

COMMERCIAL BUILDING

FOR SALE

## ±2,400 SF POLE BARN / SHOP WITH HOUSE ON ±1.83 ACRES

575 Wyckoff Mills Road, Freehold, NJ 07728

*For More Information, Contact the Exclusive Brokers*

**CHRISTOPHER CHIUSSOLO**

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## LOCATION DESCRIPTION

Approx. 0.15 Miles to Route 9  
 Approx. 1.64 Miles to Route 33  
 Approx. 8.29 Miles to Garden State Parkway  
 Approx. 13.86 Miles to NJ Turnpike  
 Approx. 31.09 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	1.8 Acres
Building Size:	2,400 SF

## PROPERTY HIGHLIGHTS

- Total Acreage: ±1.80 Acres (Block 142, Lot 6)
- Shop Size: ±2,400 SF
- Shop Ceiling Height: ±15' 10"
- Loading & Loading Heights: 2 DI (14' x 11') and 1 DI (9' x 7')
- Zoning: HD-1
- Taxes: \$6,381.86 (2022)

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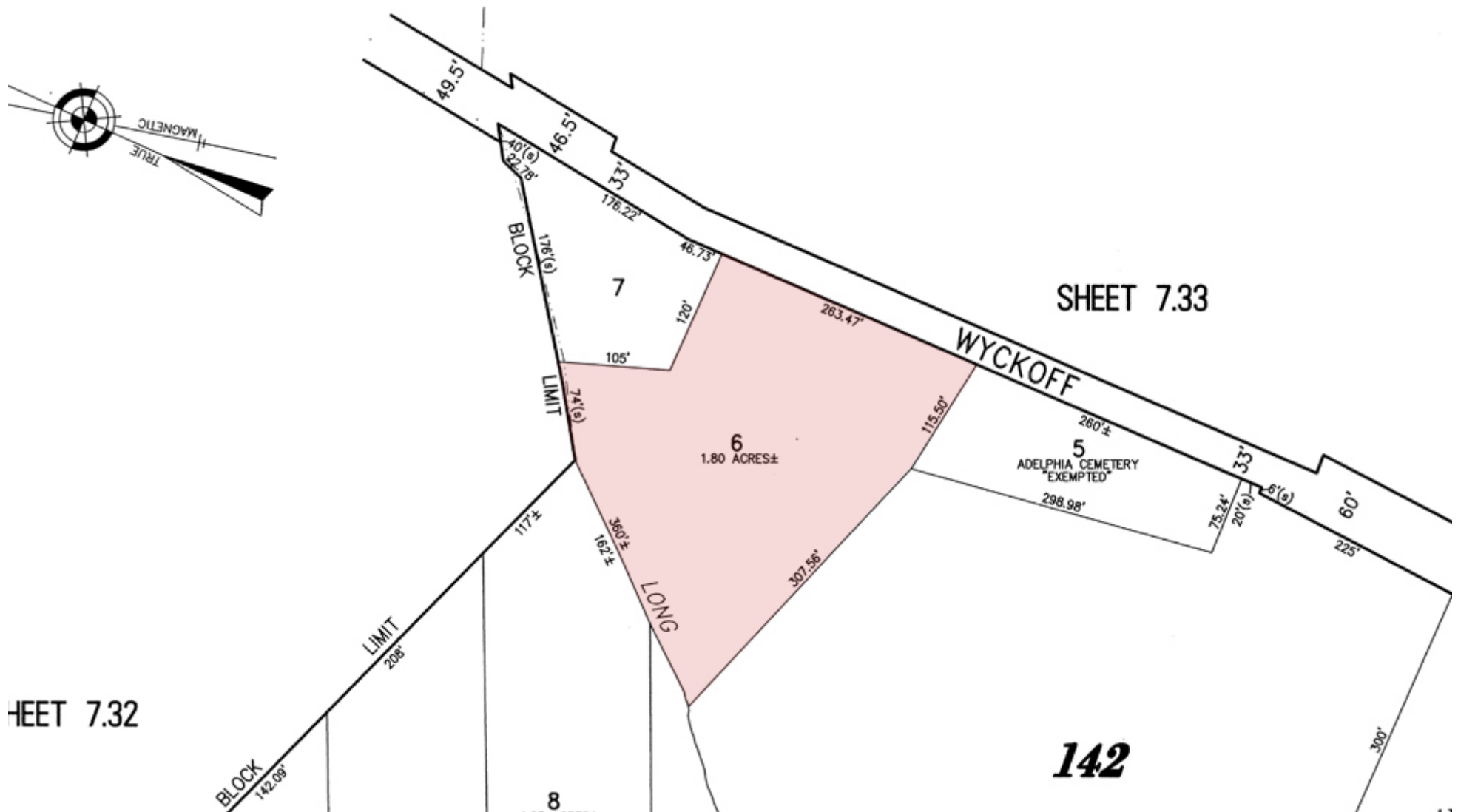
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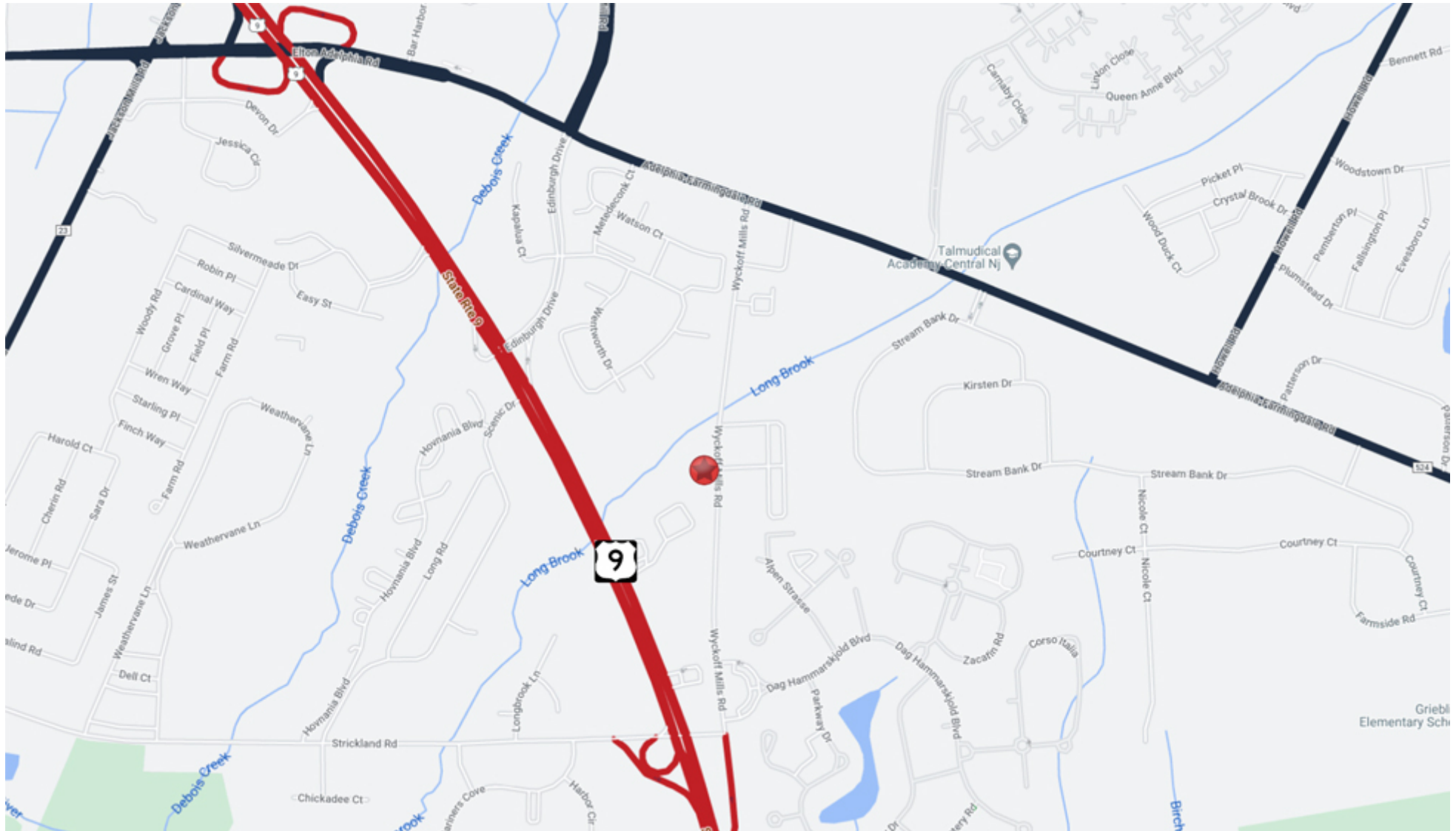
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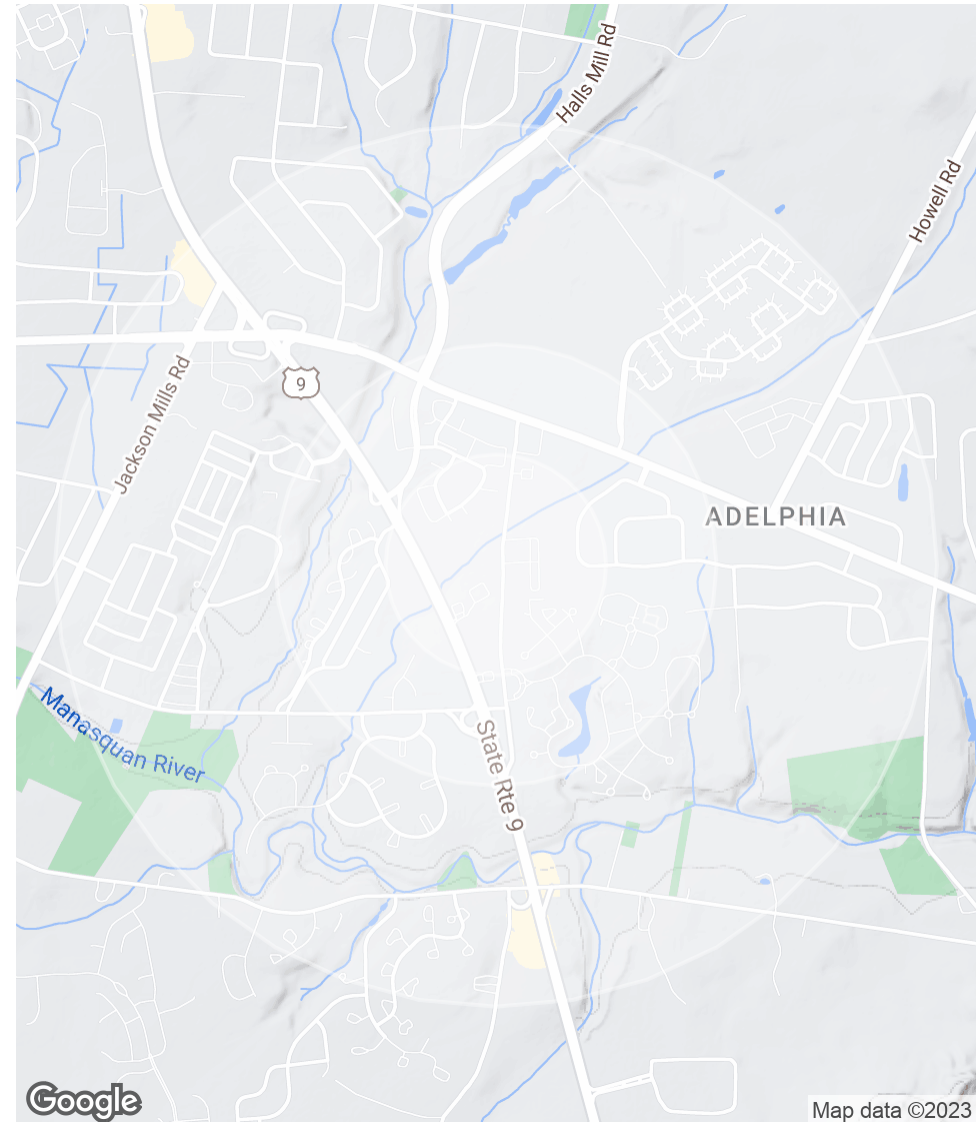


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	628	2,087	6,451
Average Age	44.2	48.0	50.3
Average Age (Male)	37.9	43.6	48.4
Average Age (Female)	51.8	52.1	51.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	979	2,997
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$89,211	\$85,725	\$88,645
Average House Value	\$258,201	\$245,284	\$250,910

\* Demographic data derived from 2020 ACS - US Census



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