mix:

Corporate travelers

Jersey Shore leisure travelers

Medical visitors and families of patients

Weddings and social events

Small meetings and local business

Summer visitors who want a newer/upscale alternative to existing limited-service hotels



CONCEPT LAYOUT FOR:

**225 HOVCHILD BLVD
ROUTE 33 AND HOVCHILD BLVD
NEPTUNE, NJ 07753**

BLOCK: 4101 LOT: 13, 14



Petrick

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