

RETAIL FOR SALE

Restaurant Supply

804-808 Arnold Avenue, Point Pleasant Beach, NJ 08742

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Realty Company

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Restaurant supply showroom and warehouse for sale. Sale includes 2-bedroom ranch home located behind the retail building.

PROPERTY HIGHLIGHTS

- Retail showroom and storage/warehouse building with second floor and loading dock measures $\pm 12,181$ SF.
- Two-bedroom ranch located behind the retail building measures $\pm 1,824$ SF.
- Basement is not included in the square footage.
- Primary building is sprinklered.
- 109' of frontage on Arnold Avenue.
- Home in rear has a 25' wide driveway to West Laurel Avenue.
- Zoned HC (Highway Commercial). Permitted uses include restaurants (including drive-in and take-out), banks (including drive-in facilities), contractors' and builders' offices and yards. See complete list of permitted uses under "Documents" on property website.
- Potential redevelopment site.

LOCATION DESCRIPTION

Located on Arnold Avenue, two blocks from Route 35 South. Walking distance to all retail in the heart of town, including grocery, hardware store, restaurants, bank and train station. Within one mile to boardwalk and ocean.

OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	± 0.568 Acres
BUILDING SIZE:	$\pm 14,005$ SF

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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ADDITIONAL PHOTOS



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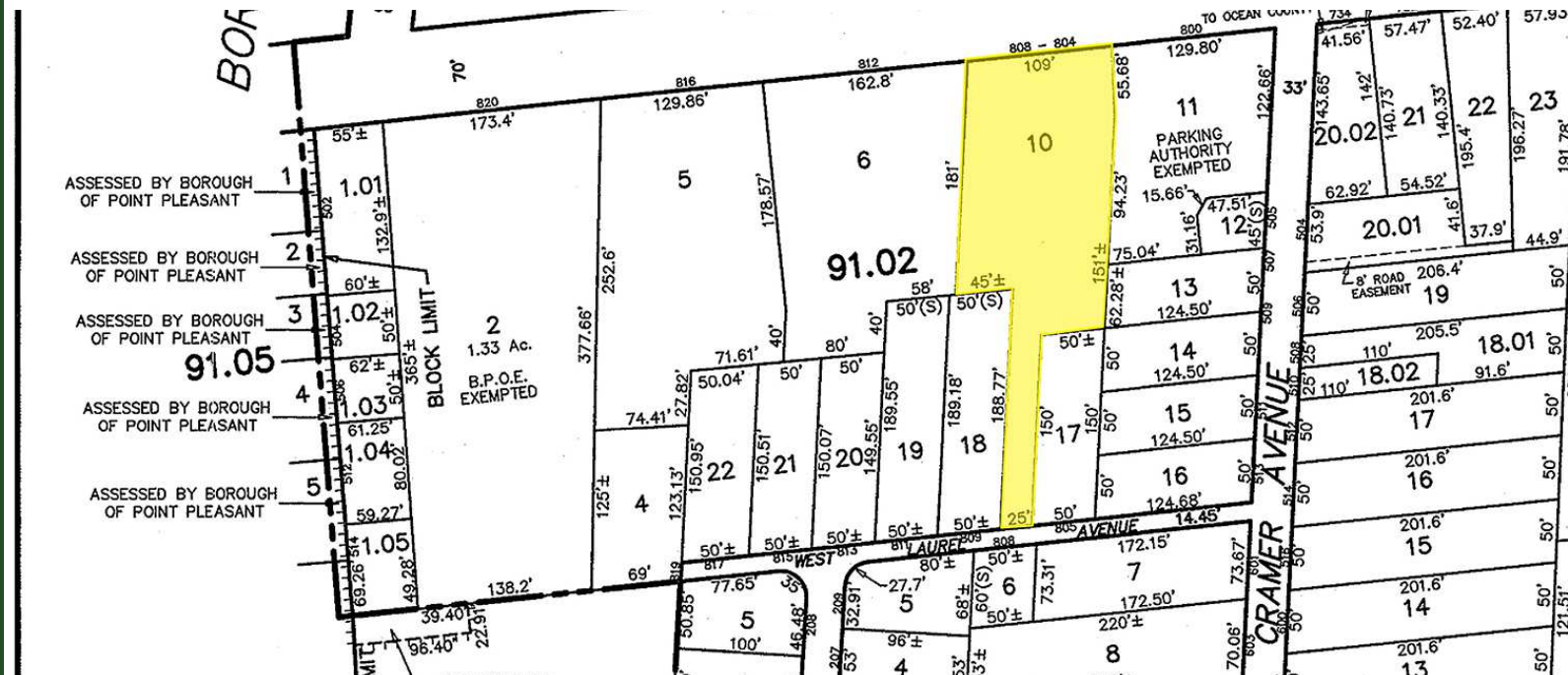
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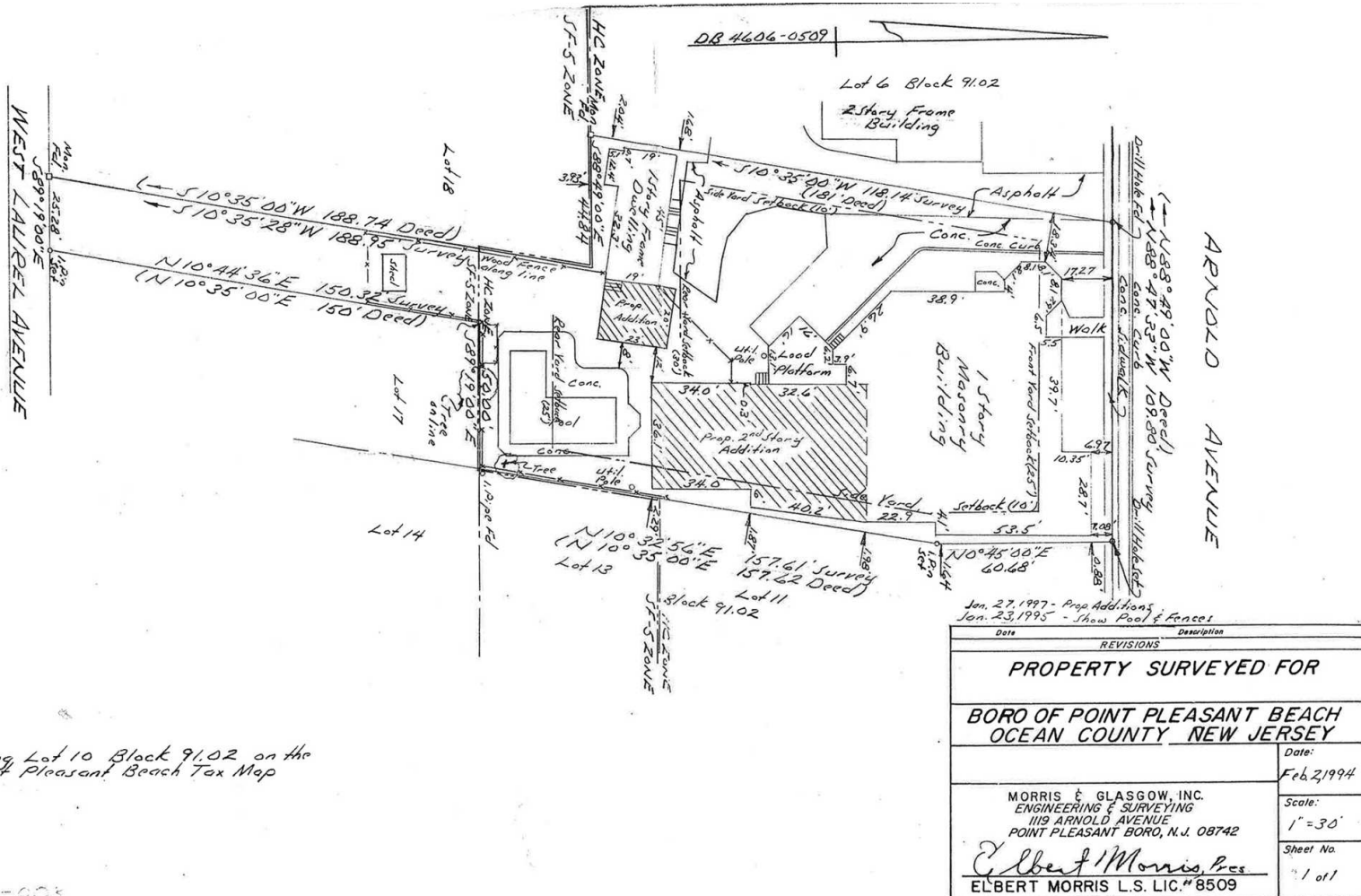
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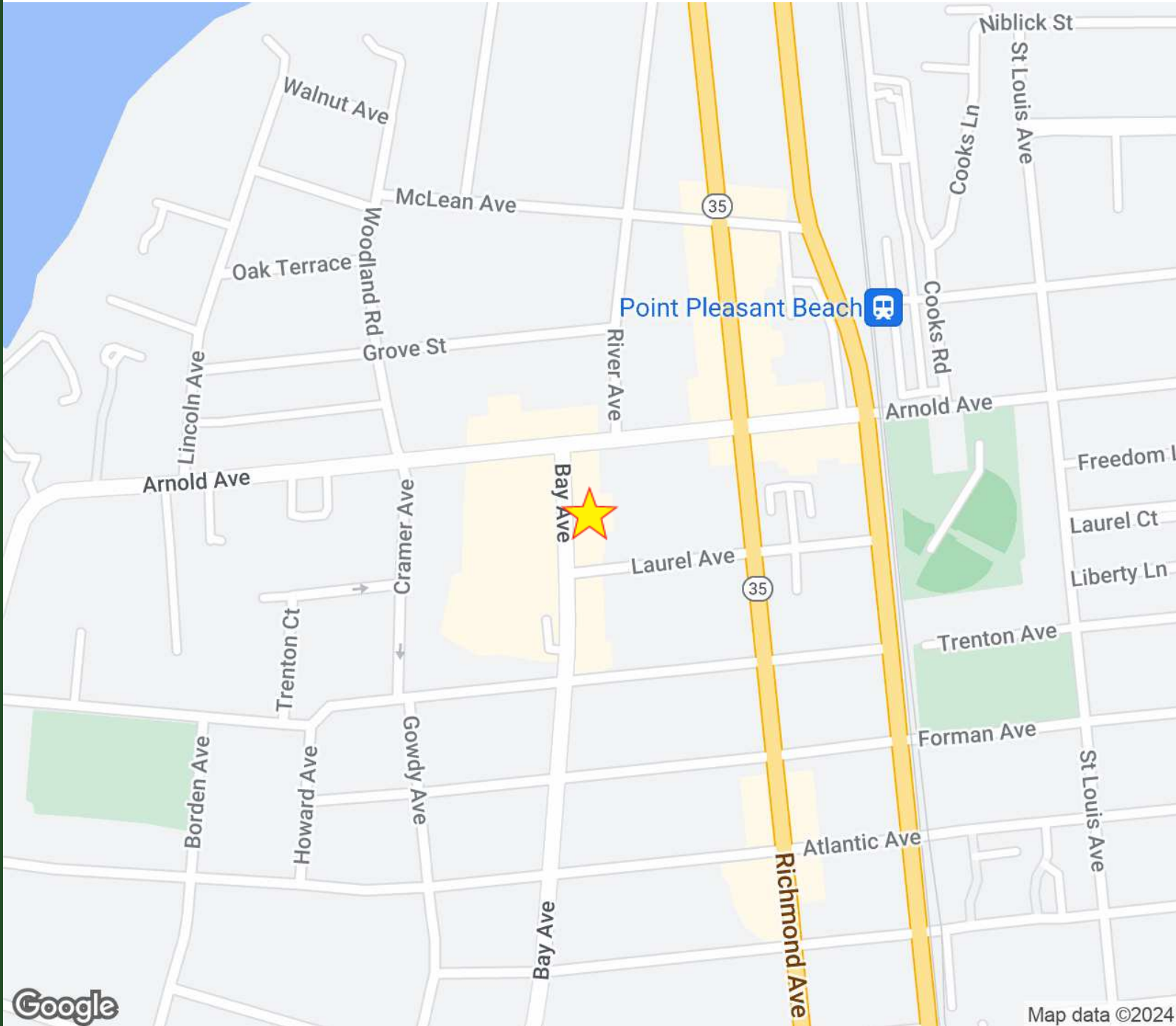
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LOCATION MAP



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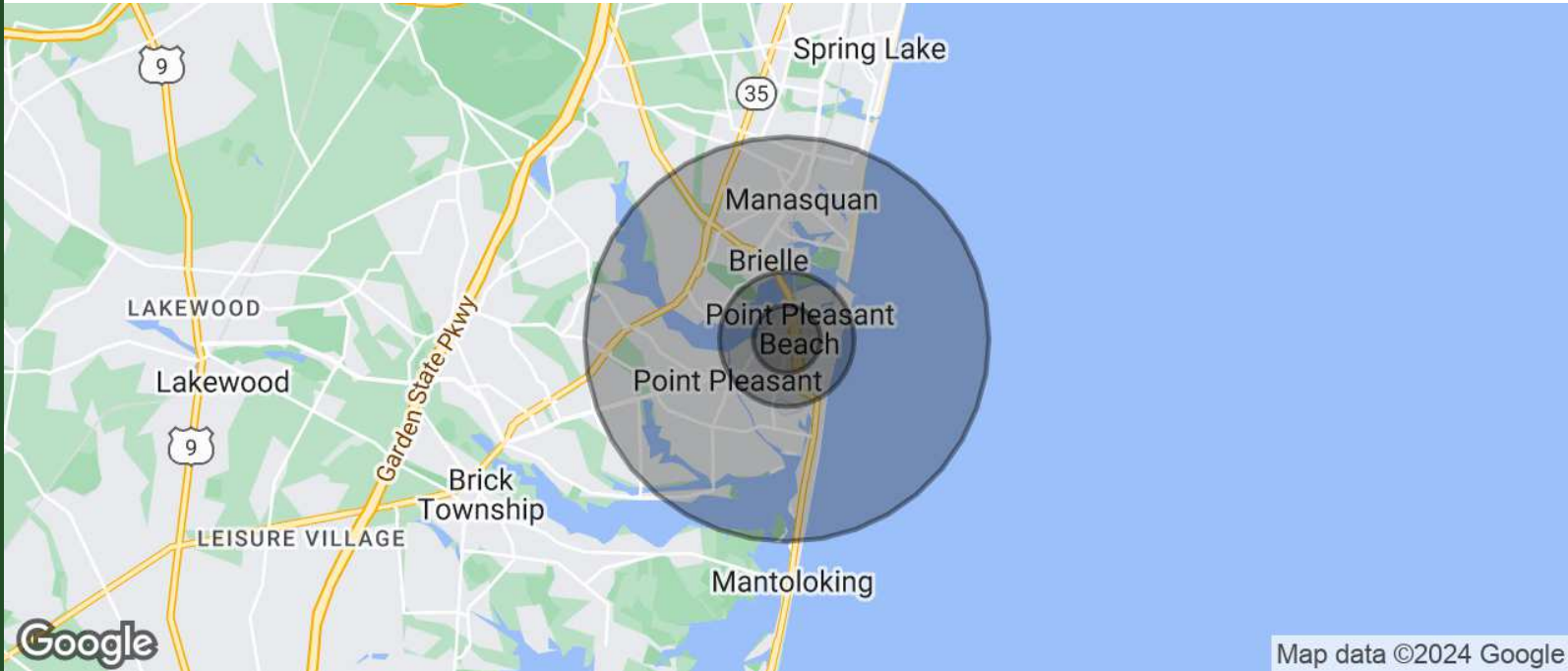
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	3,317	8,700	54,520
AVERAGE AGE	45	46	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	46	47	46

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,295	3,662	21,992
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$155,623	\$148,088	\$167,612
AVERAGE HOUSE VALUE	\$860,902	\$870,266	\$771,550

Demographics data derived from AlphaMap

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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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