

±1.73 Acres For Sale

Direct Frontage Along Route 34

±2 Miles From Exit 98 of the Garden State Parkway

2161 Route 34

Wall, NJ



For further information please contact Exclusive Broker:

NAI DiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.

Kyle Gerace
Vice President

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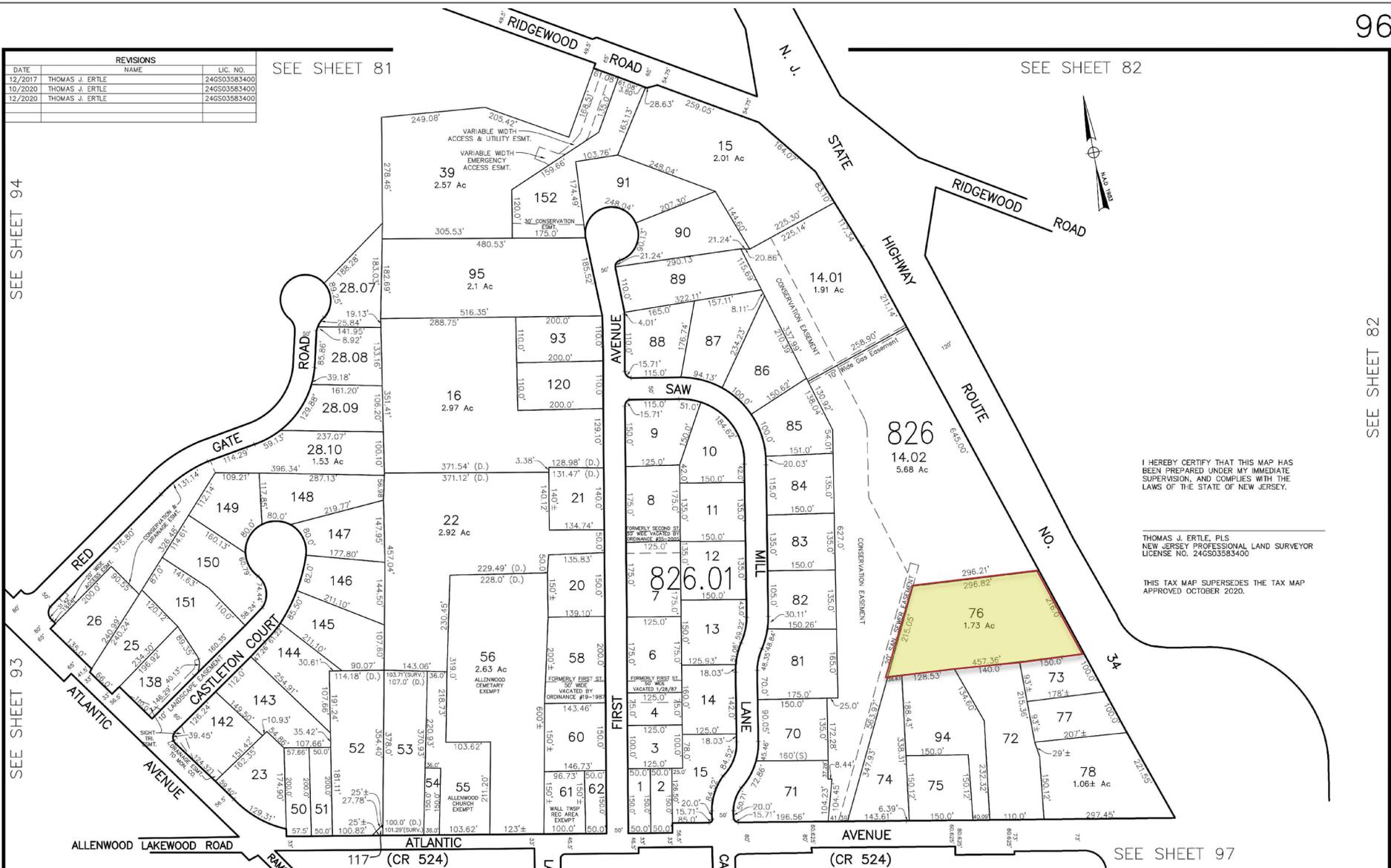
PROPERTY FEATURES

- 2161 Route 34 is comprised of 1.73 acres of vacant land, offering excellent visibility along Route 34, a busy commuter corridor
- Utilities at site
- High traffic count (38,528 VPD) and strong area demographics
- The property is zoned OP-2 (Office Park). Permitted uses include medical offices and clinics, emergency care facilities, physical therapy, dental labs, veterinary services, daycare, and learning centers, as well as professional office uses. Conditional uses include nursing and personal care facilities and special trade contractors.
- Close to major area amenities including shopping, restaurants, hotels and entertainment.
- Minutes from Exit 98 of the Garden State Parkway, and easily accessible from I-195, Route 138, Route 35, Route 36, and Route 18
- ±5 miles to Monmouth Executive Airport
- ±5 miles to Jersey Shore University Medical Center
- ±7 miles to Ocean University Medical Center
- ±10 miles to Monmouth Medical Center
- ±15 miles to Monmouth County Courthouse

REVISIONS		
DATE	NAME	LIC. NO.
12/2017	THOMAS J. ERTL	246S03583400
10/2020	THOMAS J. ERTL	246S03583400
12/2020	THOMAS J. ERTL	246S03583400

SEE SHEET 81

SEE SHEET 82



SEE SHEET 82

SEE SHEET 94

SEE SHEET 93

I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION, AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.

THOMAS J. ERTL, P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSE NO. 246S03583400

THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED OCTOBER 2020.

SEE SHEET 97

SEE SHEET 95

SEE SHEET 97

TAX MAP
 TOWNSHIP OF WALL
 MONMOUTH COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 DECEMBER, 2013
 EDWARD J. LAU, P.L.S. 37948
 JOHN S. TRUHAN CONSULTING ENGINEERS, INC.
 1442 LAKEWOOD ROAD,
 MANASQUAN, NEW JERSEY, 08736
 TO SHOW CONDITIONS AS OF DECEMBER 2020

THIS MAP HAS BEEN REDRAWN USING COMPUTER AIDED DRAFTING / DESIGN (CAD/D) BASED ON THE ORIGINAL TAX MAP SHEET 59 PREPARED BY THOMAS W. DIROGALL TOWNSHIP ENGINEER DATED DECEMBER 31, 1989 AND REVISIONS TO DECEMBER 2008 BY THE KAVANAUGH, P.L.S. 21958 AND FROM THE ORIGINAL TAX MAP SHEET 59.02 PREPARED BY THOMAS W. DIROGALL TOWNSHIP ENGINEER DATED DECEMBER 31, 1989 AND REVISIONS TO JANUARY, 2006 BY THOMAS CRADDER, P.L.S. 21725.

CONCEPTUAL PLAN



ZONE OP-2		
DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
LOT AREA	2 ACRES	* 1.7 ACRES±
MIN. LOT WIDTH	200 FT.	200 FT.
MIN. LOT FRONTAGE	200 FT.	200 FT.
MIN. LOT DEPTH	200 FT.	>200 FT.
FRONT YARD SETBACK	75 FT. (RTE 34)	>100 FT.
SIDE YARD SETBACK	50 FT.	** 35 FT.
REAR YARD SETBACK	75 FT.	** 59 FT.
MAX. BUILDING COVERAGE	20 %	8 ± %
MAX. IMP. COVERAGE	60 %	50 ± %
MAX. NUMBER STORIES	2 STY	2 STY
MAX. BUILDING HEIGHT	30 FT.	TBD
RESIDENTIAL BUFFER	75 FT.	** 20 FT.
REFUSE ENCLOSURE FRONT & SIDE		** NON-CONFORMING

PARKING CALCULATIONS

5,000 S.F. MEDICAL OFFICE @ 1 SP / 150 S.F. = 33.33 SPACES
 3,000 S.F. GENERAL/PROFESSIONAL OFFICE @ 5 SP / 1,000 S.F. = 29.75 SPACES
 TOTAL REQUIRED = 70 (69.4) SPACES (3 ACCESSIBLE)
 TOTAL PROVIDED = 70 SPACES + 3 EV BONUS = 73 (3 ACCESSIBLE)

- * - EXISTING NON-CONFORMITY
- ** - VARIANCE REQUIRED

140-192.1.C - OP-2 Zone. For properties located in the OP-2 Zone in this area, building height shall be limited to two stories or 30 feet. Where a property line abuts a residential zone, the setback from that property line shall be 125 feet for a two-story building.
 140-192.1.D - The front yard setback on all properties in the area shall be 100 feet.

NJDEP GEOWEB MAP & INFORMATION FROM CLIENT IDENTIFIES NO PRESENCE OF FRESHWATER WETLANDS ON THE SITE. SUBJECT TO THOROUGH REVIEW BY A WETLANDS EXPERT AND NJDEP APPROVAL IF APPLICABLE.

NJDEP GEOWEB MAP IDENTIFIES NO STREAMS ON OR NEAR THE SITE. SUBJECT TO THOROUGH REVIEW BY A FLOOD HAZARD EXPERT AND NJDEP APPROVAL IF APPLICABLE.

ACCESS TO WATER MAINS TO BE REVIEWED.

SUBJECT TO GRAVITY SANITARY SEWER TO BE REVIEWED.

SUBJECT TO REVIEW BY NJDEP FOR FRESHWATER WETLANDS AND FLOOD HAZARD CONTROL ACT IMPLICATIONS

OFFICE USES ARE PERMITTED IN THE ZONE

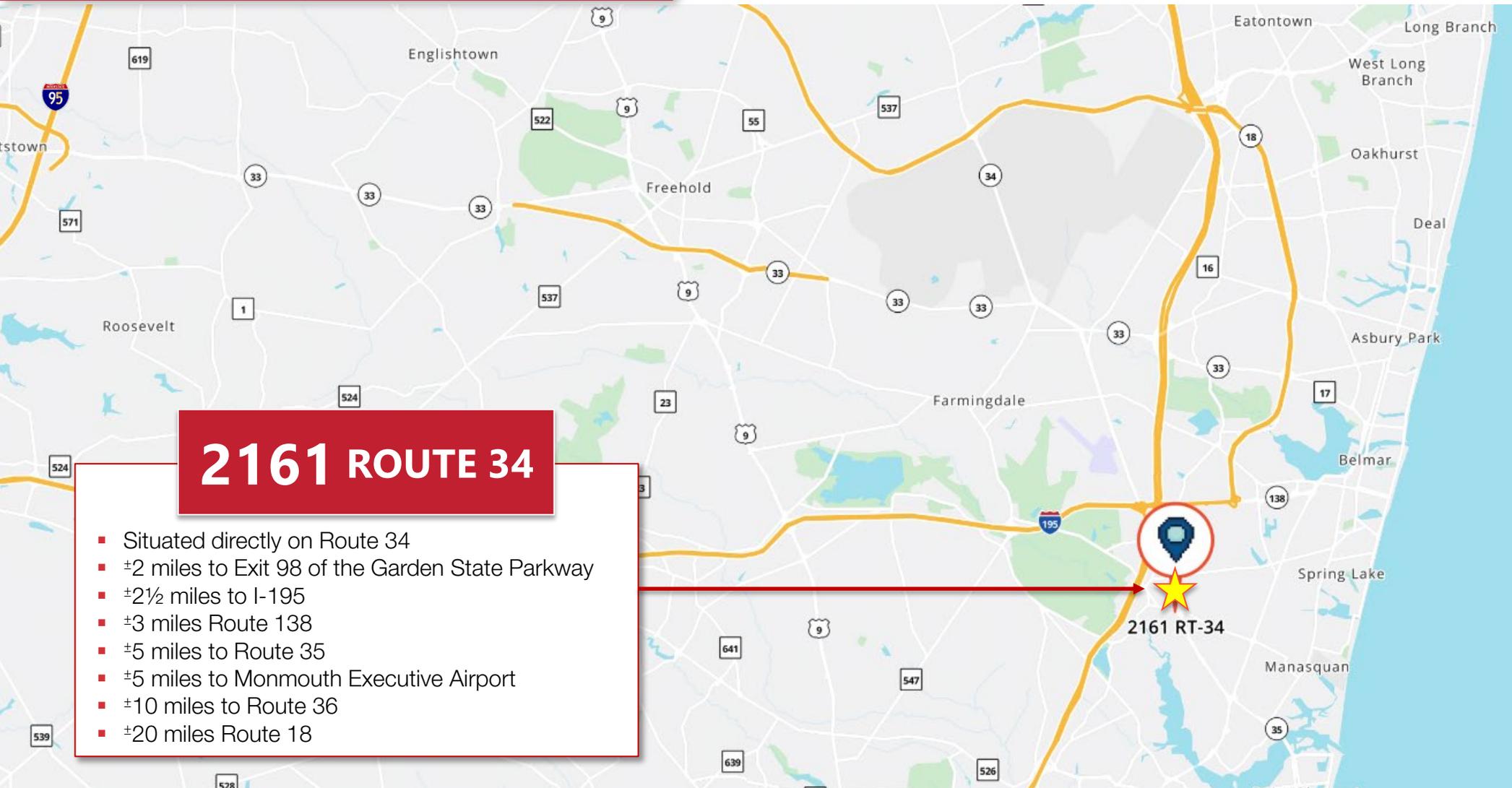
FOR CONCEPT REVIEW ONLY
 NOT FOR CONSTRUCTION
 SUBJECT TO ALL REQUIRED MUNICIPAL,
 COUNTY AND STATE APPROVALS

REV. NO.	DATE	DESCRIPTION
CONCEPT PLAN		
PRELIMINARY AND FINAL MAJOR SITE PLAN		
2161 ROUTE 34		
BLOCK 826 - LOT 76		
FOR DOUBLE D REAL ESTATE		
TOWNSHIP OF WALL		
MONMOUTH COUNTY, NEW JERSEY		
		2017 Route 34, Suite E, 2nd Floor Monmouth, NJ 08876 P: (732) 722-8600 F: (732) 722-8607 info@kbaengineers.com kbaengineers.com Permitting@kbaengineers.com Certificate of Authority No. 24A0202000
DRN	CHK	PROJECT NO.
JAK	JAK	2025-323
SCALE		AS SHOWN
DATE		10/31/2025
SHEET		1 OF 1
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE44850		

STRATEGICALLY LOCATED

NAI DiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.



For further information please contact Exclusive Broker:

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Woodbridge, NJ 07095
732 985 3000 | naidb.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.