



DEVELOPMENT OPPORTUNITY - RETAIL / COMMERCIAL

FOR SALE

±2.28-AC LAND WITH SMALL STRUCTURE

112-116 North Main Street, Forked River, NJ 08731

For More Information, Contact the Exclusive Broker

JOHN R. LONGO

Director

jlongo@blauberg.com
973.379.6644 x129

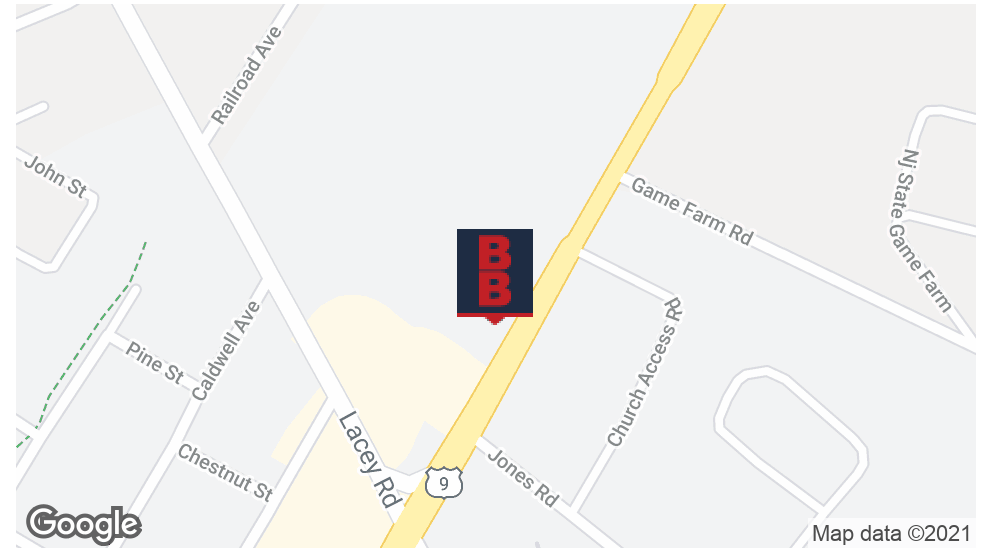
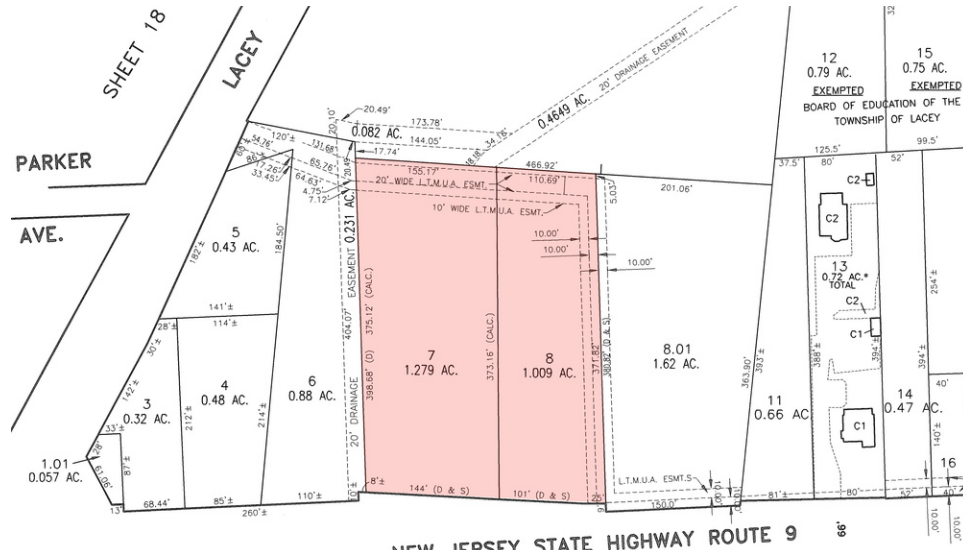


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LOCATION DESCRIPTION

Approx. 2.5 Miles to Garden State Parkway Exit 74
 Approx. 23.7 Miles to I-195
 Approx. 47.4 Miles to Atlantic City
 Approx. 71 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	2.28 Acres

PROPERTY HIGHLIGHTS

- ±2.28-Acre Lot (Block 7, Lots 7 & 8)
- ~265' of Frontage Along N. Main St. (Rt. 9)
- Small 1,576 SF Building Structure on Site
- 265 feet of frontage along N Main St
- Zoned C150 (Highway Business)
- Taxes at \$20,131.62 (2020)

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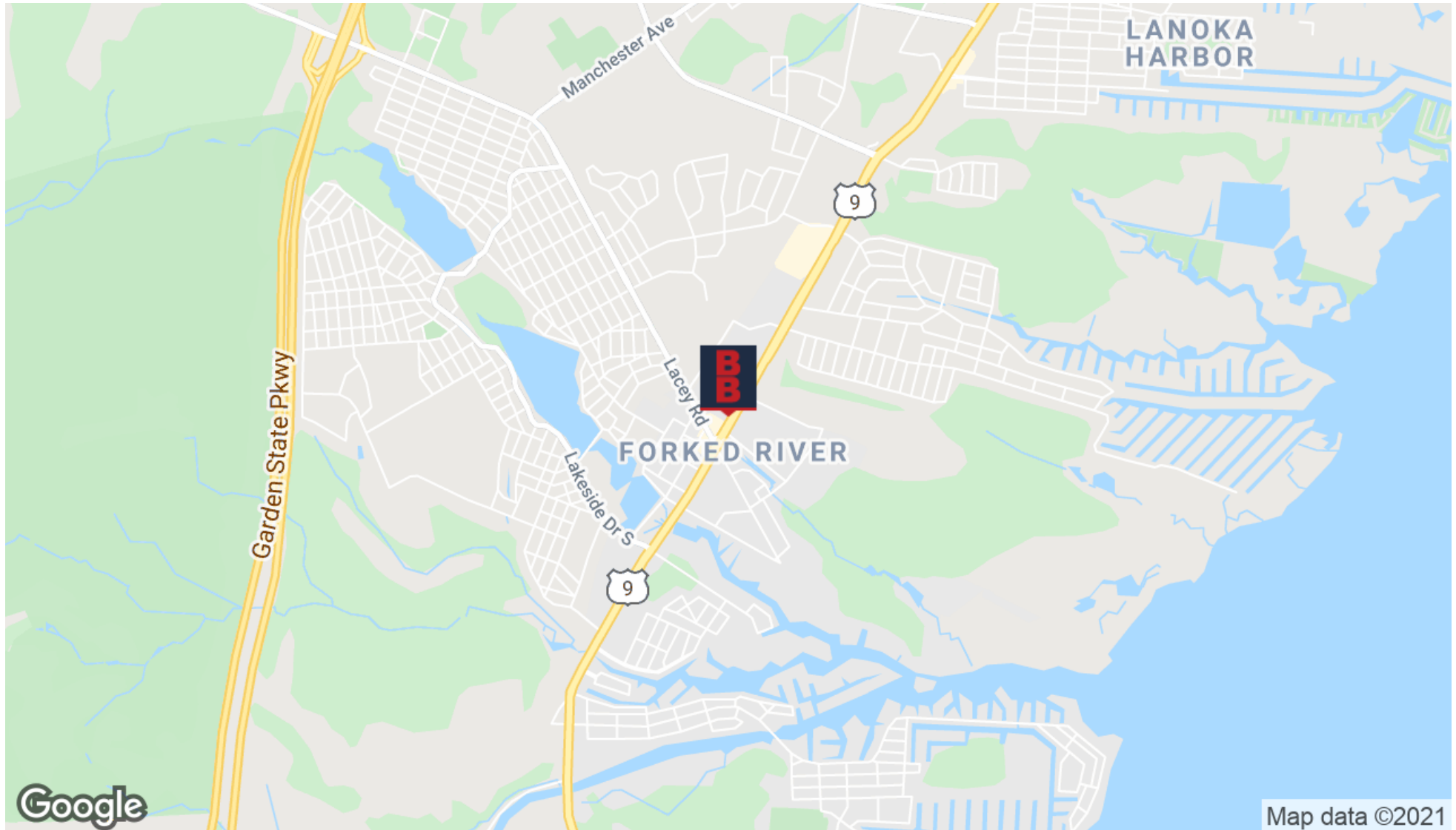
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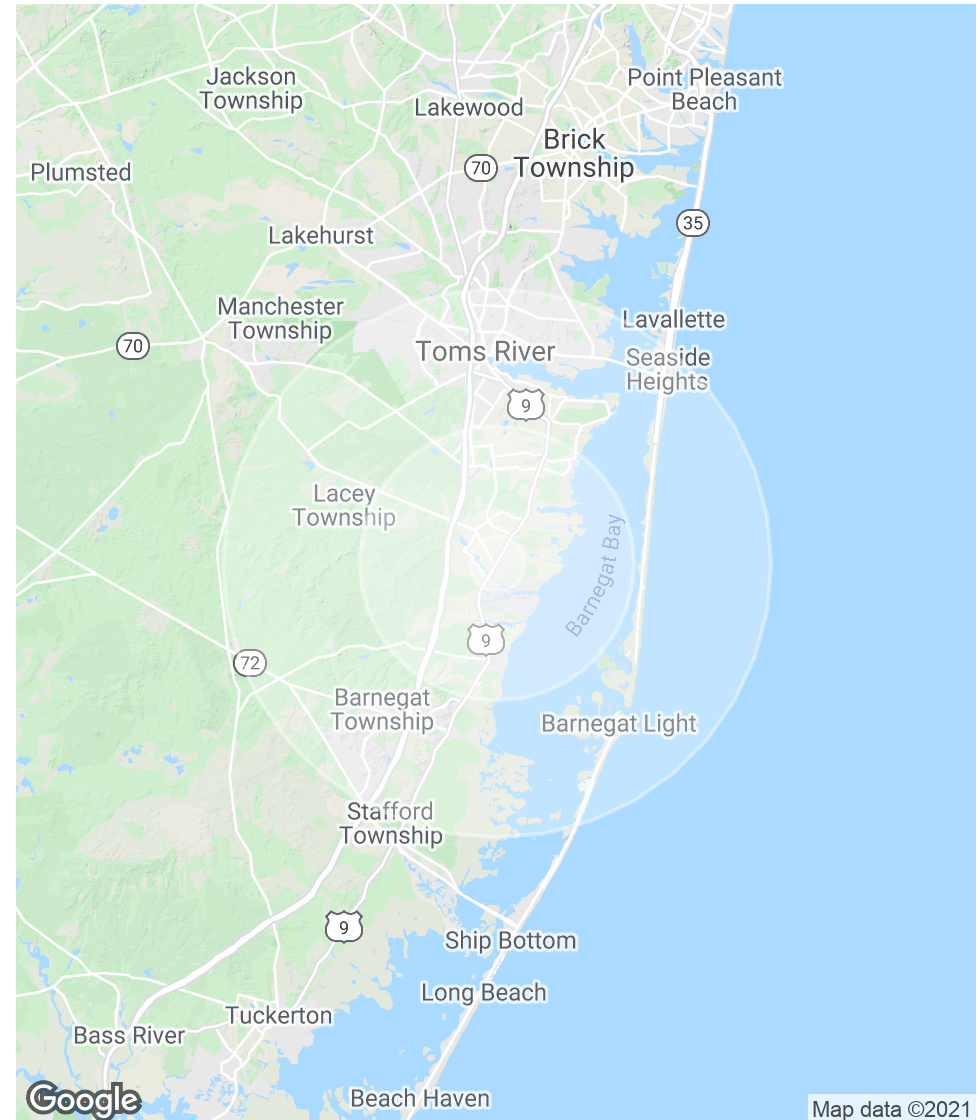
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,704	44,132	196,394
Average age	41.8	40.9	42.3
Average age (Male)	38.1	38.4	40.6
Average age (Female)	43.8	42.6	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,014	16,320	75,606
# of persons per HH	2.7	2.7	2.6
Average HH income	\$83,388	\$83,440	\$78,536
Average house value	\$340,049	\$317,928	\$295,956

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

John, Director for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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