

FOR SALE | RETAIL / RESTAURANT

FREE STANDING RETAIL / RESTAURANT



710 Route 35 North | Neptune, NJ 07753



PROPERTY SUMMARY

Sale Price:	\$1,850,000
Lot Size:	± 0.97 Acres
APN #:	Block 802, Lot 33
Building Size:	± 4,536 SF
Year Built:	1962
Zoning:	C4
Cross Streets:	Asbury Avenue circle

PROPERTY OVERVIEW

Fully equipped restaurant / diner on heavily trafficked circle heading into Asbury Park and Neptune from Route 18 and the Garden State Parkway.

LOCATION OVERVIEW

Located on the Asbury Avenue circle at the junction of Routes 35 and 66 with easy access to Routes 18, 33, 71 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Seating capacity, approximately 200
- 65 dedicated parking spots
- Potential space for outdoor dining
- Across the street from an active redevelopment area
- Basement for storage
- Pylon signage on Route 35
- ADA compliant parking, access and bathroom facilities
- Former restaurant (Perkins) had busy year-round business
- Real estate, furniture, fixtures and equipment sold "as is"
- Potential for drive thru window

FOR MORE INFORMATION, PLEASE CONTACT:

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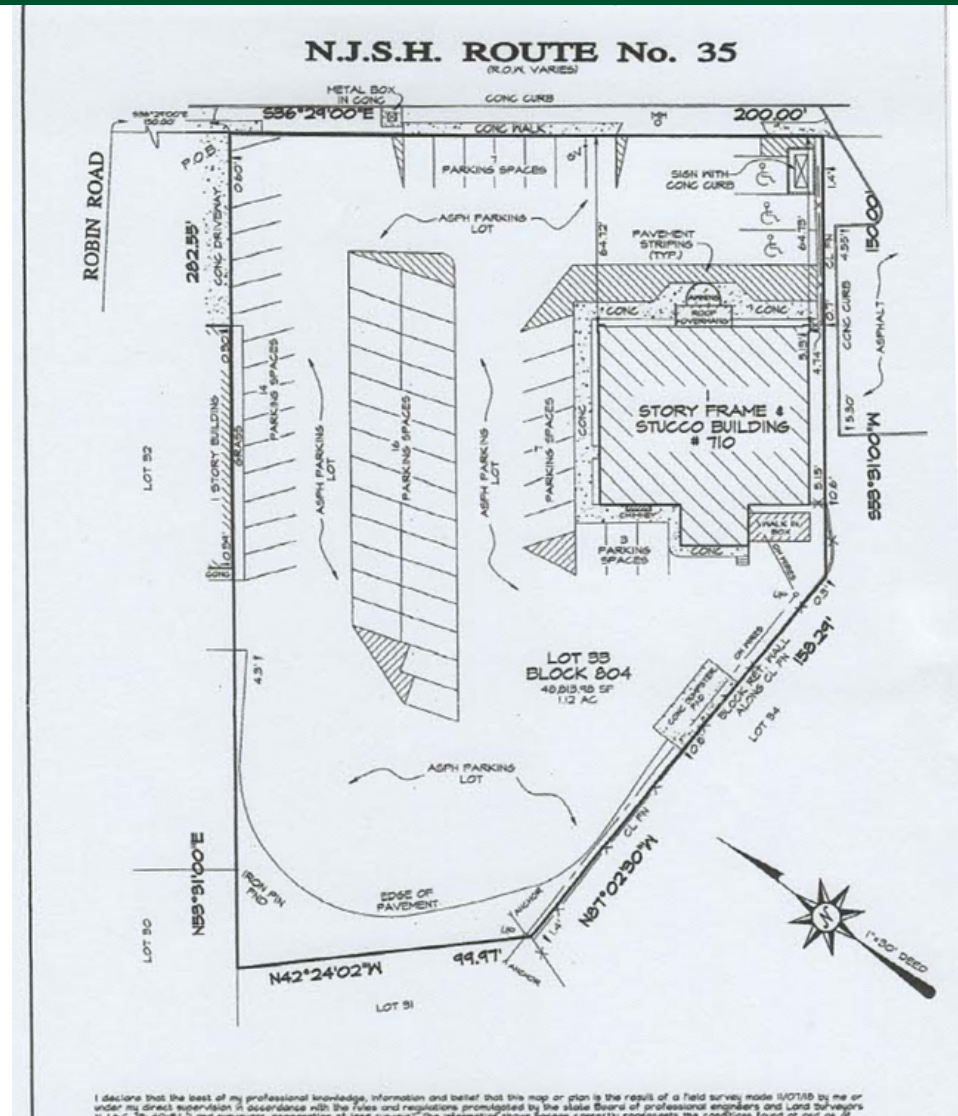
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Permitted Uses for Zone C-4, Neptune Township

- 1 Offices of physicians (excluding mental health)
- 2 Offices of physicians, mental health
- 3 Offices of dentists
- 4 Offices of chiropractors
- 5 Offices of optometrists
- 6 Offices of physical, occupational and speech therapists, and audiologists
- 7 Offices of podiatrists
- 8 All other outpatient care centers
- 9 Diagnostic imaging centers
- 10 Home health care services
- 11 Child care centers
- 12 Community shelter
- 13 Bowling centers
- 14 Public parks and recreational facilities
- 15 Places of worship
- 16 Full-service restaurants
- 17 Cemeteries
- 18 Municipal facilities
- 19 Fire department facilities
- 20 Public safety facilities
- 21 First aid facilities
- 22 Board of Education facilities



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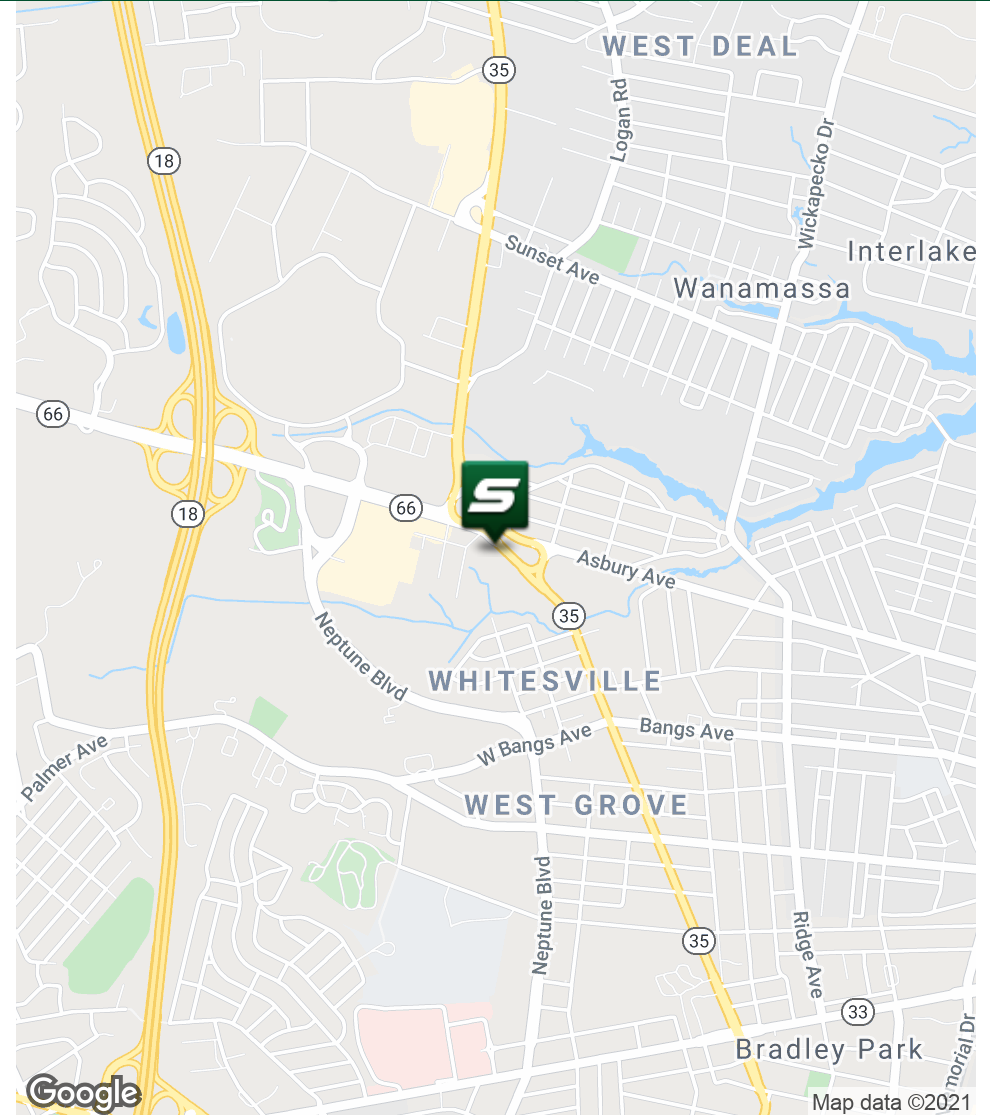
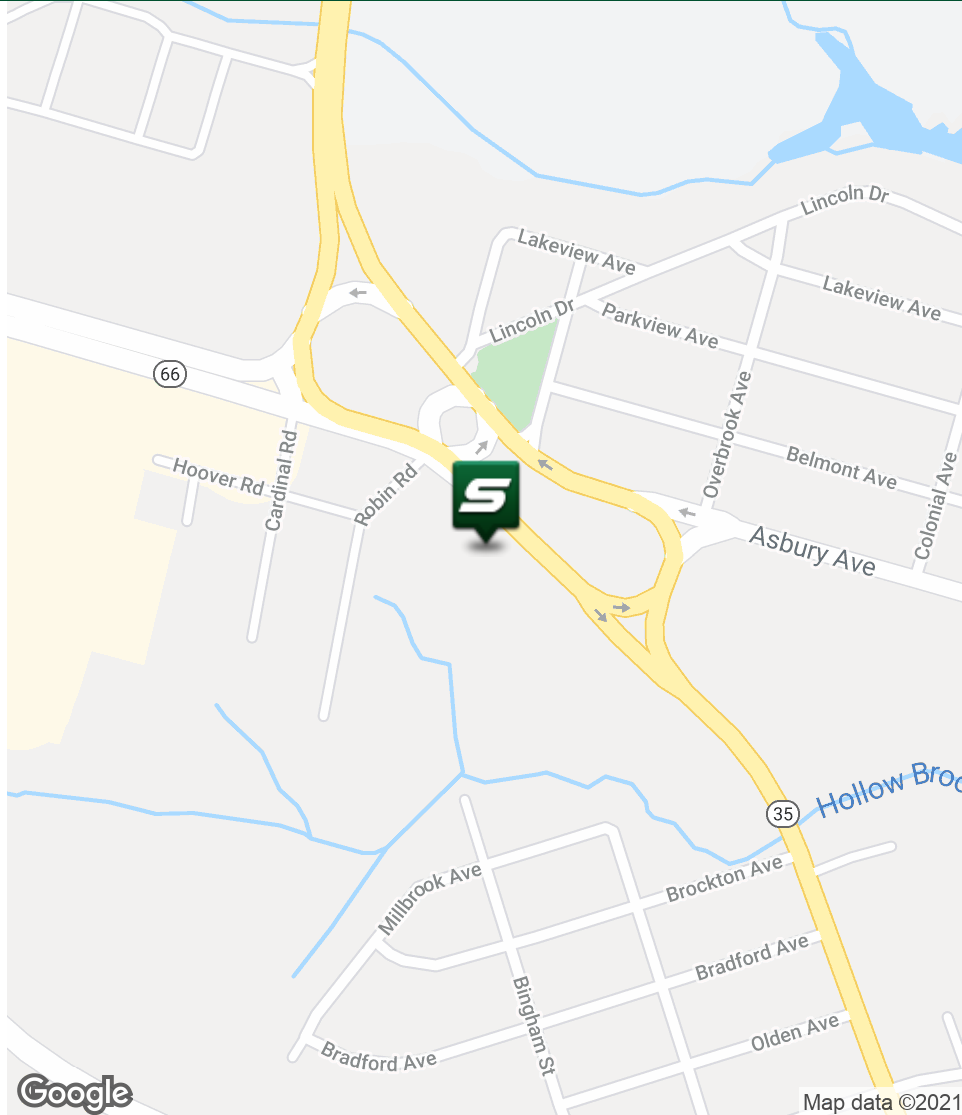
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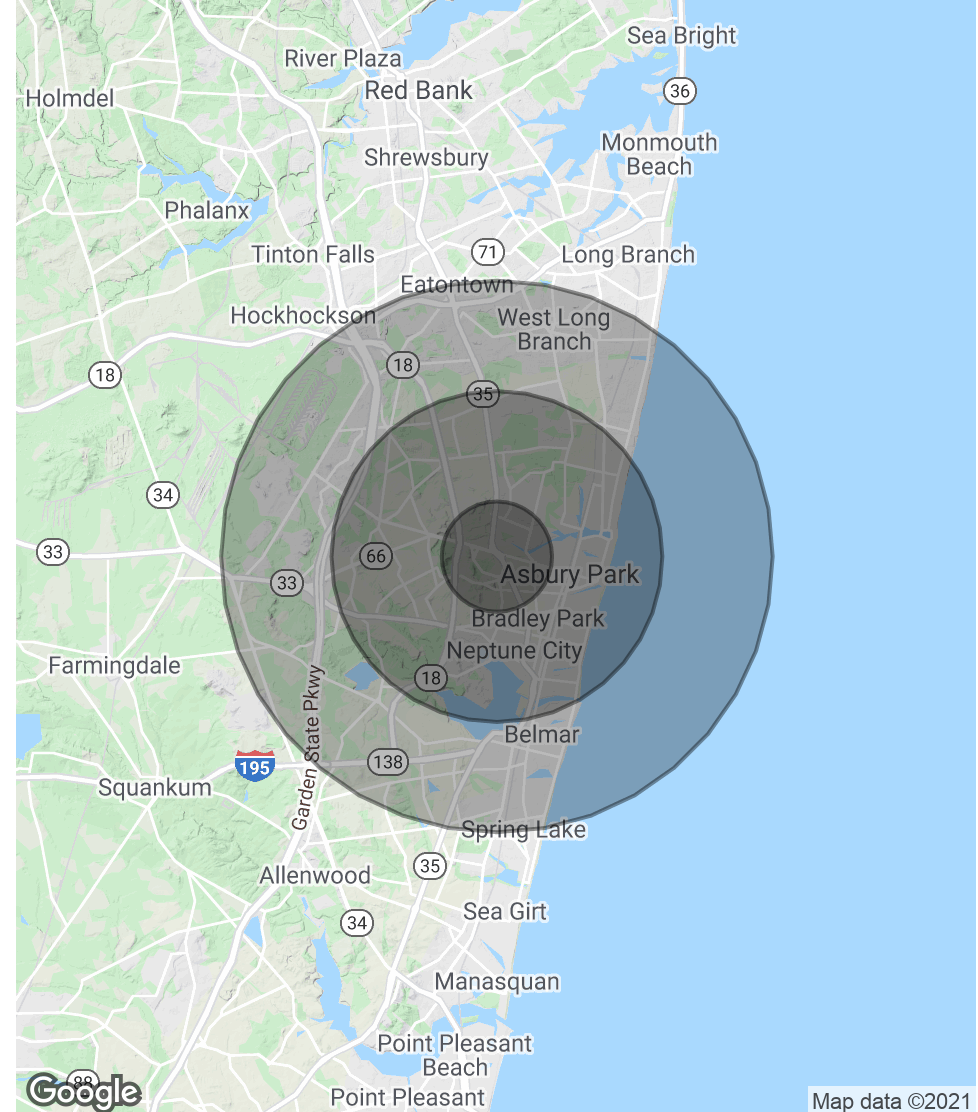
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	10,273	98,076	162,395
Average age	37.1	40.3	40.5
Average age (Male)	32.7	38.0	38.4
Average age (Female)	39.3	41.6	41.9
HOUSEHOLDS & INCOME			
Total households	3,897	40,848	66,467
# of persons per HH	2.6	2.4	2.4
Average HH income	\$65,802	\$77,711	\$84,276
Average house value	\$375,060	\$390,118	\$449,891

* 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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