

LAND

DEVELOPMENT SITE AT EXIT 102 OF GSP



24 Pine Street | Tinton Falls, NJ 07753



PROPERTY SUMMARY

Sale Price:	\$1,450,000
Lot Size:	± 2.145 Acres
APN #:	Block 123, Lot 62.01
Cross Streets:	Pine Street & Asbury Avenue
Traffic Count:	16,930

PROPERTY OVERVIEW

+/- 2.145 Acres of Land for Sale at Signalized Intersection

LOCATION OVERVIEW

At the signalized intersection of Pine Street and Asbury Avenue and seconds from the Garden State Parkway Exit 102 entrance ramp. Close proximity to all major arteries including Routes 66, 33, 18 and 35.

PROPERTY HIGHLIGHTS

- Immediate access to Exit 102 of the Garden State Parkway
- Zoned IOP 20 - Industrial Office Park
- Permitted uses include restaurant, medical offices, and more
- Other possible uses include bank and pharmacy
- Alternate route to and from Chelsea Outlet Center
- In area of shopping, golf, hotels, hospitals and other amenities

FOR MORE INFORMATION, PLEASE CONTACT:

Robert JanTausch | P: 732.623.5615 | C: 908.513.5350 | jantausch@sitarcompany.com

1481 Oak Tree Road
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www.sitarcompany.com



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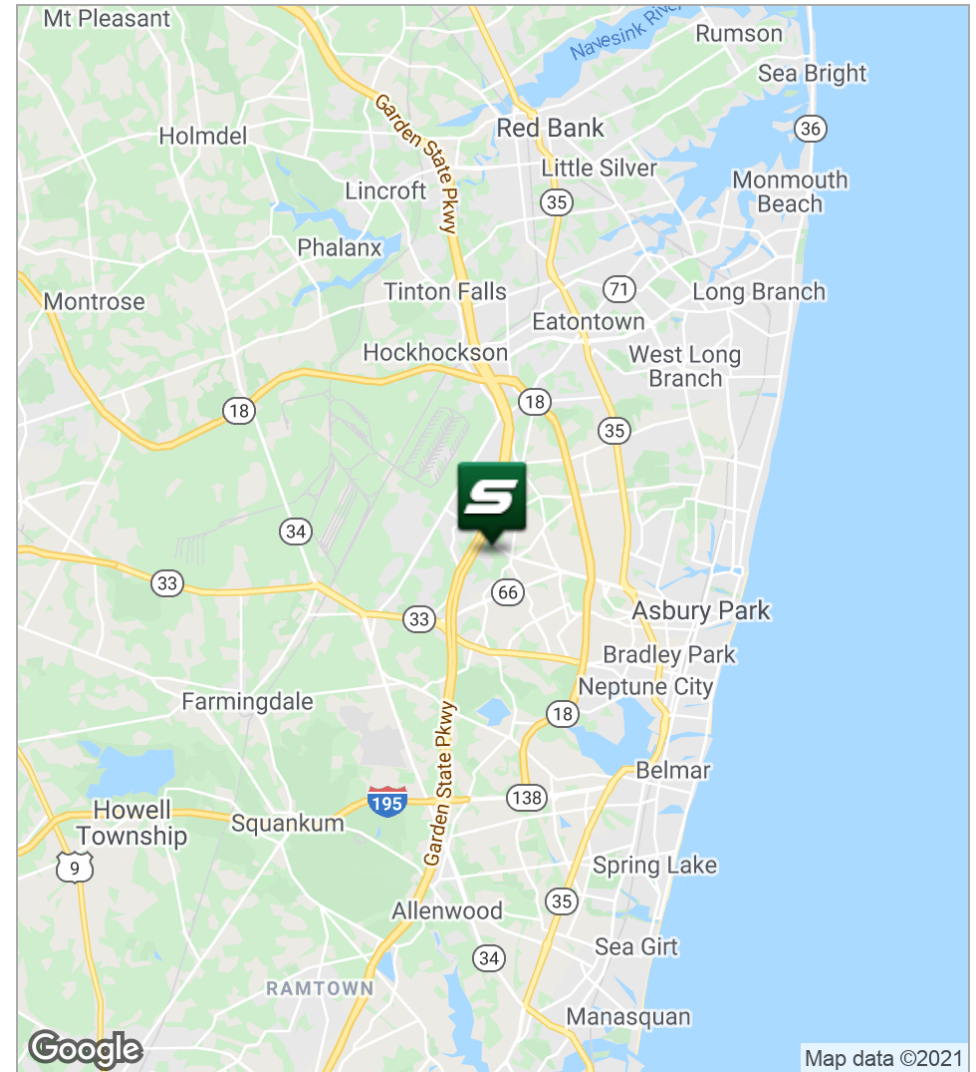
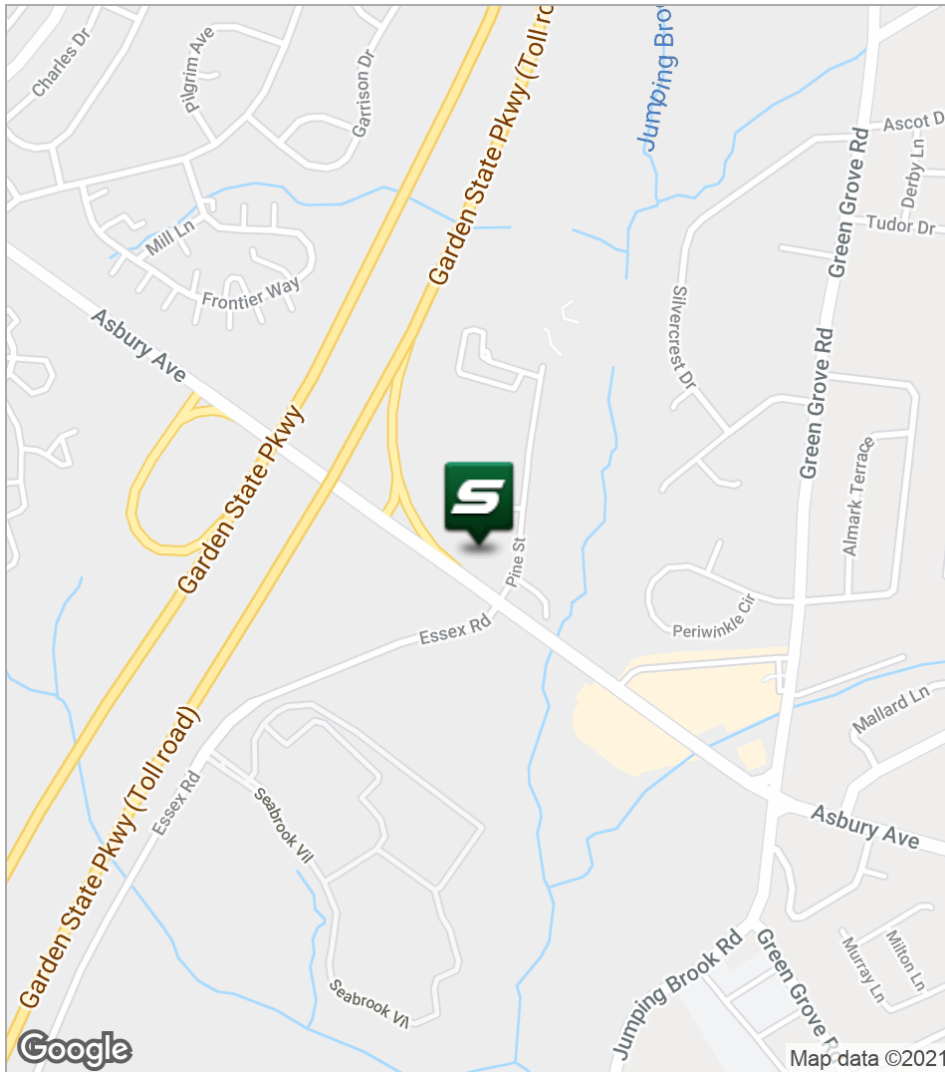
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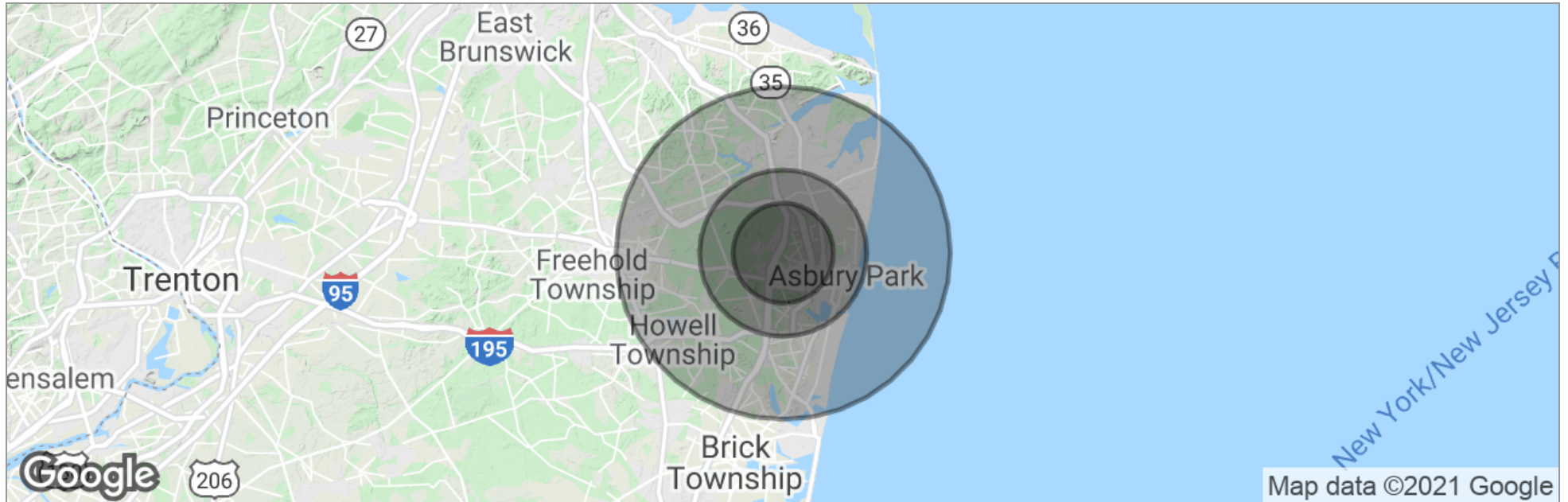
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	3 Miles	5 Miles	10 Miles
Total Population	43,005	123,817	400,620
Population Density	1,521	1,576	1,275
Median Age	43.4	40.5	41.0
Median Age (Male)	41.8	38.2	39.4
Median Age (Female)	44.4	41.8	42.3
Total Households	18,154	48,902	156,670
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$88,385	\$86,027	\$102,368
Average House Value	\$362,364	\$424,152	\$518,285

* 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.

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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.

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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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