

MONMOUTH JUNCTION, NJ

3974 U.S. HIGHWAY 1, MONMOUTH JUNCTION, NJ 08852

BACK ON THE MARKET!



OFFERING SUMMARY

Sale Price: Call for Details
 Available SF: 4.89 Acres
 Lease Rate: Call for Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Currently Three Freestanding Buildings on 4.89 Acres Available for Sale or Ground Lease

PROPERTY HIGHLIGHTS

- Available Immediately
- Prime Retail Site
- Excellent Exposure Along U.S. Highway 1
- Redevelopment Opportunity
- Excellent Automotive Site
- Potential Restaurant Site
- Office/Medical

FOR MORE INFORMATION CONTACT:

MARK HANDWERKER
201.703.9700 x131
mhandwerker@thegoldsteingroup.com

NEIL GOLDSTEIN
201.703.9700 x112
ngoldstein@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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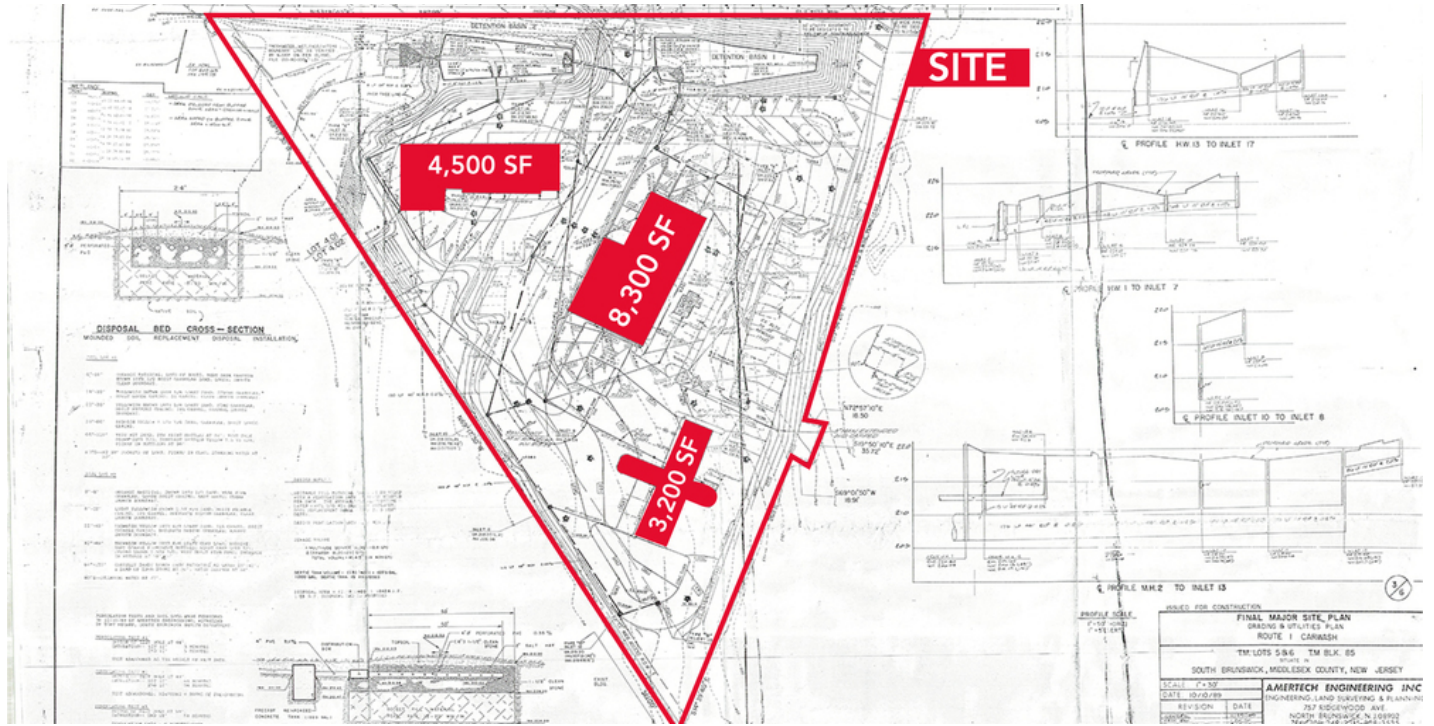
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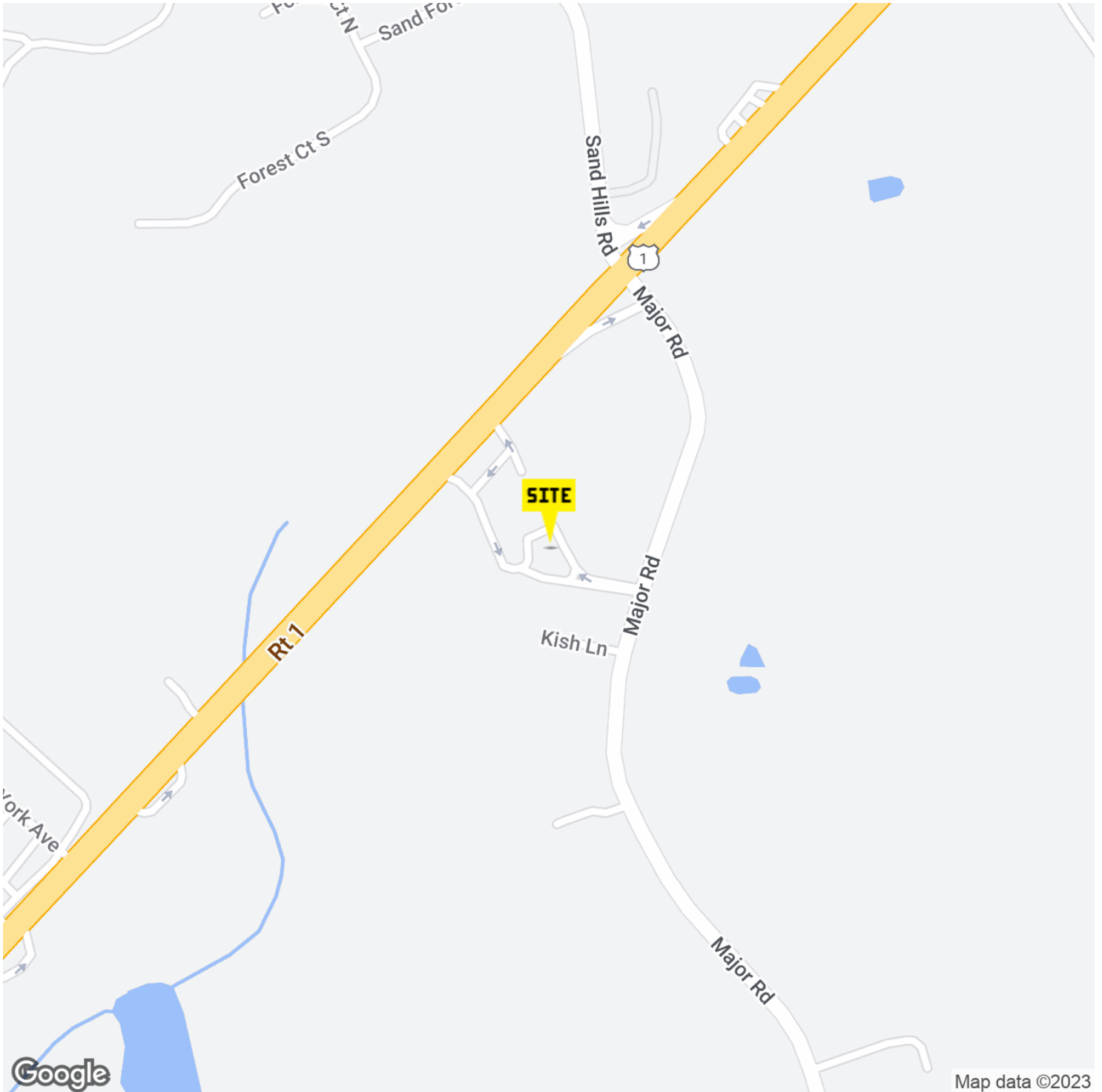
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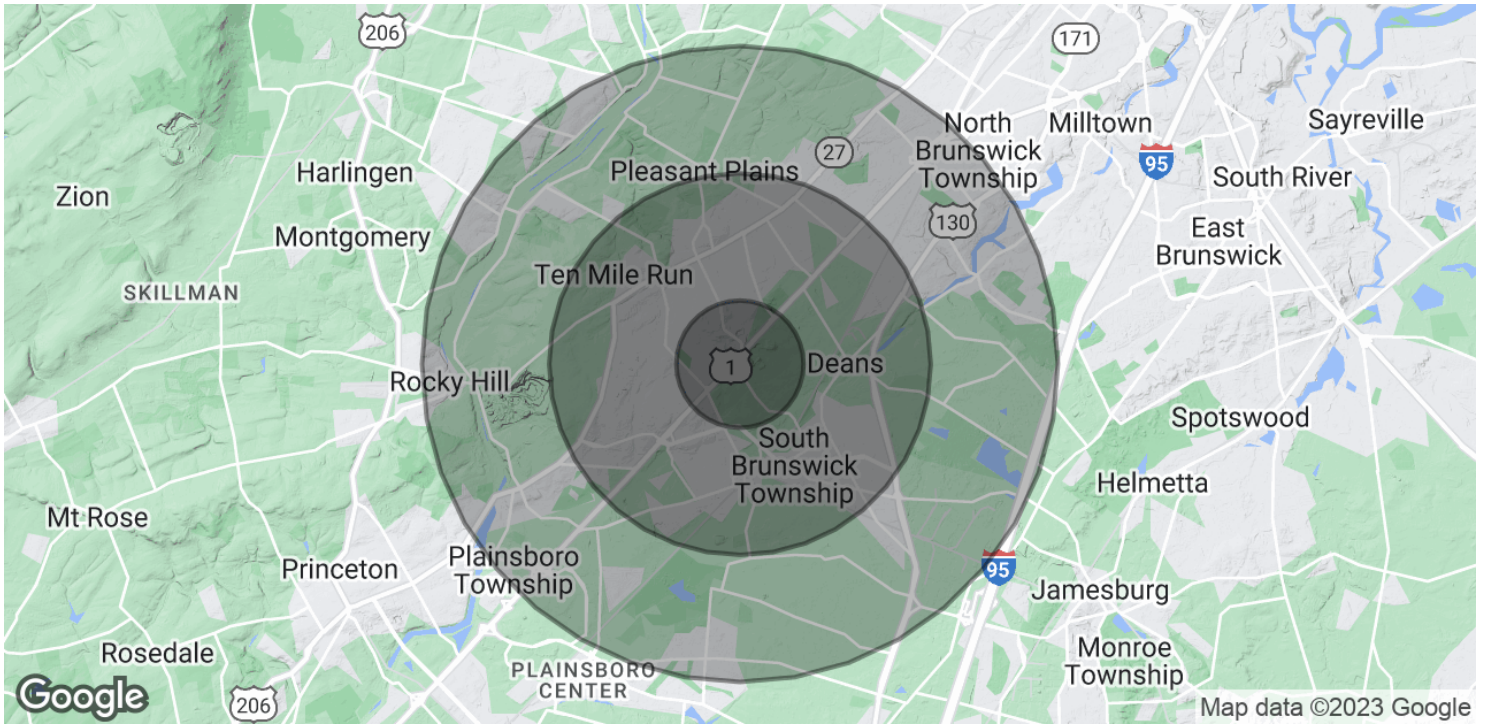
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,747	50,433	103,205
Average Age	37.5	37.1	36.5
Average Age (Male)	37.4	36.8	36.0
Average Age (Female)	37.8	37.5	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,161	18,204	37,154
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$95,419	\$110,150	\$112,806
Average House Value	\$373,781	\$410,794	\$429,921

* Demographic data derived from 2020 ACS - US Census

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