

FOR SALE | RETAIL

10 MULE ROAD

10 Mule Road | Toms River, NJ 08755



PROPERTY SUMMARY

Sale Price: Please call for pricing

Lot Size: ± 1.19 Acres

APN #: Block 507.02, Lot 2.02

Building Size: ± 3,700 SF

Cross Streets: Route 37

PROPERTY OVERVIEW

Former bank for sale, with 4 drive through lanes

LOCATION OVERVIEW

Located on the corner of Mule Road and Route 37 and in close proximity to Route 9, Route 37, and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Primary curb cut along Mule Road, permitting right in and right out movements with two additional curb cuts.
- Shared drive with 14 Mule Road and Clarion Hotel and Conference Center, providing full movements along mule Road plus access to Route 37.
- Heavy traffic count. Approximately 45,185 ADT along Route 37 and 16,750 ADT along Mule Road.
- 28 parking spaces.
- Zoned RHB.
- Permitted uses include retail, wholesale stores, restaurants, offices, auto dealerships, schools, laboratories, medical, child & adult day care, auto repair and service, car washes & veterinary hospitals.
- Taxes \$24,940 (2020)

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | RETAIL

10 MULE ROAD

10 Mule Road | Toms River, NJ 08755



Demographics Data			
	1 Mile	3 Miles	5 Miles
Total Households	2,769	23,468	54,047
Total Population	5,428	51,774	125,684
Persons Per Household	2	2.2	2.3
Average Household Income	\$47,313	\$59,207	\$67,012
Average House Value	\$199,401	\$240,265	\$251,736
Average Age	60.8	51.5	49.1
Average Age Male	59.4	50.7	47.8
Average Age Female	61.4	52.4	50.4

Permitted Uses RHB Zone
Retail
Wholesale stores
Restaurants
Offices
Auto dealerships
Schools
Laboratories
Medical
Child and adult day care
Auto repair and service
Car washes
Veterinary hospitals

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | RETAIL

10 MULE ROAD

10 Mule Road | Toms River, NJ 08755



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com

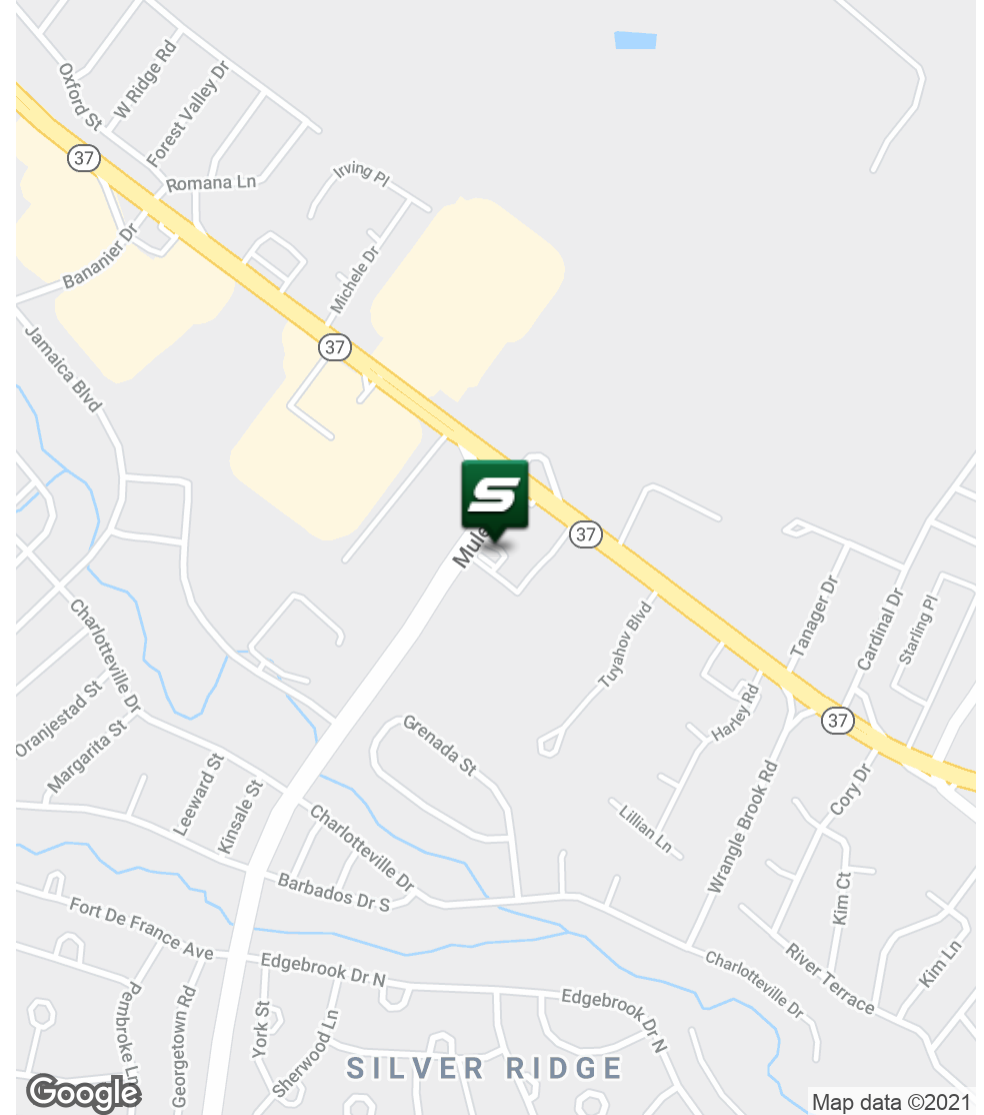
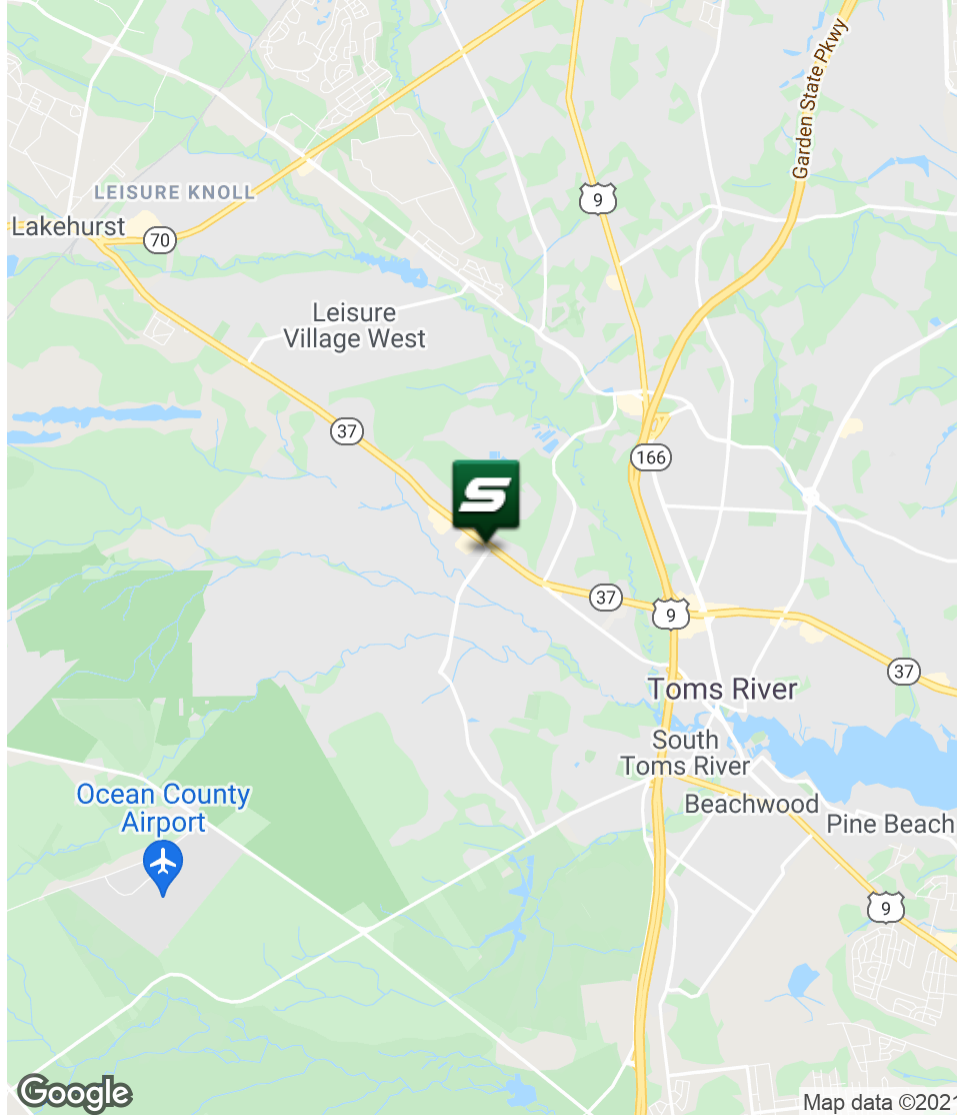


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | RETAIL

10 MULE ROAD

10 Mule Road | Toms River, NJ 08755



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com

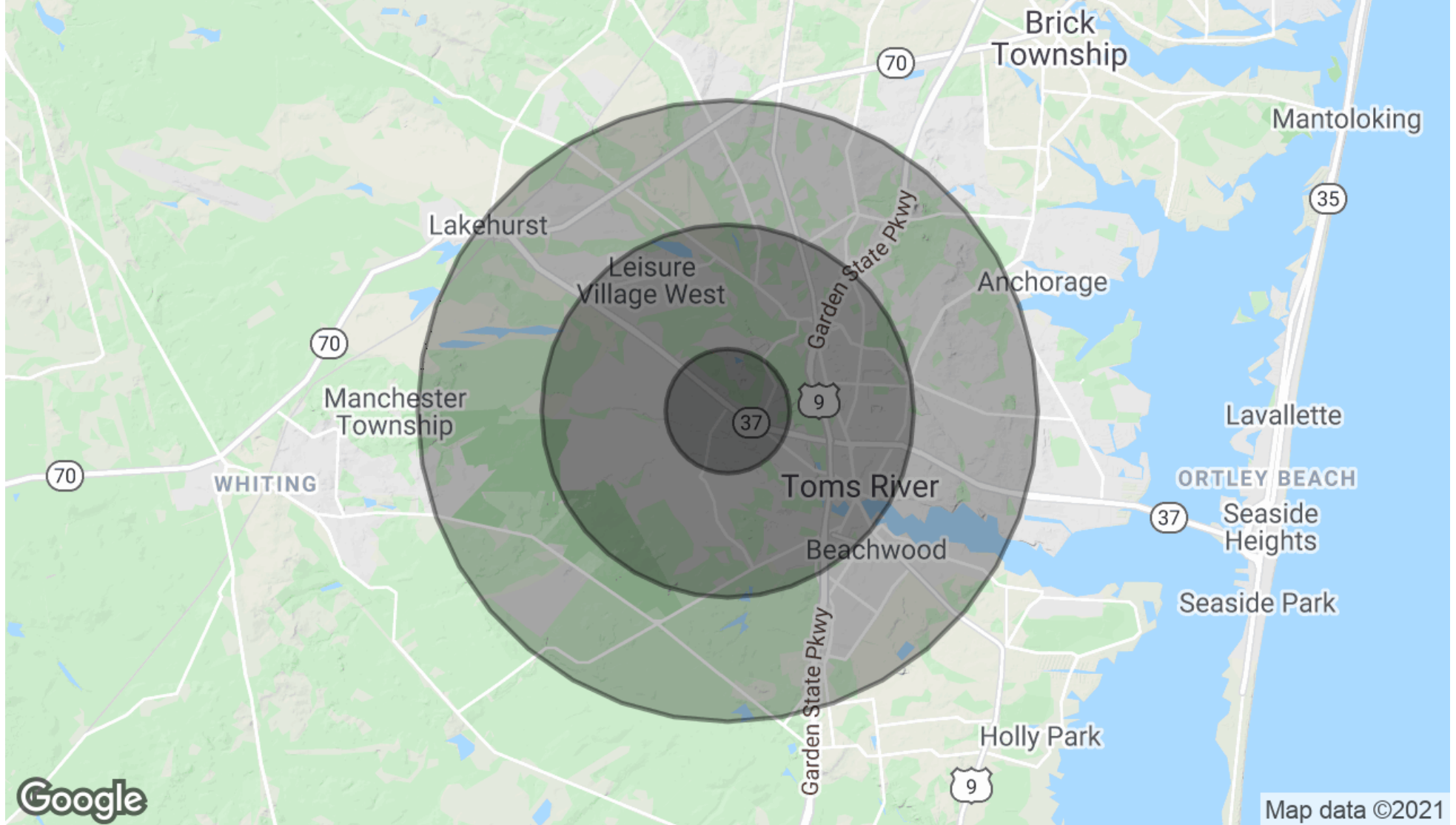


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | RETAIL

10 MULE ROAD

10 Mule Road | Toms River, NJ 08755



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | RETAIL

10 MULE ROAD

10 Mule Road | Toms River, NJ 08755



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.

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com

