FOR SALE | APPROVED BANK SITE

APPROVED BANK SITE

3224 Route 9 South | Freehold, NJ 07728

PROPERTY SUMMARY

Sale Price:	$1,250,000
Lot Size:	± 1.91 Acres
APN #:	Block 83, Lot 17
Zoning:	CMX-3
Cross Streets:	Brookside Way

PROPERTY OVERVIEW

Approved pad site for one-story, 2,283 SF drive-through bank

LOCATION OVERVIEW

Located on Route 9 South, just past the junction of Route 9 and Route 524. Easy access to Highways 33 and 79.

PROPERTY HIGHLIGHTS

- Located on highly traveled Route 9 corridor
- Traffic count 44,301 (2020)
- Pylon sign on Route 9
- Excellent access to Route 33, Route 524 and Route 195

FOR MORE INFORMATION, PLEASE CONTACT:

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Thomas Palumbo | P: 732.449.2000 X2202 | C: 732.921.9660 | palumbo@sitarcompany.com

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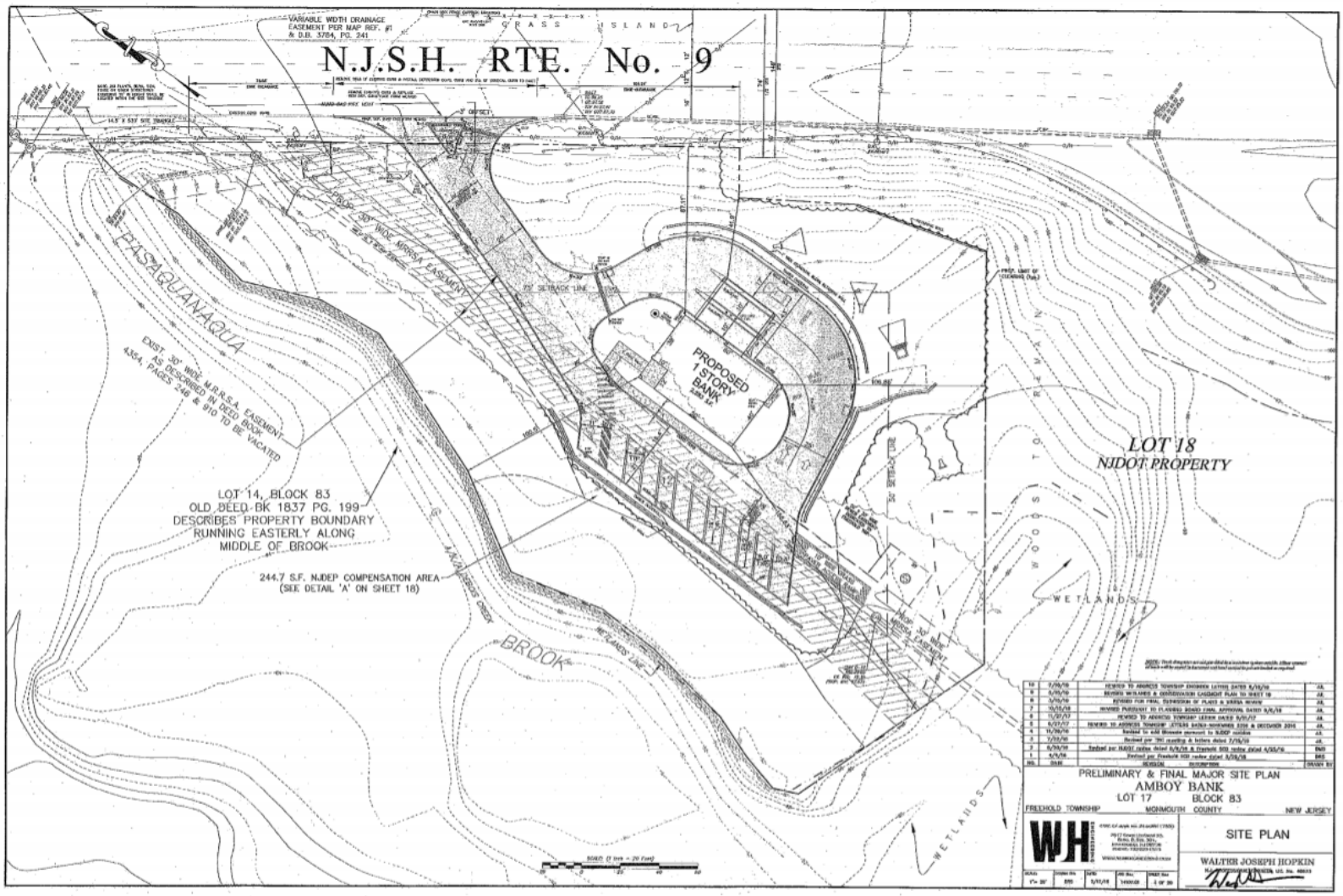

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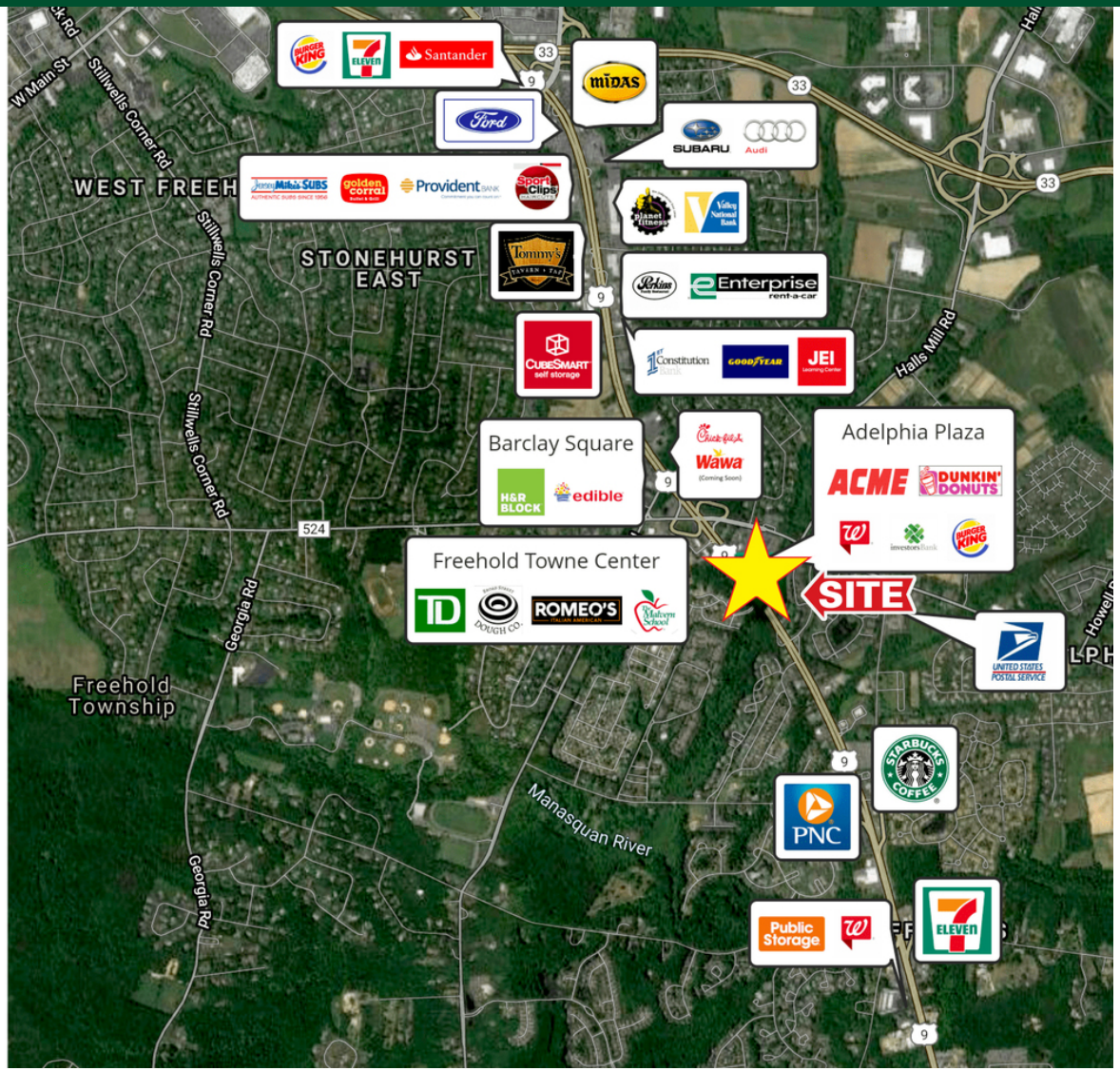

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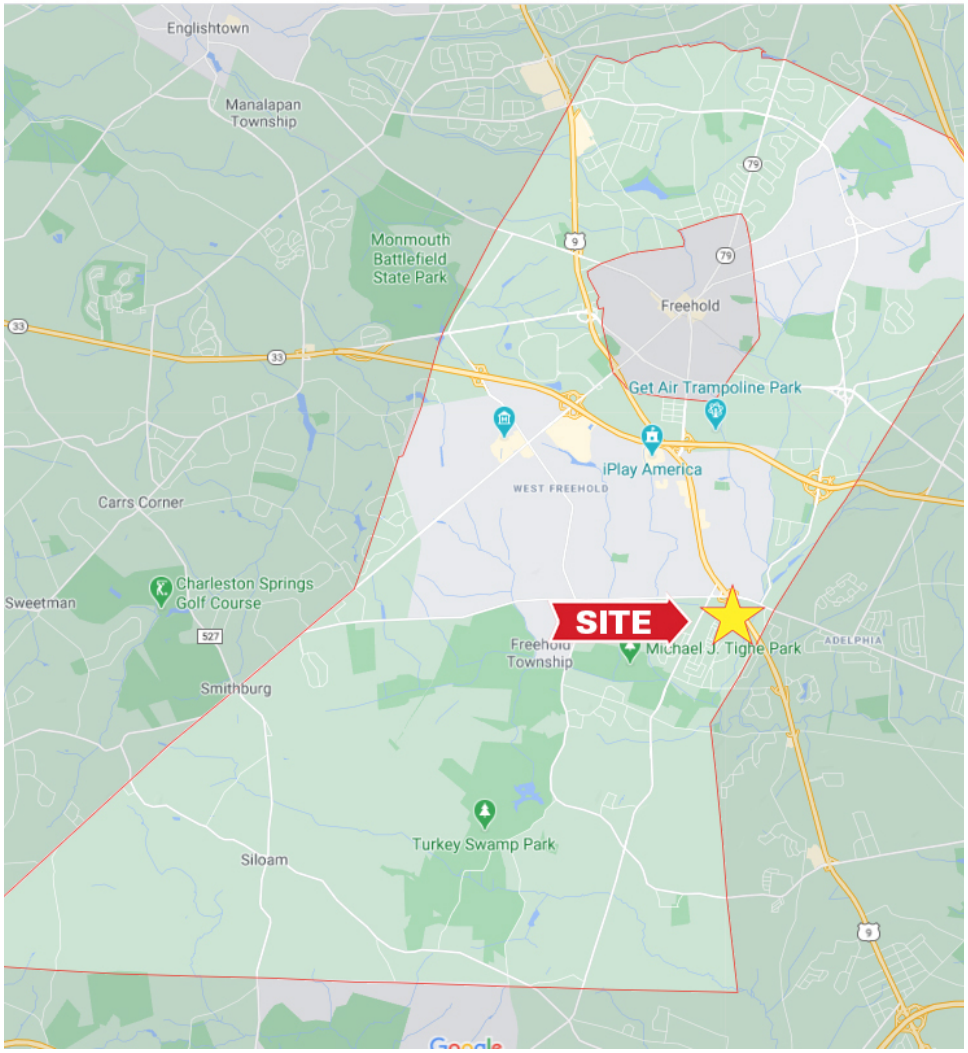
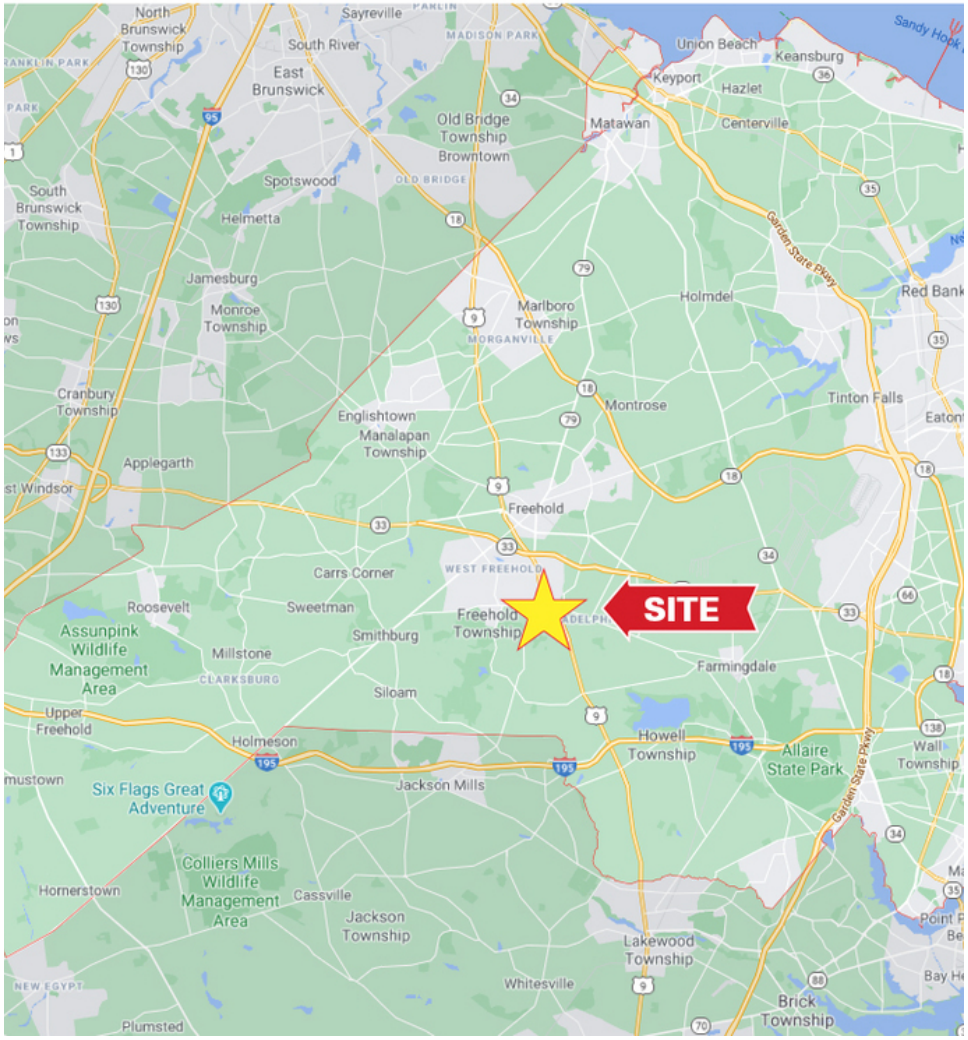
FREEHOLD TOWNSHIP



MONMOUTH COUNTY



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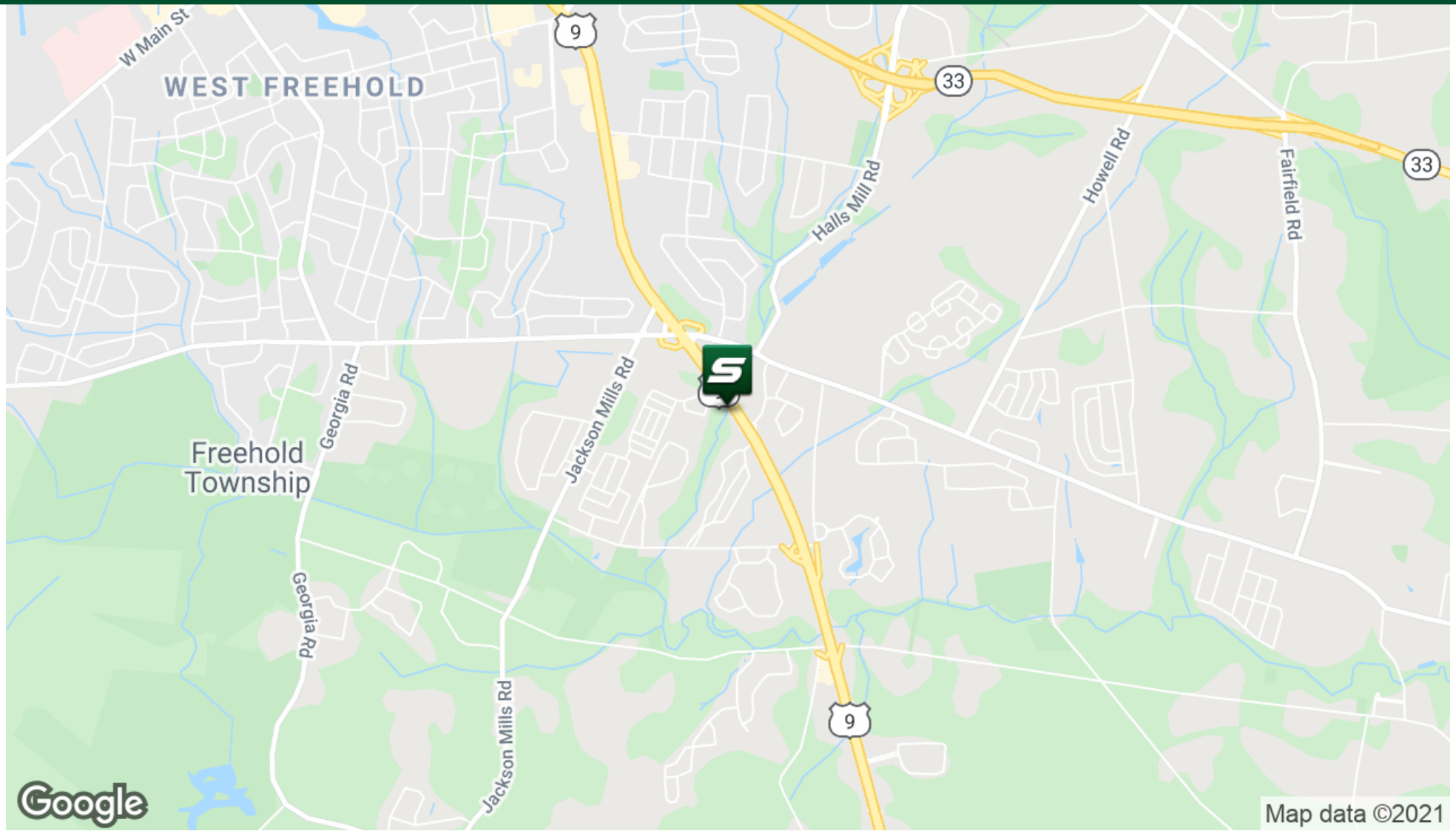

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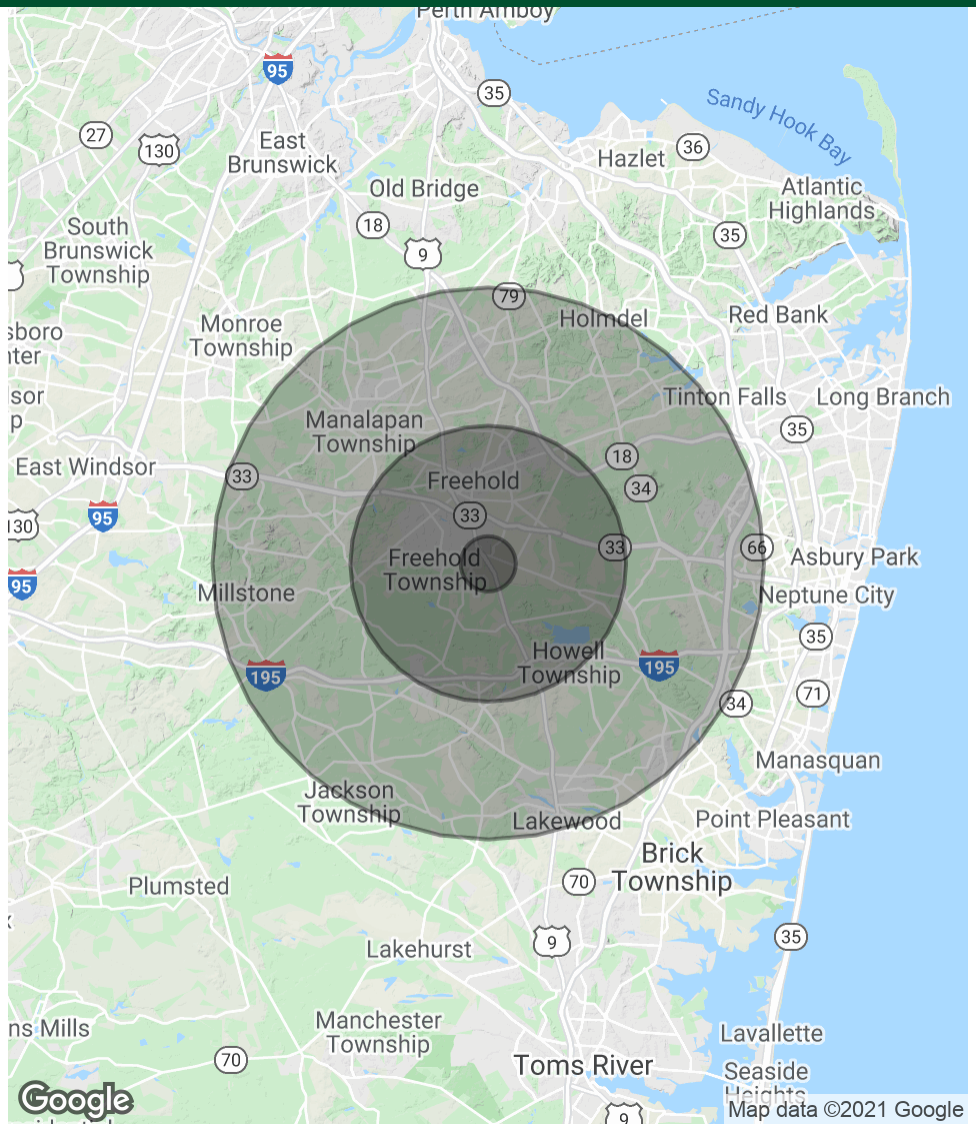
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,872	90,483	357,597
Average age	43.9	39.4	35.7
Average age (Male)	40.8	37.7	34.9
Average age (Female)	45.6	40.4	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,616	31,805	112,835
# of persons per HH	2.4	2.8	3.2
Average HH income	$87,539	$99,850	$108,156
Average house value	$351,936	$416,923	$473,625

** 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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