

FOR SALE | DEVELOPMENT SITE FOR RETAIL OR OFFICE

+/- 1.27 ACRES VACANT LAND

Joan Warren Way at Highway 33 | Jamesburg, NJ 08831



PROPERTY SUMMARY

Sale Price:	\$800,000
Lot Size:	± 1.27 Acres
APN #:	Block 4.01, Lot 15.02
Cross Streets:	Highway 33

PROPERTY OVERVIEW

+/-1.27 acre lot for sale on Highway 33

LOCATION OVERVIEW

Located at the corner of Joan Warren Way and Highway 33, just minutes from the New Jersey Turnpike.

PROPERTY HIGHLIGHTS

- Vacant land; can be sold subject to approvals
- Zoning allows retail, offices, banks & other similar uses

FOR MORE INFORMATION, PLEASE CONTACT:

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Subject Property Labeled "F"

Demographics Data

	1 Mile	5 Miles	10 Miles
Total Households	1,569	25,390	88,508
Total Population	4,312	60,845	238,486
Population White	2,861	46,475	173,011
Population Black	575	4,003	12,713
Population Hispanic	1,061	7,996	18,814
Population Asian	426	6,324	43,452
Population Pacific Islander	0	0	7
Population American Indian	0	198	456
Population Other	343	2,894	5,216
Persons Per Household	2.7	2.4	2.7
Average Household Income	\$94,545	\$94,795	\$113,991
Average House Value	\$303,826	\$370,613	\$427,474
Average Age	36.3	47.7	41.4
Average Age Male	33.5	47.6	41.2
Average Age Female	38.2	47.6	41.6

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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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