

FOR SALE | COMMERCIAL LAND

# ROUTE 33

Route 33 | Manalapan, NJ 07726



## PROPERTY SUMMARY

Sale Price:	\$4,500,000
Lot Size:	± 24.46 Acres
APN #:	Block 7200, Lot 3.02
Zoning:	CDKH
Cross Streets:	Sawgrass Drive

## PROPERTY OVERVIEW

Development Site for Sale

## LOCATION OVERVIEW

Located on Route 33, adjacent to Knob Hill Golf Club community with easy access to Route 9, Route 79, Route 195 and the New Jersey Turnpike.

## PROPERTY HIGHLIGHTS

- Adjacent to Knob Hill Golf Club community
- Route 33 frontage and high traffic area
- Access to site from Route 33 East and Route 33 West
- Traffic light controlled access
- Traffic count 32,670 (2014)
- Concept plan for +/-171,066 retail center with 2 pad sites available for review
- Taxes \$11,379.16 (2017)



FOR MORE INFORMATION, PLEASE CONTACT:

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Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

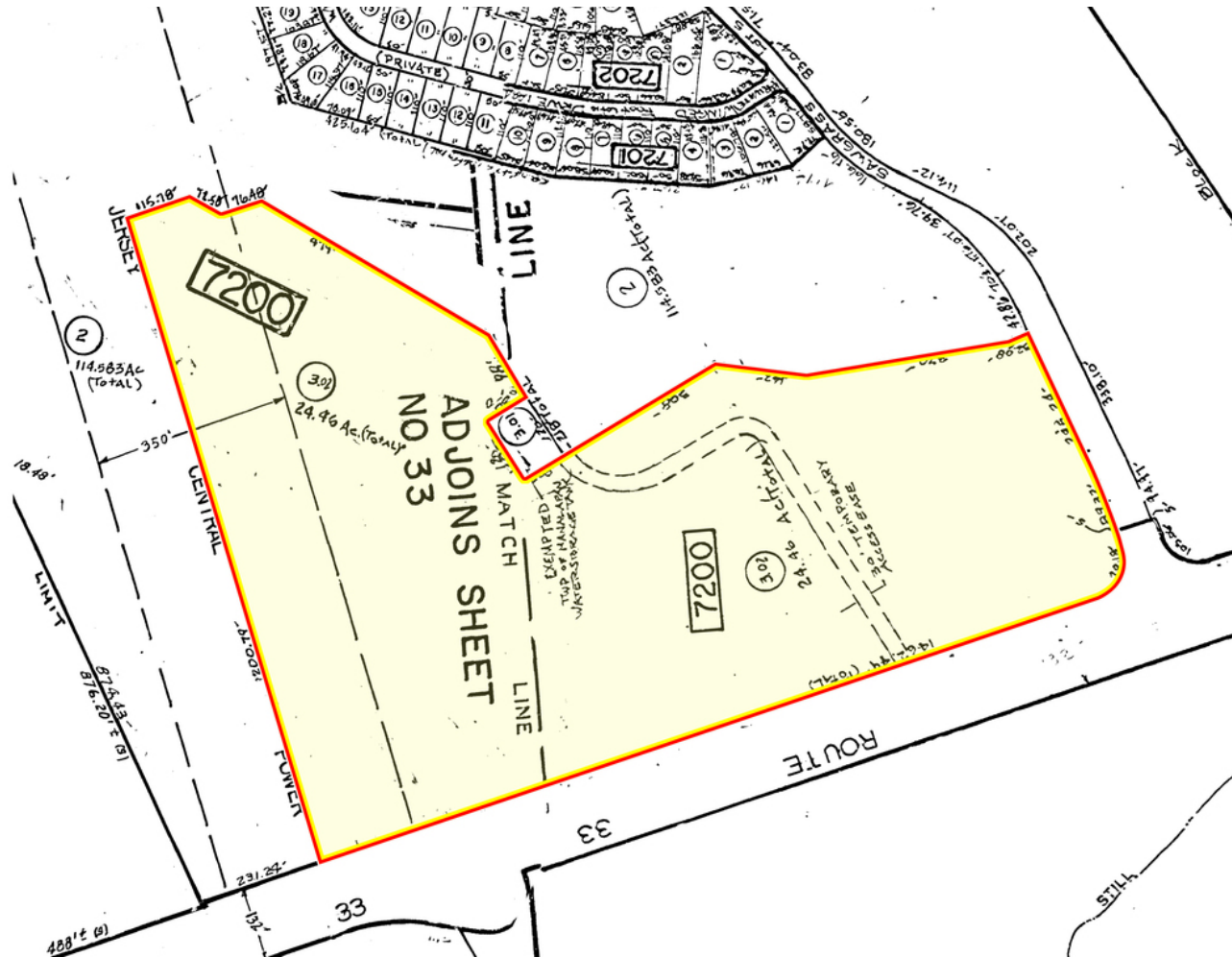
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## TAX MAPS

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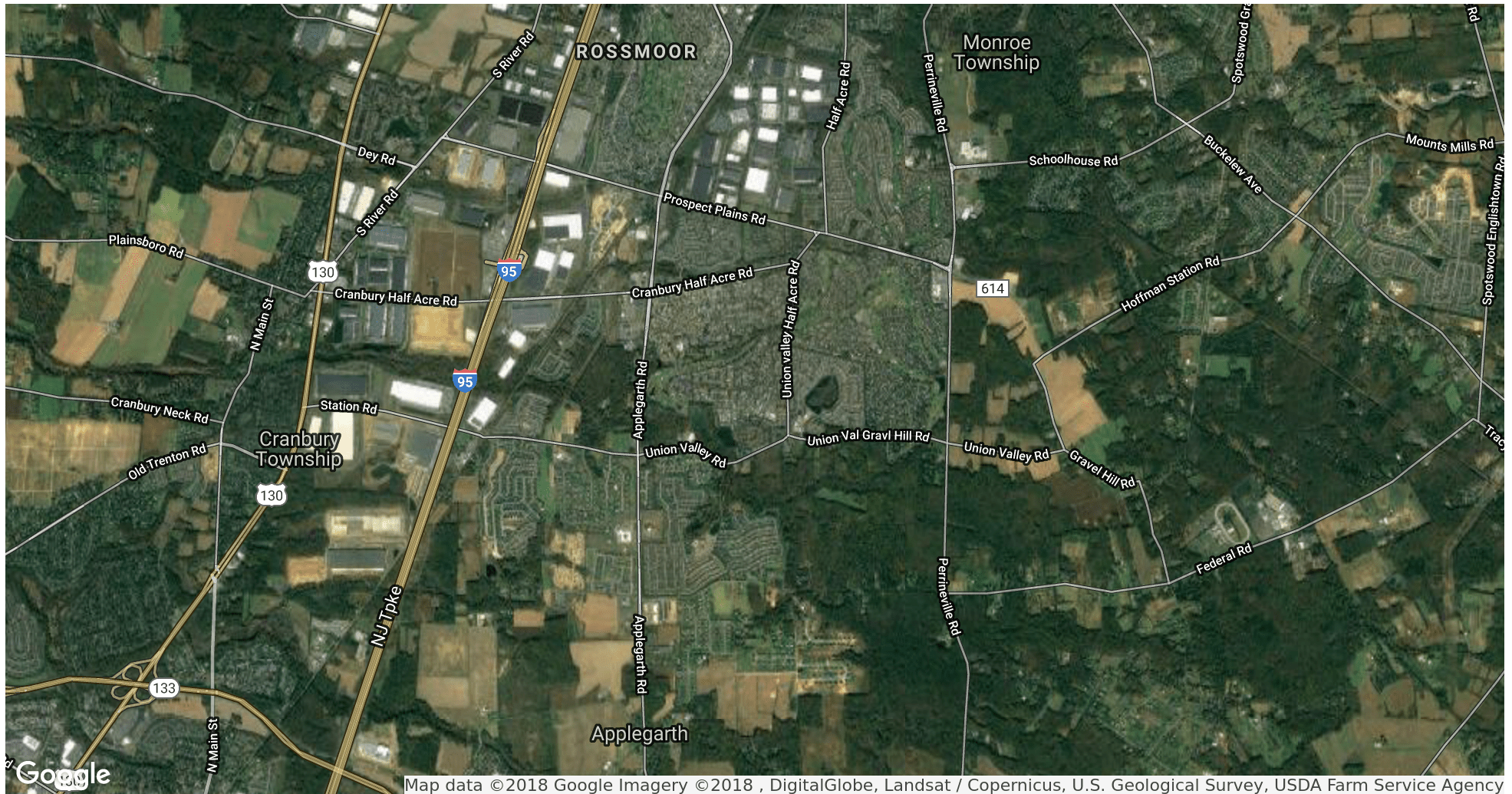
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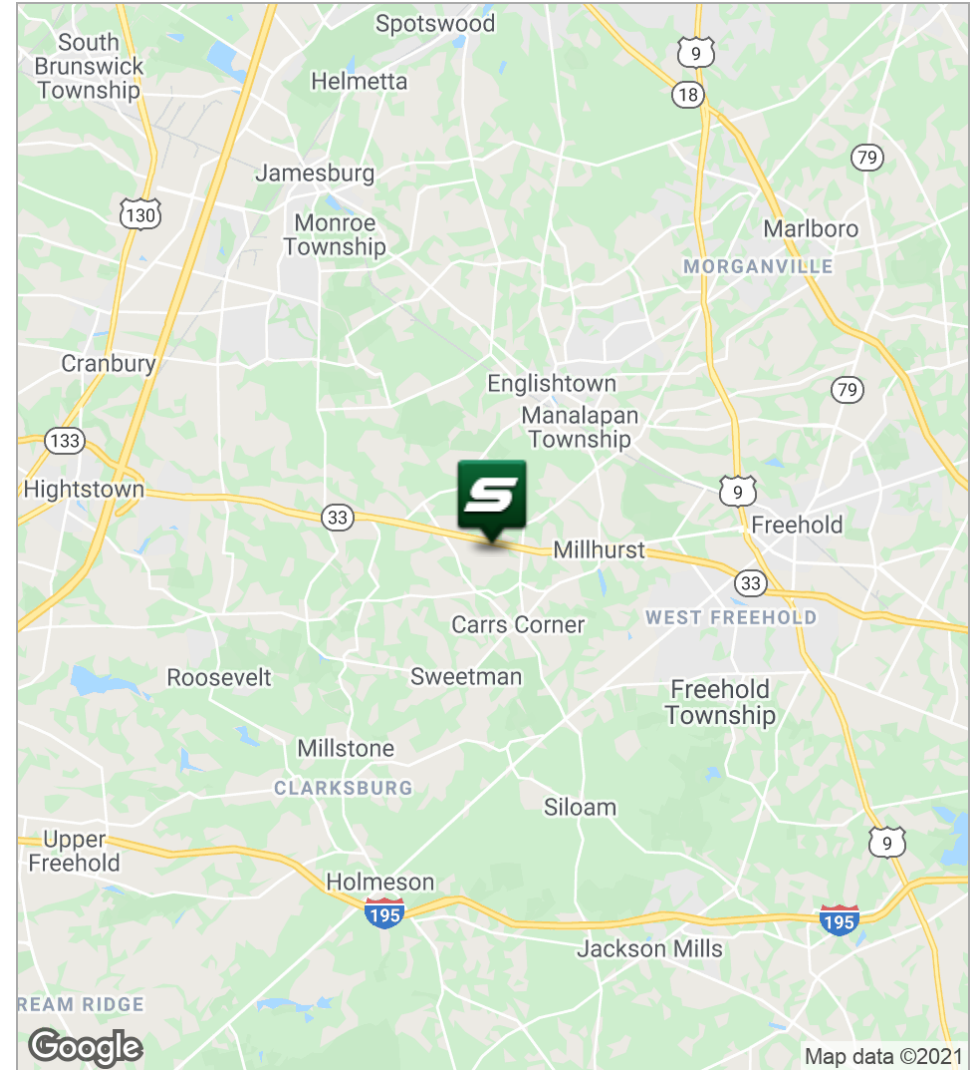
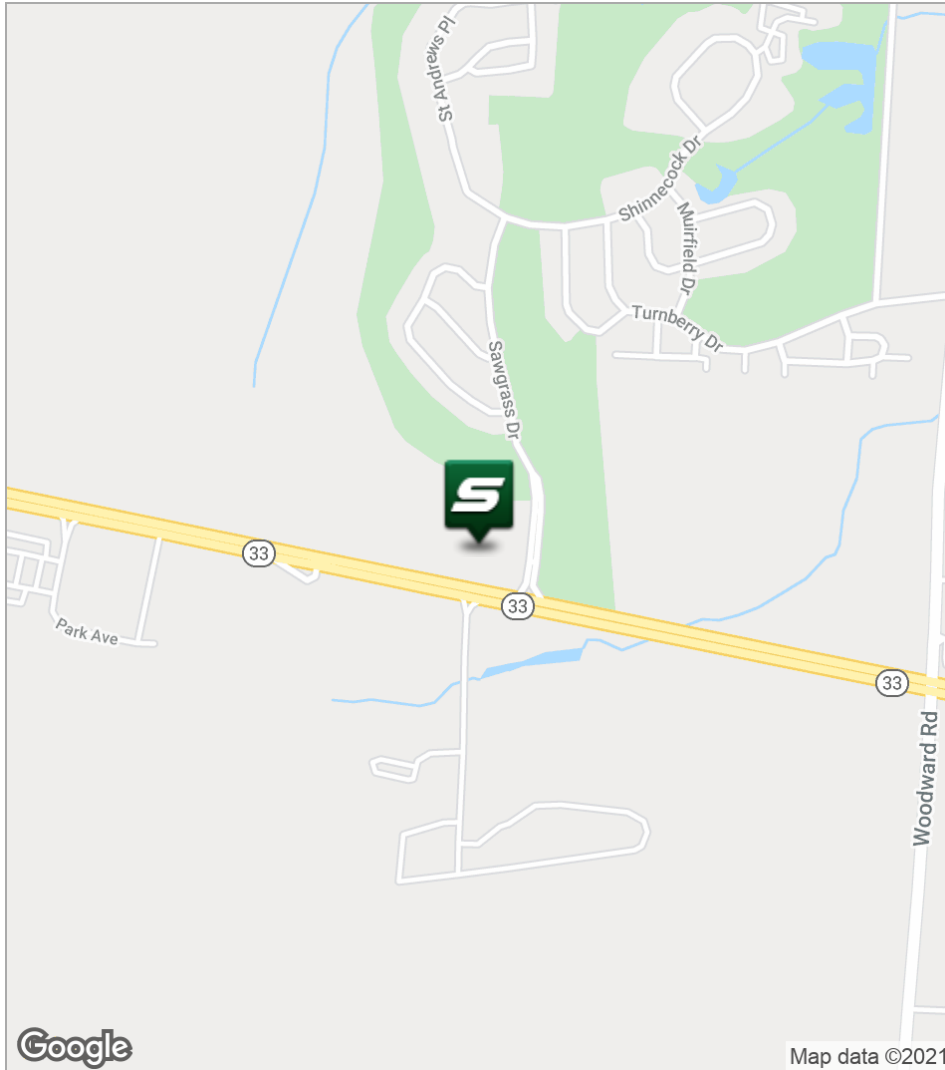


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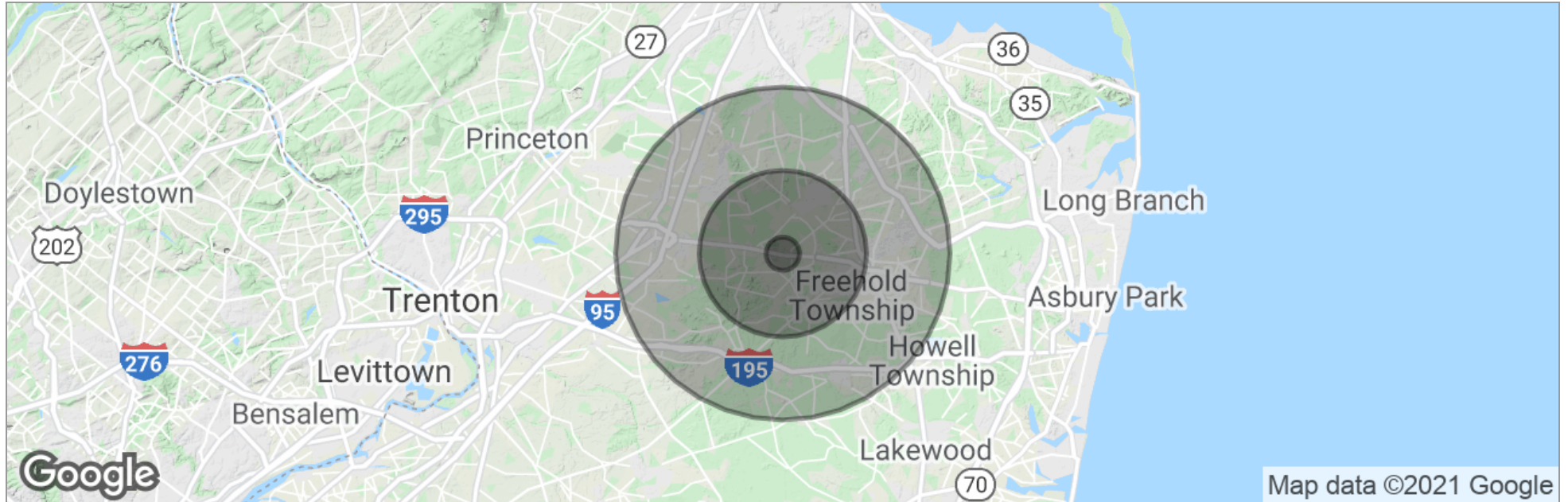


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	1 Mile	5 Miles	10 Miles
Total Population	1,880	50,420	303,037
Population Density	598	642	965
Median Age	37.4	39.9	41.9
Median Age (Male)	38.0	39.5	41.0
Median Age (Female)	37.1	40.1	42.5
Total Households	617	16,799	108,589
# of Persons Per HH	3.0	3.0	2.8
Average HH Income	\$135,226	\$127,928	\$109,529
Average House Value	\$796,460	\$522,253	\$439,977

\* 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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