

1045 Sally Ike Road | Brick Township, NJ 08724

FOR SALE OR LEASE

+/- 5,109 SF FREESTANDING OFFICE BUILDING



PROPERTY DESCRIPTION

The property is a freestanding, well maintained two-story office building with garage space in Brick Township. It offers ample parking, a prominent monument sign, modern HVAC systems, and convenient access to major highways and surrounding regional amenities.

PROPERTY HIGHLIGHTS

- **Availability:** 5,109 SF, freestanding, well-maintained two-story office building
- **Zoning (OP – Office Professional):** Ideal for bank, medical, or professional office use, including but not limited to doctors, attorneys, accountants, architects, real estate brokerages, and insurance agencies
- **Parking ratio:** 8.4 spaces per 1,000 SF
- **Monument sign:** Freestanding and highly visible
- **Utilities:** Shared systems in place, with an option to install separate meters for each floor
- **HVAC:** New systems installed, serving each floor separately

LOCATION HIGHLIGHTS

- **Location:** Brick Township is a dense, established Ocean County market with strong demographics
- **Accessibility:** Excellent regional access via the Garden State Parkway, Route 70, and Route 88
- **Public transportation:** Served by NJ Transit bus routes, with nearby rail access at Bay Head and Point Pleasant Beach stations
- **Connectivity:** Close proximity to Ocean Medical Center and strong links to nearby employment and population hubs, including Toms River, Lakewood, and the Jersey Shore

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lease Rate:	\$24.00 PSF Modified Gross + Utilities
Lot Size:	0.85 Acres
Building Size:	5,109 SF
Parking:	36 Regular Spaces + 2 Handicap Spaces

AVAILABLE SPACE

SQUARE FOOTAGE

Lower Level	1,475 SF
1st Floor	2,028 SF
2nd Floor	1,040 SF
Two Car Garage	624 SF
Total Square Footage	5,109 SF



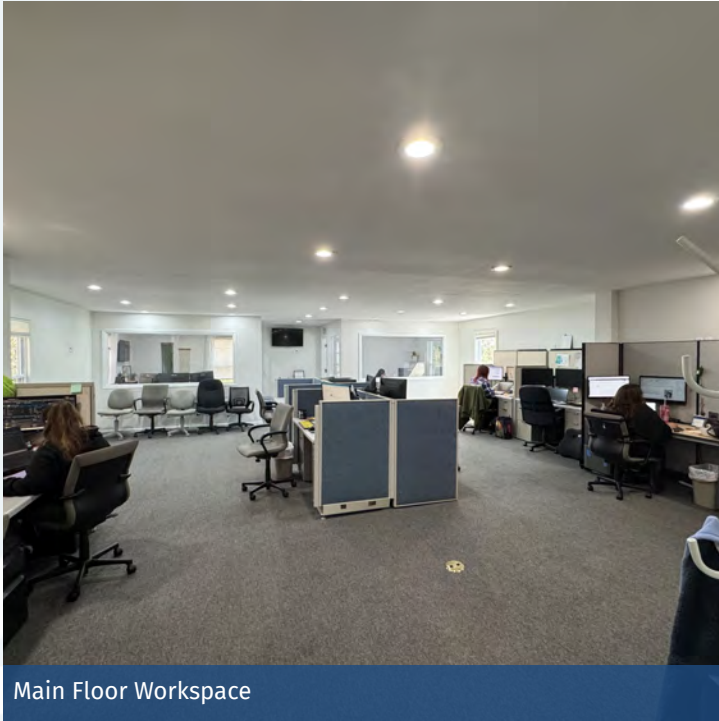
MATTHEW LOBOCCHIARO

Associate - Commercial Sales & Leasing
908.415.8659
mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
908.360.8050 | kislakrealty.com

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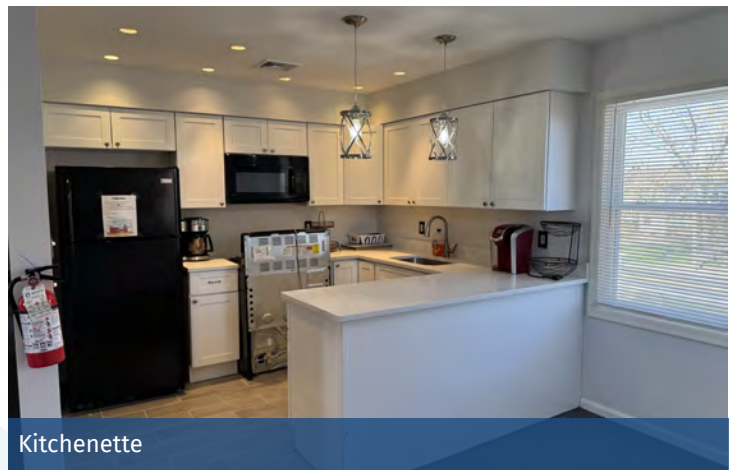
INTERIOR PHOTOS



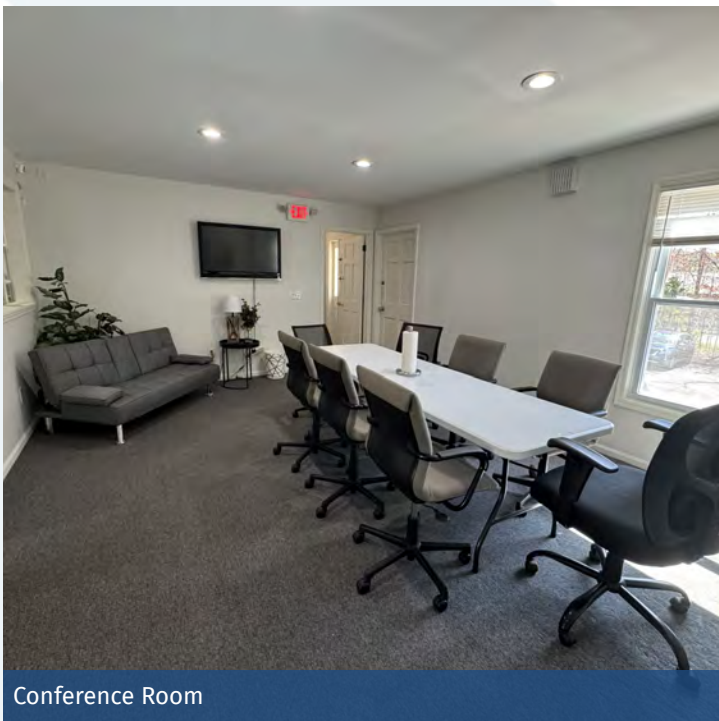
Main Floor Workspace



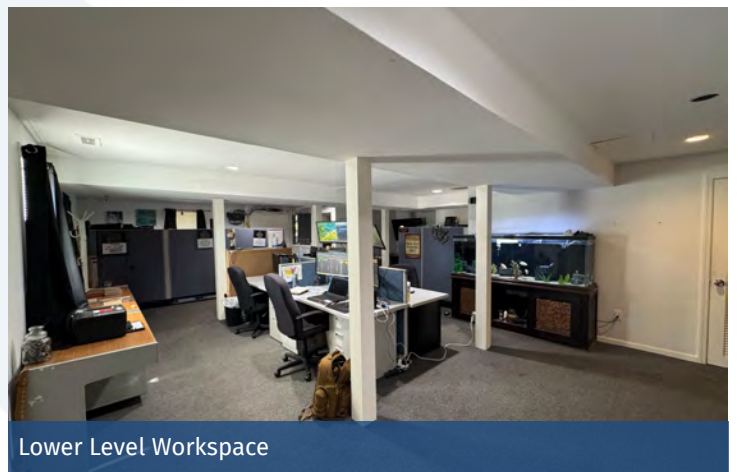
Private Office



Kitchenette



Conference Room



Lower Level Workspace

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EXTERIOR PHOTOS



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LOCATION MAP



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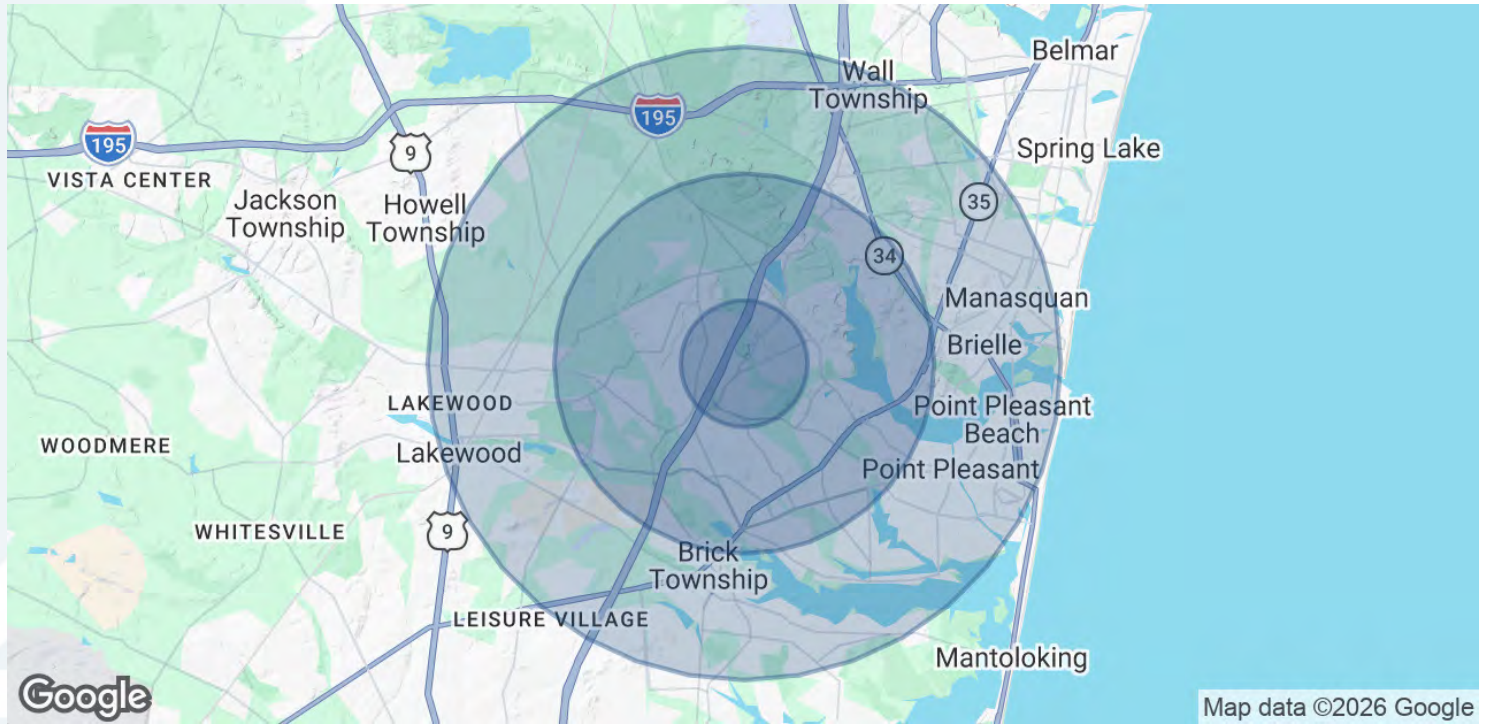
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,056	62,366	198,943
Average Age	43.2	39.8	34.5
Average Age (Male)	42.8	38.8	33.8
Average Age (Female)	44.6	41.1	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,889	22,615	63,891
# of Persons per HH	2.5	2.8	3.1
Average HH Income	\$121,718	\$127,763	\$135,107
Average House Value	\$339,052	\$430,525	\$528,181

2023 American Community Survey (ACS)

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