

FOR SALE | LAND

# DEVELOPMENT SITE FOR SALE

2359 Lakewood Road | Toms River, NJ 08755



## PROPERTY SUMMARY

**Sale Price:**

Negotiable

**Lot Size:**

± 5.43 Acres

**APN #:**

Block 159, Lot 6.05

**Cross Streets:**

Route 70

## PROPERTY OVERVIEW

±5.432 acres development land for sale

## LOCATION OVERVIEW

Located just south of Route 9 and Route 70 in Toms River

## PROPERTY HIGHLIGHTS

- Self storage approvals pending
- Possible uses are self storage, industrial, retail, hotel, and commercial recreational
- Located next to Walgreens, Santander Bank, Ramada Inn and 2363 professional/medical office building.
- Easy access to Route 9, Route 70 and Garden State Parkway
- Taxes \$22,184.18

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com  
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR SALE | LAND

# DEVELOPMENT SITE FOR SALE

2359 Lakewood Road | Toms River, NJ 08755



FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com  
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

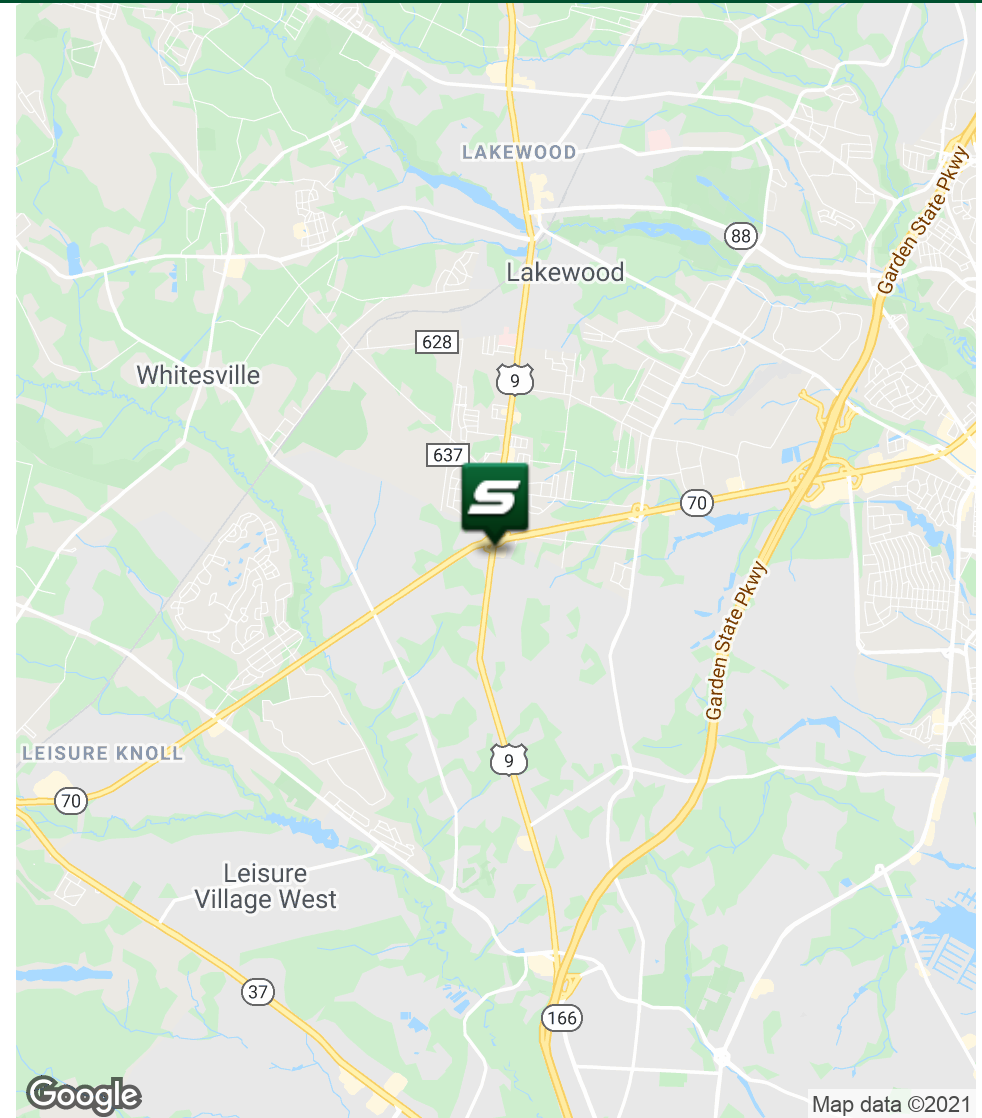
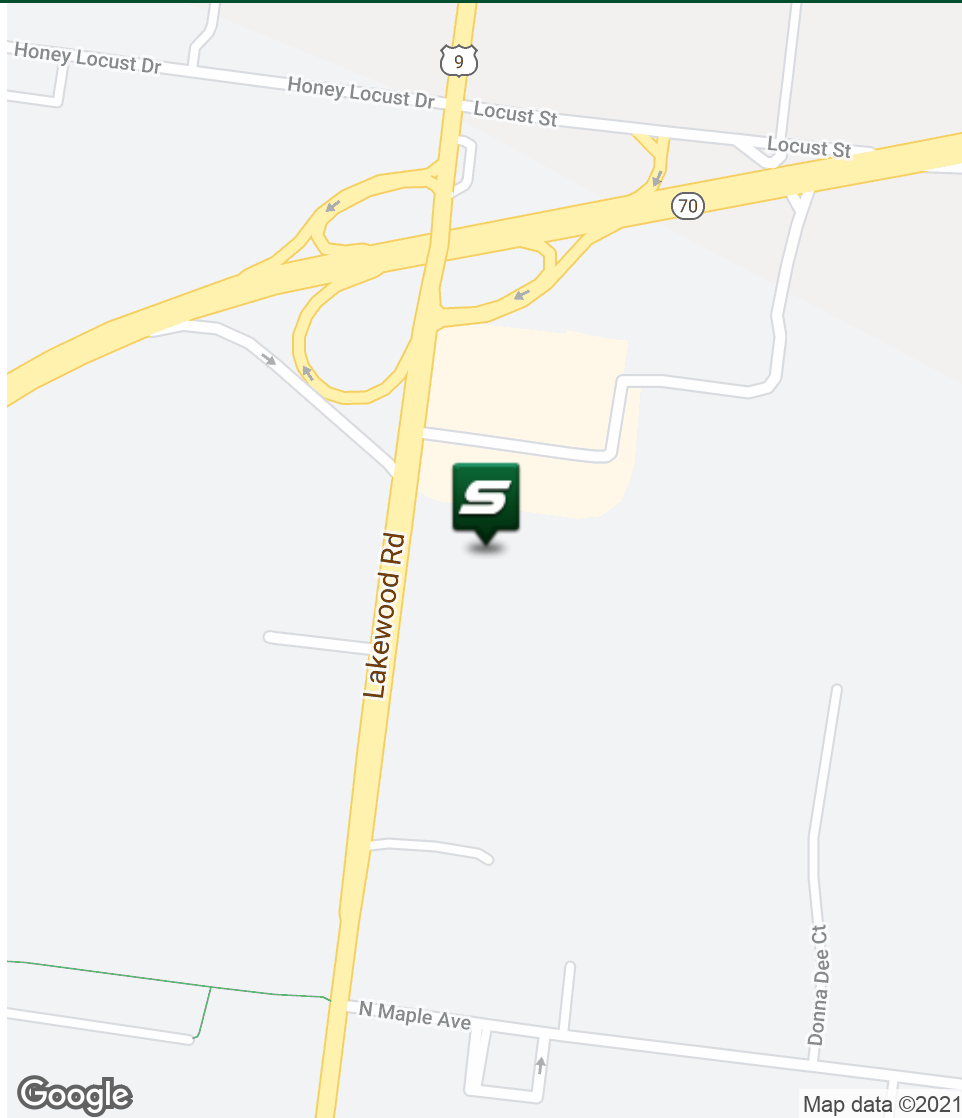


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | LAND

# DEVELOPMENT SITE FOR SALE

2359 Lakewood Road | Toms River, NJ 08755



FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com  
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



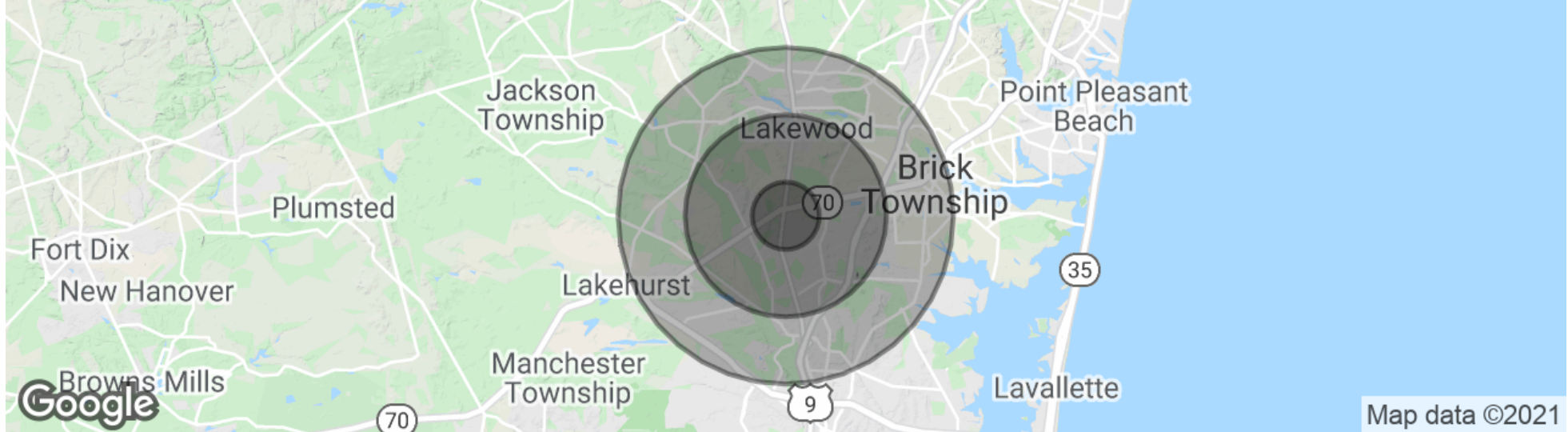
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | LAND

# DEVELOPMENT SITE FOR SALE



2359 Lakewood Road | Toms River, NJ 08755



Map data ©2021

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,344	62,422	190,662
Average age	42.0	40.3	36.2
Average age (Male)	39.5	38.3	35.2
Average age (Female)	44.5	42.1	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,429	23,436	65,350
# of persons per HH	2.6	2.7	2.9
Average HH income	\$79,452	\$68,131	\$66,773
Average house value	\$301,769	\$309,919	\$319,842

\* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com  
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR SALE | LAND

# DEVELOPMENT SITE FOR SALE



2359 Lakewood Road | Toms River, NJ 08755

## **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.

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com  
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

