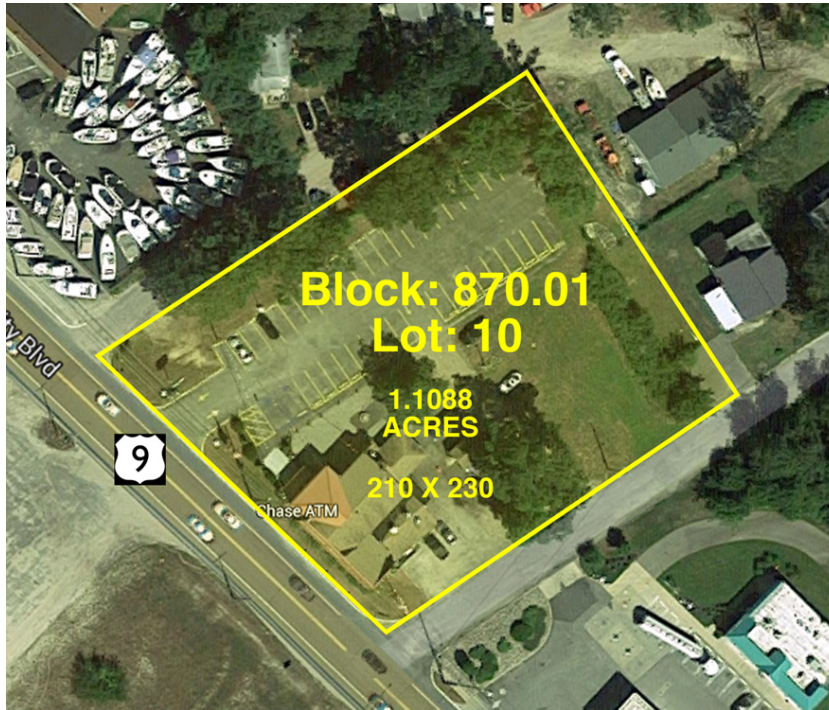


FOR SALE | LAND

121 ROUTE 9

121 Route 9 | Bayville, NJ 08721



PROPERTY SUMMARY

Sale Price:	\$895,000
Lot Size:	± 1.09 Acres
APN #:	06-00870-0001-00010
Cross Streets:	Stanton and Lee
Traffic Count:	31,858

PROPERTY OVERVIEW

Proposed Retail Strip Center with Possible Drive-Thru on End Cap

LOCATION OVERVIEW

On heavily traveled Route 9 North in Bayville, across the street from Blackbeard's Cave amusement center.

PROPERTY HIGHLIGHTS

- Across highway from proposed Bayville Town Center, a 350,000 SF power center
- Road widening and improvements planned for this section of Route 9
- Highly visible from Route 9
- Drive-thru available
- Ideal for restaurants, pharmacies, auto related industries
- Plentiful parking
- Surrounded by residential areas

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
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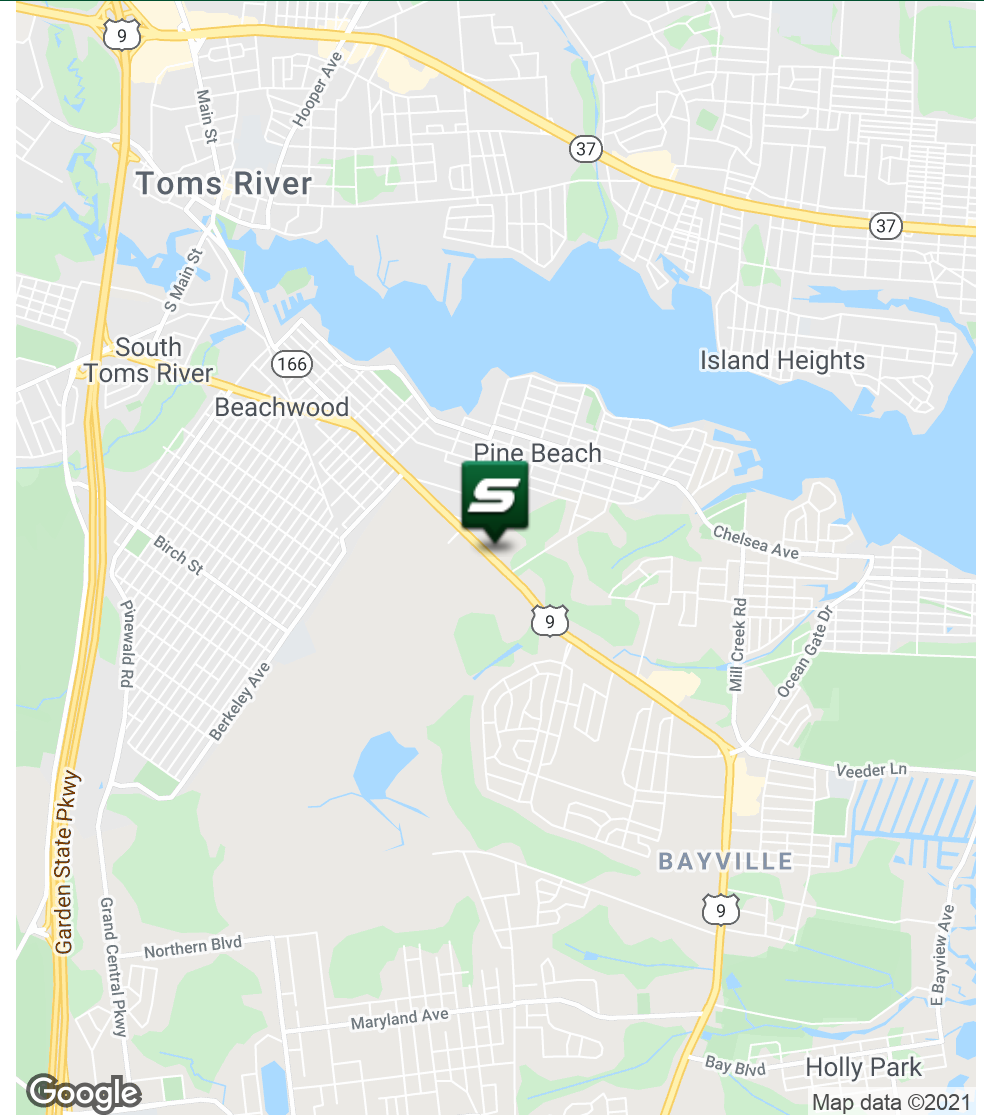
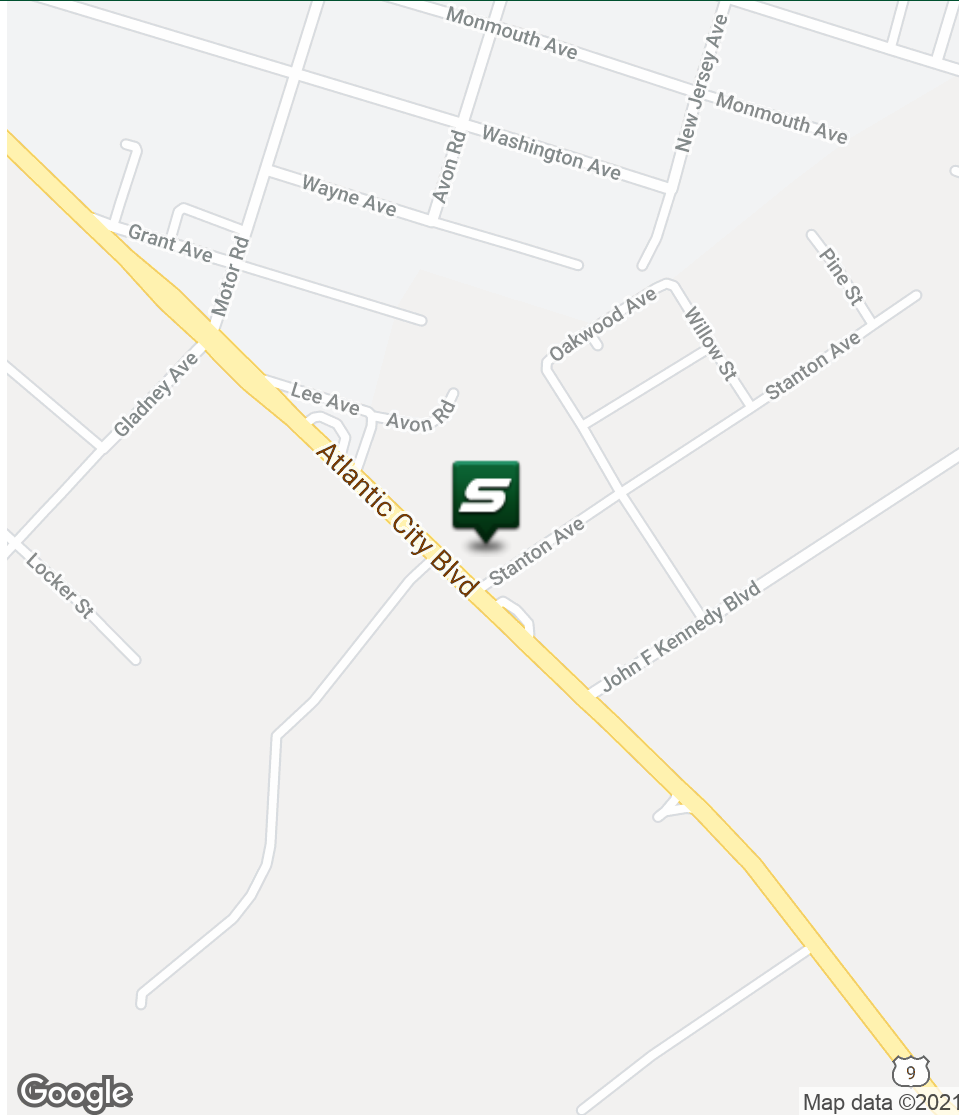


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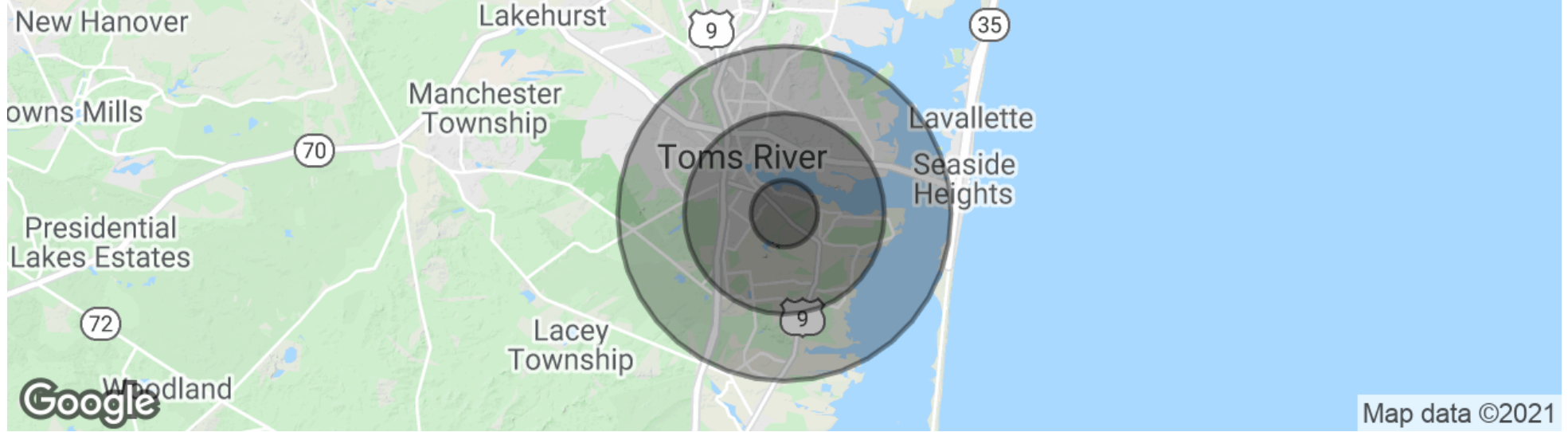


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Map data ©2021

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,637	59,825	121,573
Average age	38.5	38.6	40.1
Average age (Male)	37.0	36.7	38.5
Average age (Female)	39.5	40.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,759	21,390	44,949
# of persons per HH	2.8	2.8	2.7
Average HH income	\$80,390	\$82,241	\$81,358
Average house value	\$329,735	\$308,534	\$316,924

* Demographic data derived from 2010 US Census

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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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