

## Approved Building Plans &amp; Engineering Site Plan

1671 Route 34, Wall, NJ 07727

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Industrial / commercial site for sale with approved building plans and engineering site plan

## PROPERTY HIGHLIGHTS

- 1+ acre with ±6,400 SF, plus office mezzanine
- Prior planning board approval
- Frontage and high visibility on heavily traveled Route 34
- Traffic count - 32,813 VPD (2019)
- Zoned General Industrial (GI-2)
- Approved for contractor's yard
- Permitted uses include wholesale supply of electric, plumbing, heating and cooling materials; equipment rentals; nurseries; contractor warehouse; manufacturing and assembly; and more
- Within one-half mile of Monmouth Executive Airport

## LOCATION DESCRIPTION

High visibility and high traffic count with 233' of frontage on Route 34 South. Close proximity to other major highways including 195, 138, 18, 33 and the Garden State Parkway.

## OFFERING SUMMARY

SALE PRICE:	\$850,000
LOT SIZE:	±1.007 Acres

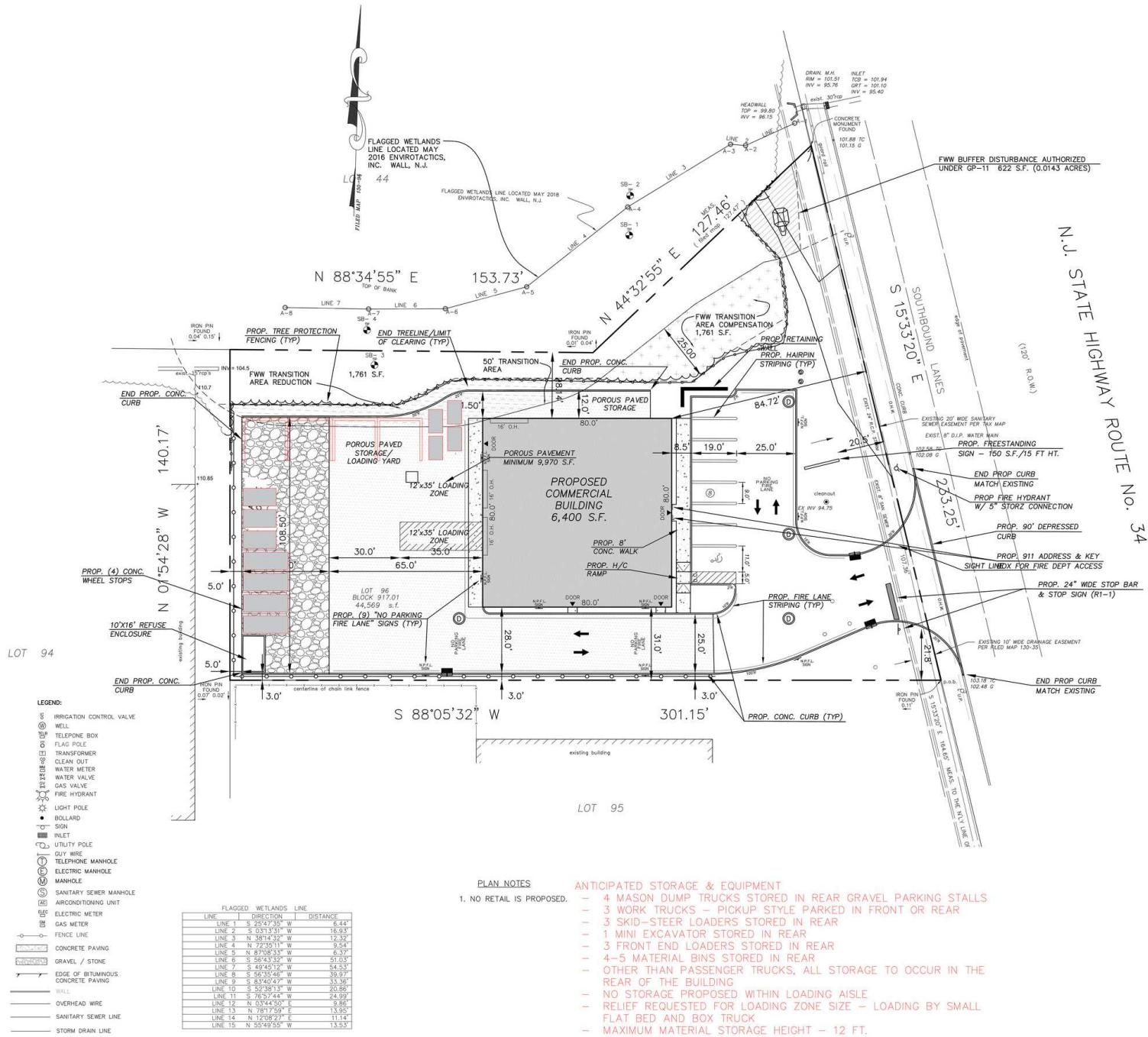
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## PRIOR APPROVED SITE PLAN

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## BUILDING ELEVATIONS



FRONT ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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INDUSTRIAL/COMMERCIAL SITE FOR SALE

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## ADDITIONAL PHOTOS



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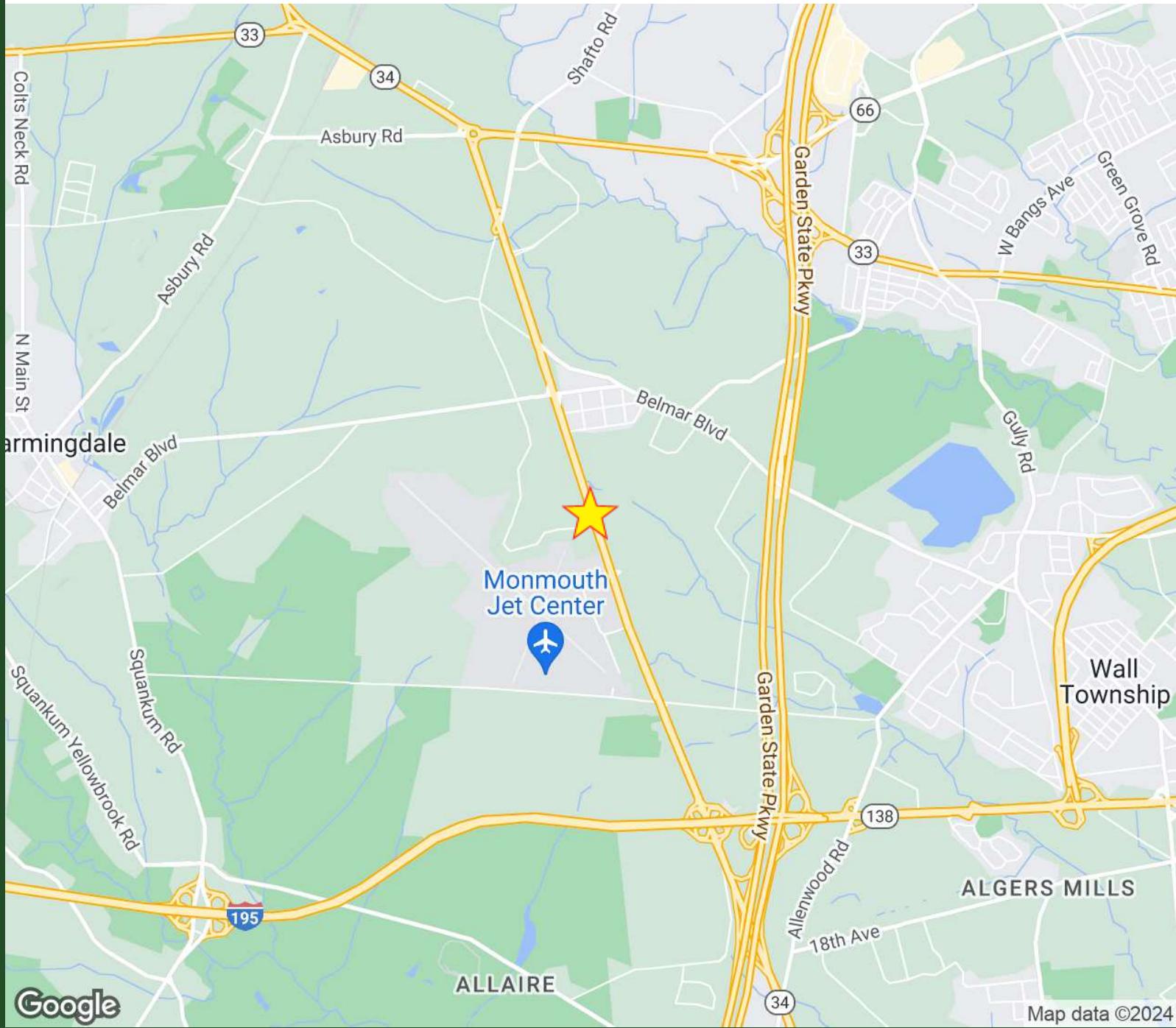
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## LOCATION MAP



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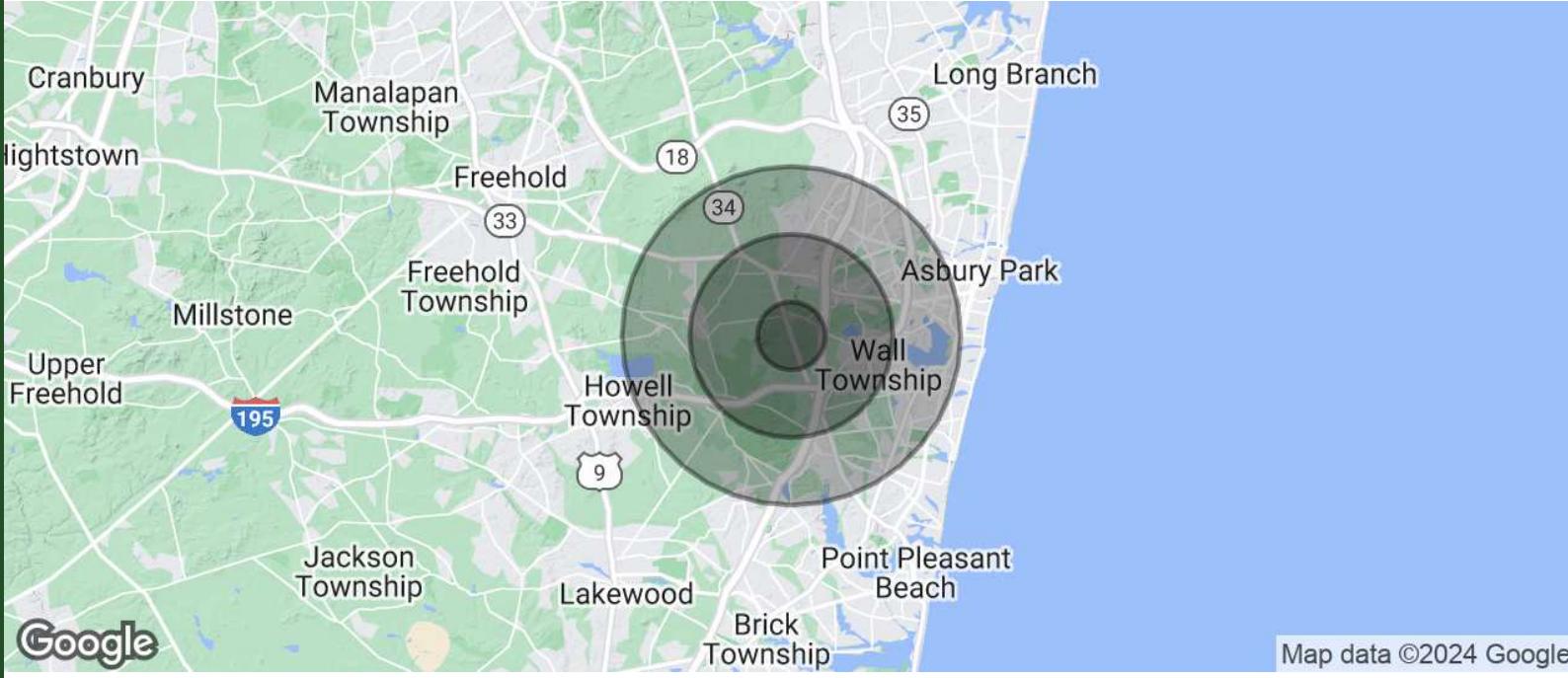
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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	436	15,514	75,088
AVERAGE AGE	39.6	42.5	46.0
AVERAGE AGE (MALE)	45.0	41.9	45.6
AVERAGE AGE (FEMALE)	36.3	44.3	47.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	150	5,948	32,995
# OF PERSONS PER HH	2.9	2.6	2.3
AVERAGE HH INCOME	\$150,838	\$118,931	\$108,917
AVERAGE HOUSE VALUE	\$578,520	\$417,186	\$409,042

2020 American Community Survey (ACS)

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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