



INCREDIBLE OPPORTUNITY

**113 TINDALL ROAD
MIDDLETOWN, NJ 07748**



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**AVAILABLE FOR SALE OR LEASE
CALL FOR MORE INFORMATION**



113 Tindall Road Middletown, NJ



Stand-alone, Two-Story Professional Office

- Approximately 4,400 sf based on floor plans. Note: tax record indicates 4,089 sf.
- Strong roadway exposure
- Ample parking
- Minutes to Red Bank, commuter rail access, and major roadways



*SF is approximate based only by floor map.

113 Tindall Road is a prominent, updated two-story professional office building offering excellent visibility. The floor plan is a well designed, highly functional layout, suited for a variety of professional uses. Originally constructed in the late 1700s as a farmhouse, the building retains select original hardwood flooring and woodwork that adds charm and character to the work environment. The original building footprint has been expanded and modernized with recessed lighting, and newer HVAC and electrical systems. The first floor features a reception area, several large private offices, a conference room, and a kitchen. The second floor includes additional private offices, open workspace/bullpen areas, and a very large multi-purpose conference or training room. Restrooms are conveniently located on both levels. The large office sizes provide versatility to use as additional meeting and training rooms. (See attached floor plan). The building also includes two attached - 2 car garages (total of 4 garages) that offer valuable storage space or potential supplemental income. There is a partial basement and attic. The lot has approximately 60 parking spaces (shared with the adjacent building), which provides ample parking for employees and visitors.

The building is well suited for accounting, legal, insurance, consulting, sales, and a wide range of other professional and general office uses. The property is offered for sale or lease. Its strategic location further enhances the building's appeal, offering convenient access to the business districts of Red Bank and Long Branch to the south, along with strong regional connectivity to the north, given Newark Liberty International Airport is approximately a 50-minute drive, supporting ease of travel for clients and executives.

113 Tindall Road Middletown, NJ

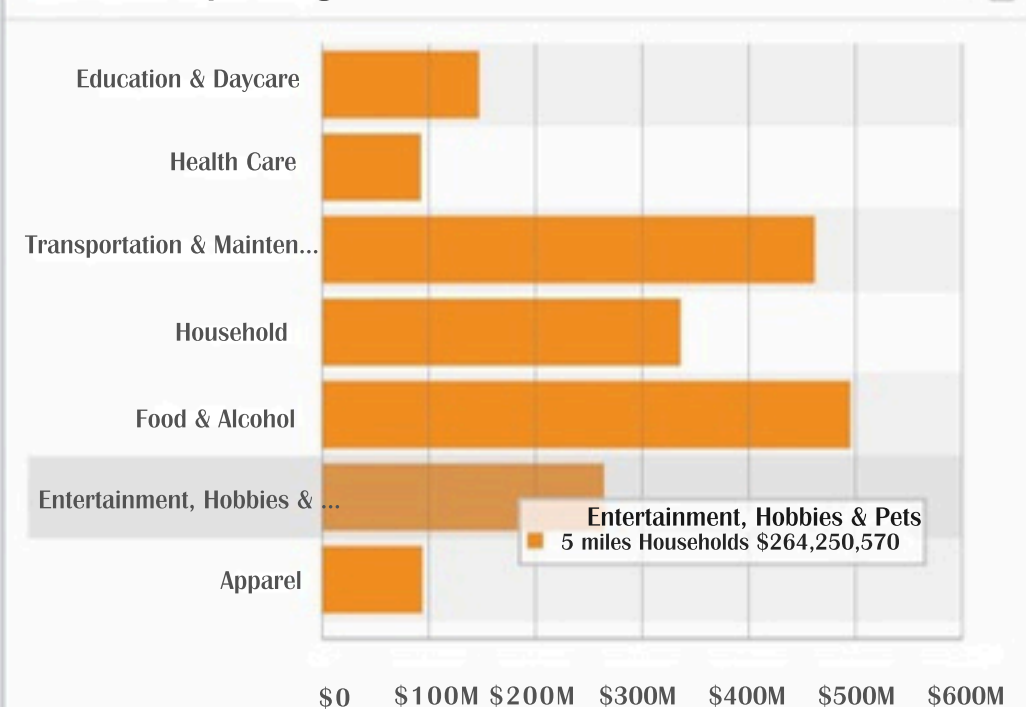
113 TINDALL ROAD, MIDDLETOWN, NJ 07748

PROPERTY TYPE:	OFFICE
SALES TYPE:	INVESTMENT OR OWNER USER
LOT SIZE :	0.68 AC
GROSS BUILDING AREA:	*APPROX. 4,400 SF PER FLOOR PLAN
SALE CONDITIONS:	SALE AND LEASE OFFER
NO. STORIES:	2
TENANCY:	SINGLE
PARKING RATIO:	10/1,000 SF
ZONING DESCRIPTION:	R-22

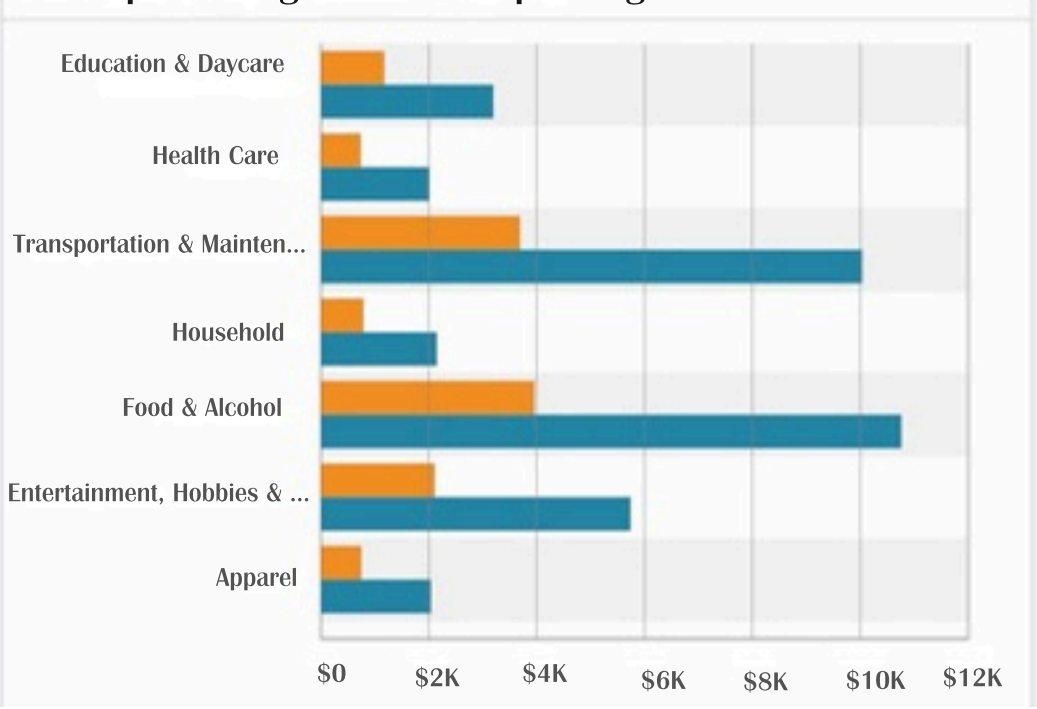
INCOME:

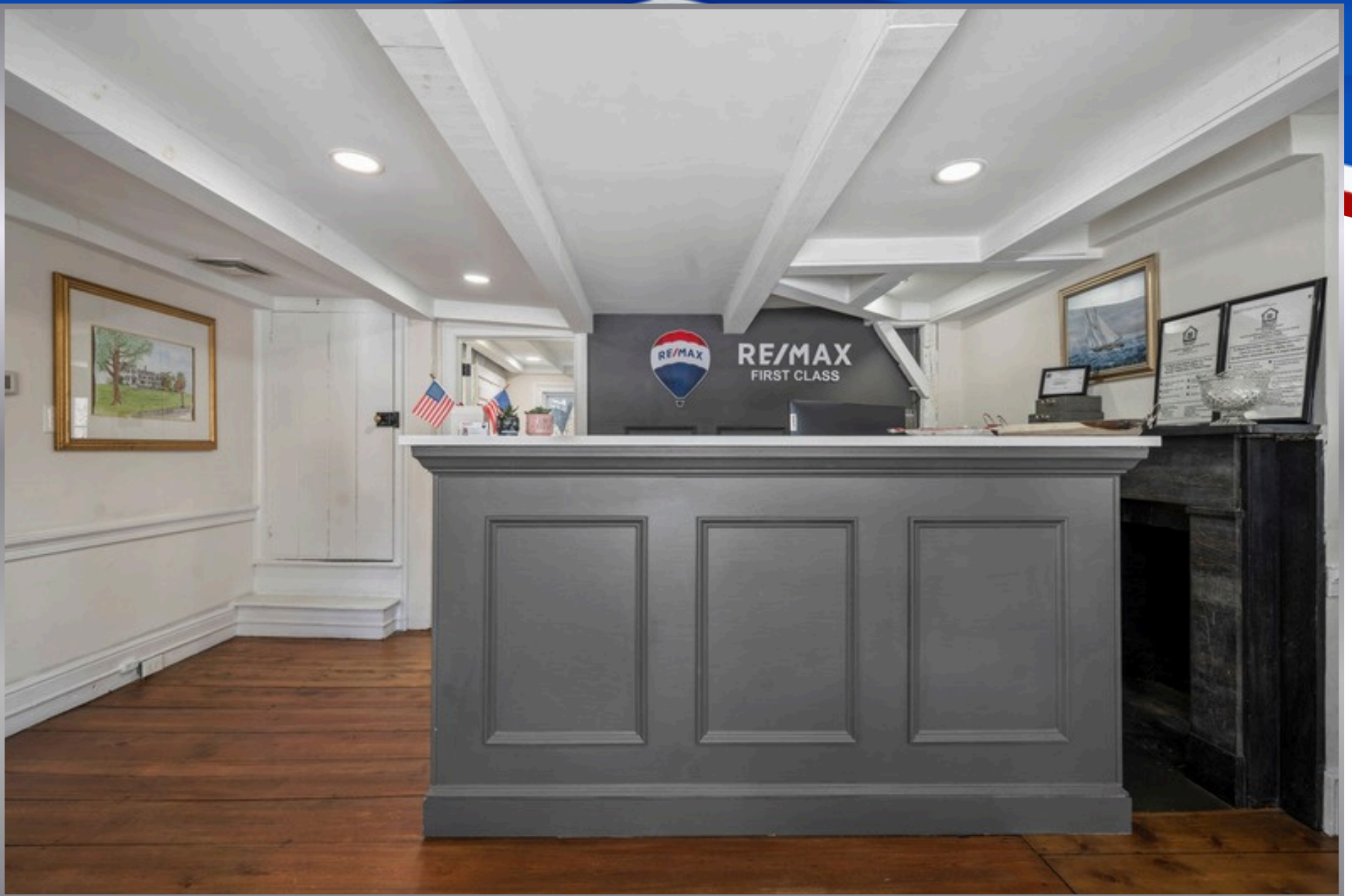
	2 MILES	5 MILES	10 MILES
AVG HOUSEHOLD INCOME	\$148,144	\$144,985	\$141,590
MEDIAN HOUSEHOLD INCOME	\$124,015	\$116,102	\$112,981
< \$25,000	867	4,867	14,180
\$25,000 - 50,000	916	4,952	14,963
\$50,000 - 75,000	1,074	5,314	15,650
\$75,000 - 100,000	1,035	4,693	13,103
\$100,000 - 125,000	1,004	4,941	14,219
\$125,000 - 150,000	822	3,724	10,669
\$150,000 - 200,000	1,693	6,114	16,824
\$200,000+	2,302	11,412	30,951

Consumer Spending



Per Capital & Avg Household Spending









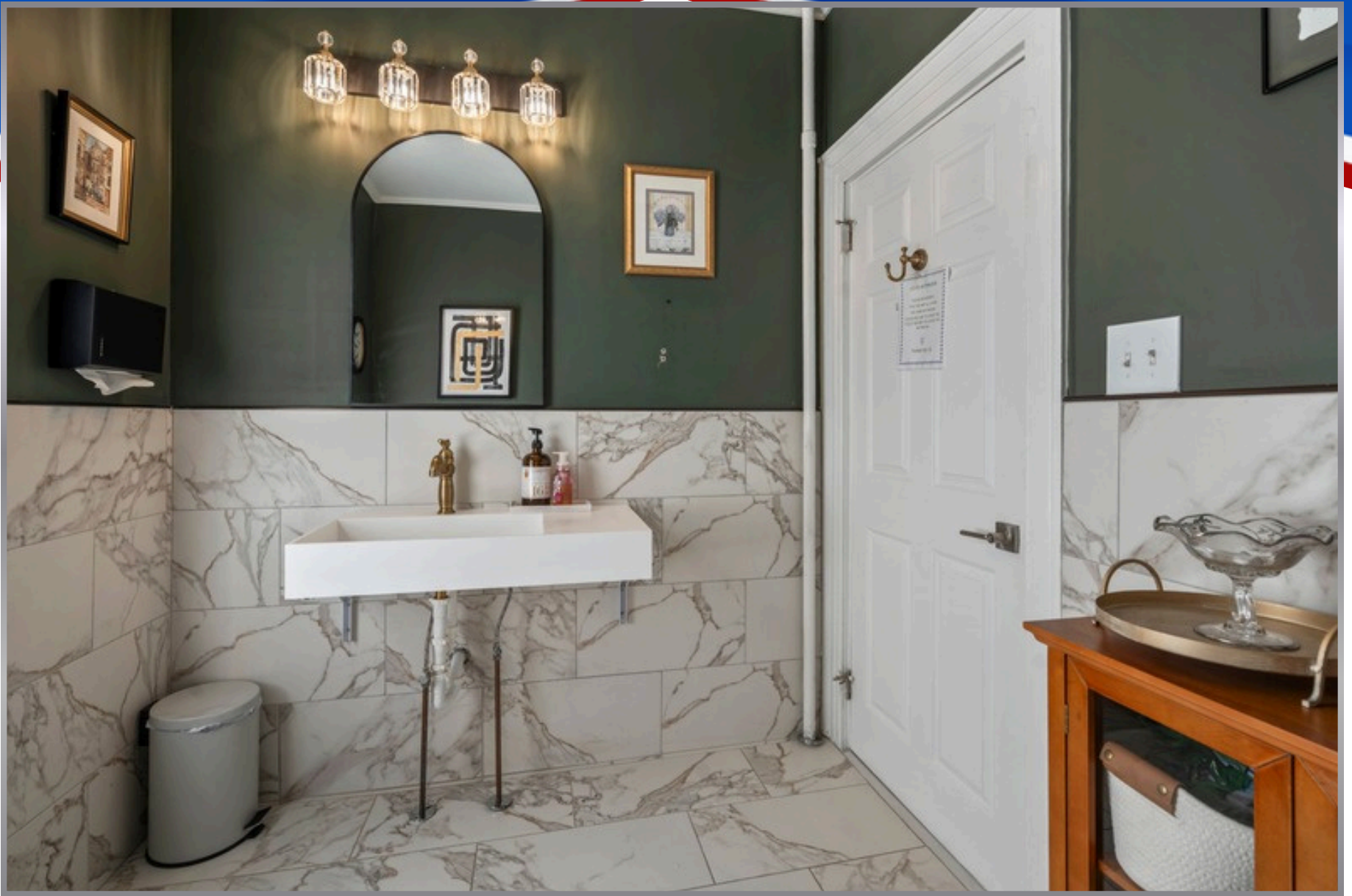












113 Tindall Road Middletown, NJ Floor Plan

