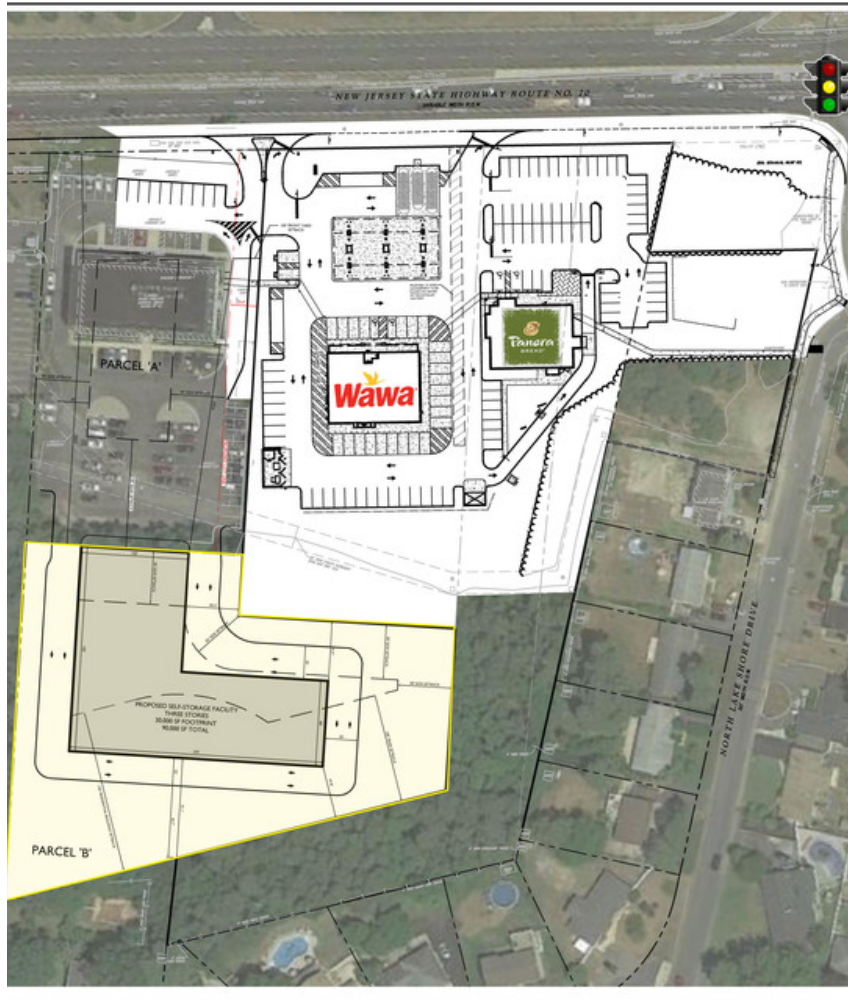


FOR SALE | LAND

PAD SITE WITH PROPOSED SELF-STORAGE FACILITY



Route 70 & Duquesne Boulevard | Brick, NJ 08723



PROPERTY SUMMARY

Sale Price:	\$2,200,000
Lot Size:	± 2.4 Acres
APN #:	Block 446, Lot 3, Parcel B
Cross Streets:	Sharrock Street

PROPERTY OVERVIEW

+/- 2.404 Acre Pad Site with Proposed +/- 90,000 SF 3-Story Self-Storage Facility

LOCATION OVERVIEW

Located at the corner of Route 70 & Duquesne Blvd. in close proximity to Garden State Parkway.

PROPERTY HIGHLIGHTS

- B-4 Regional Commercial Zone
- Adjacent to Wawa and Panera Bread opening in summer 2021
- Cross access to Costco shopping center
- Signalized intersection at Duquesne & Route 70
- Seller will deliver site with self-storage use approval in place
- Buyer will be responsible for site work and final site plan approval
- Traffic count 39,308 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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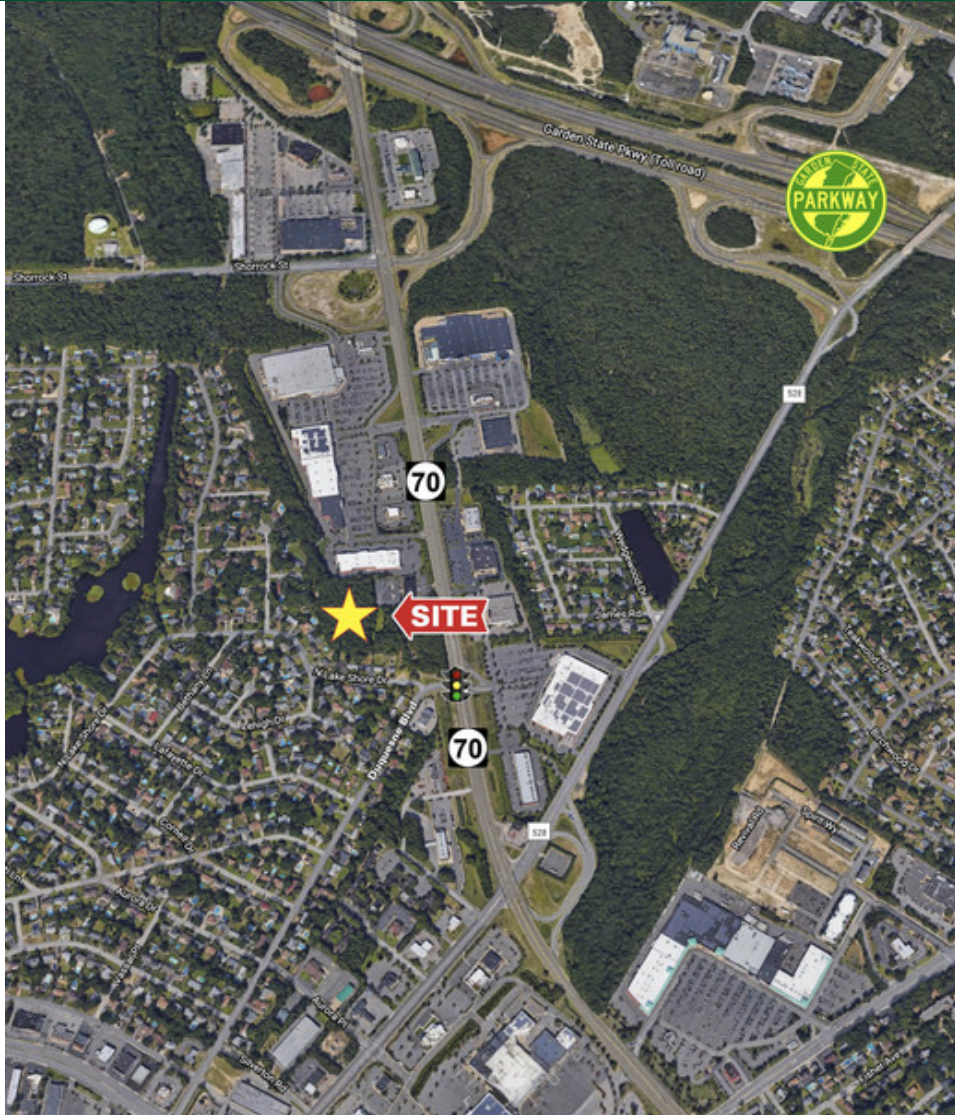
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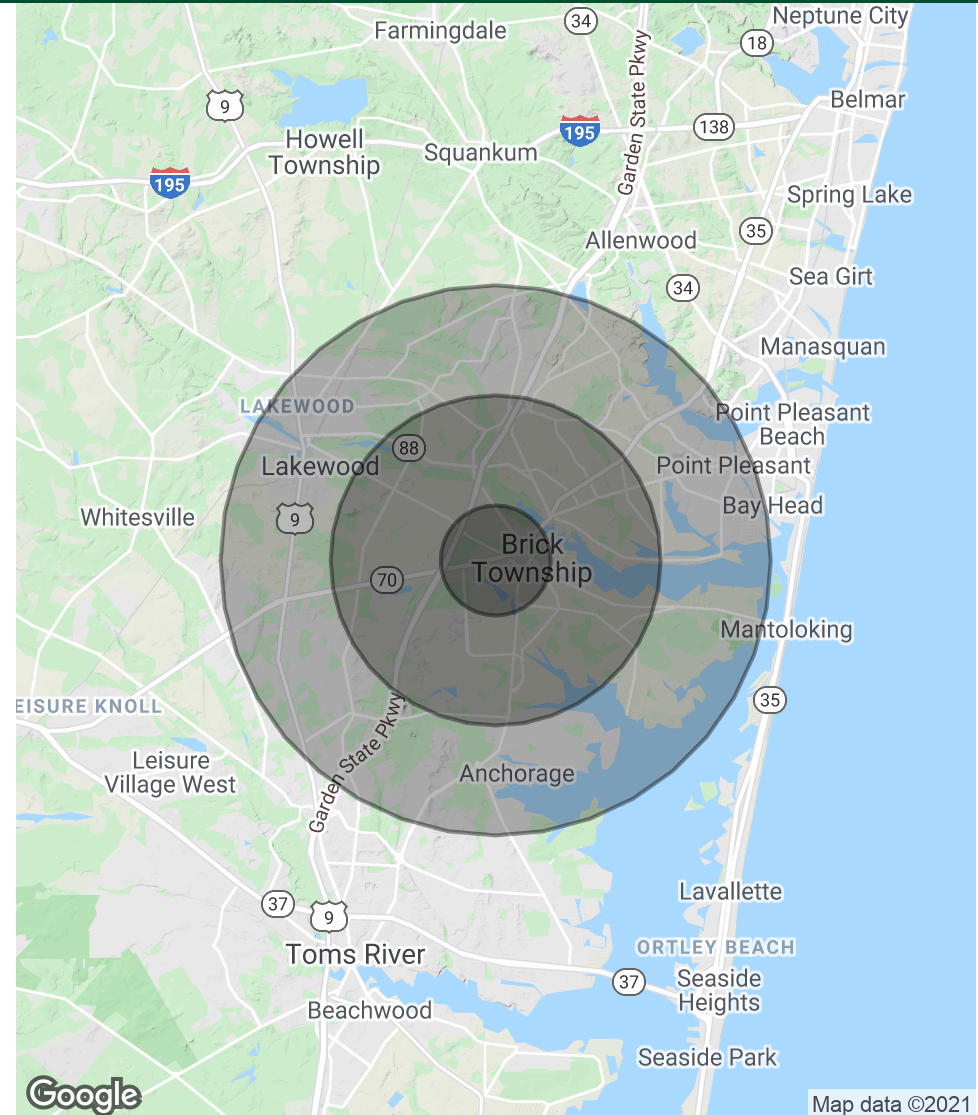


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,146	69,171	187,936
Average age	43.1	47.6	40.2
Average age (Male)	39.3	45.3	38.6
Average age (Female)	45.7	49.3	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,461	31,267	71,629
# of persons per HH	2.4	2.2	2.6
Average HH income	\$66,495	\$63,772	\$75,115
Average house value	\$385,759	\$295,027	\$352,773

* Demographic data derived from 2010 US Census



Map data ©2021

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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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