

FOR SALE | LAND

DEVELOPMENT OPPORTUNITY



3530-B Route 66 | Neptune, NJ 07753



PROPERTY SUMMARY

Sale Price: Subject To Offer

Lot Size: ± 18.0 Acres

Cross Streets: Jumping Brook Road and Green Grove Road

Traffic Count: 19,542

PROPERTY OVERVIEW

18+/- Acres (4 Buildable) for Sale on Route 66, Neptune
Excellent Visibility on Route 66

LOCATION OVERVIEW

Located between the Home Depot and the WaWa, opposite the Super Walmart on Route 66, with immediate access to Route 18 and Exit 100 of the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Neighboring retailers include Home Dept, WaWa, Walgreens, Restaurant Depot, McDonalds, Chase, Walmart, Ruby Tuesdays, Kiddie Academy, Dunkin Donuts, Brick House Restaurant, and New Jersey Premium Outlet with tenants such as Kate Spade, Gap, Ann Taylor, Cole Haan, Michael Kors, Banana Republic, and many more.
- Zoned C-1. A broad range of uses are permitted including restaurants, bakeries, markets, liquor stores, pharmacies and drug stores, home furnishing, household, sports and recreation.
- All utilities are available at the site including gas, electric, water and sewer

FOR MORE INFORMATION, PLEASE CONTACT:

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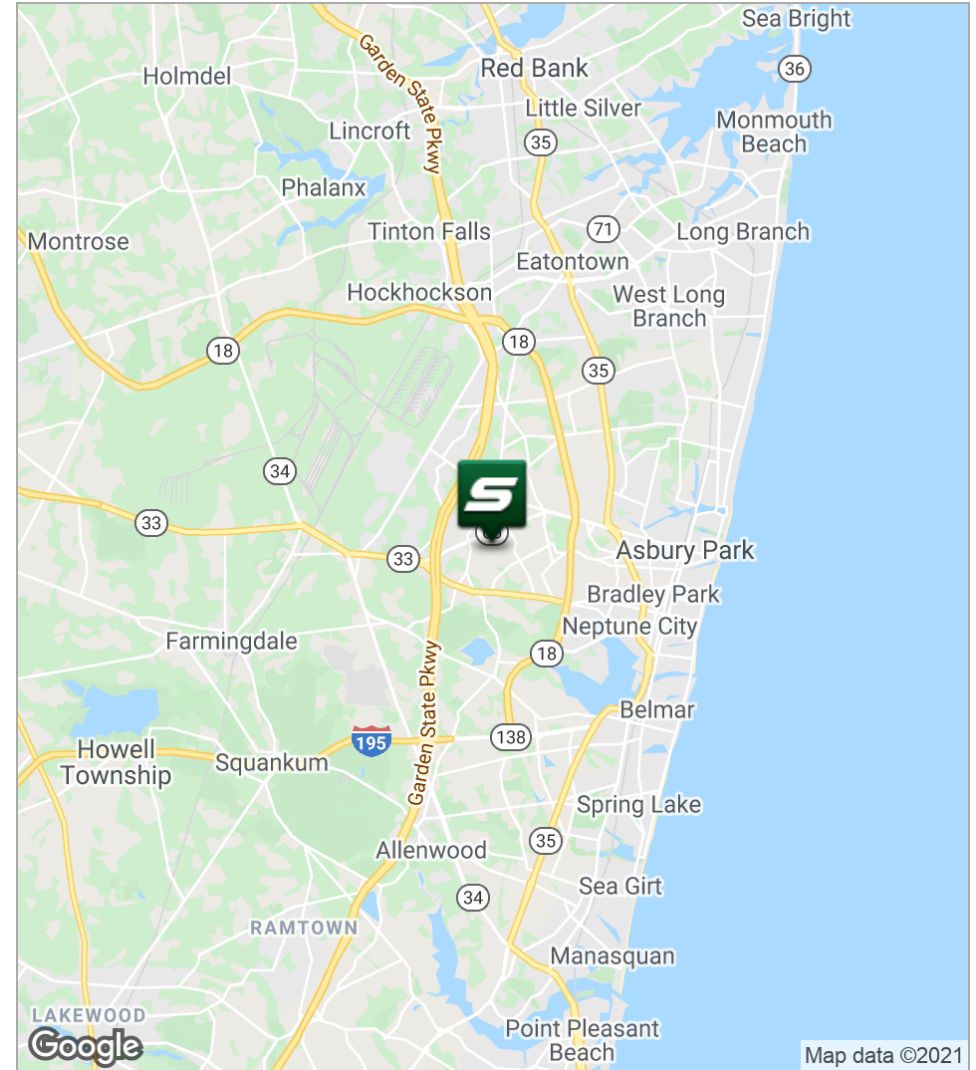
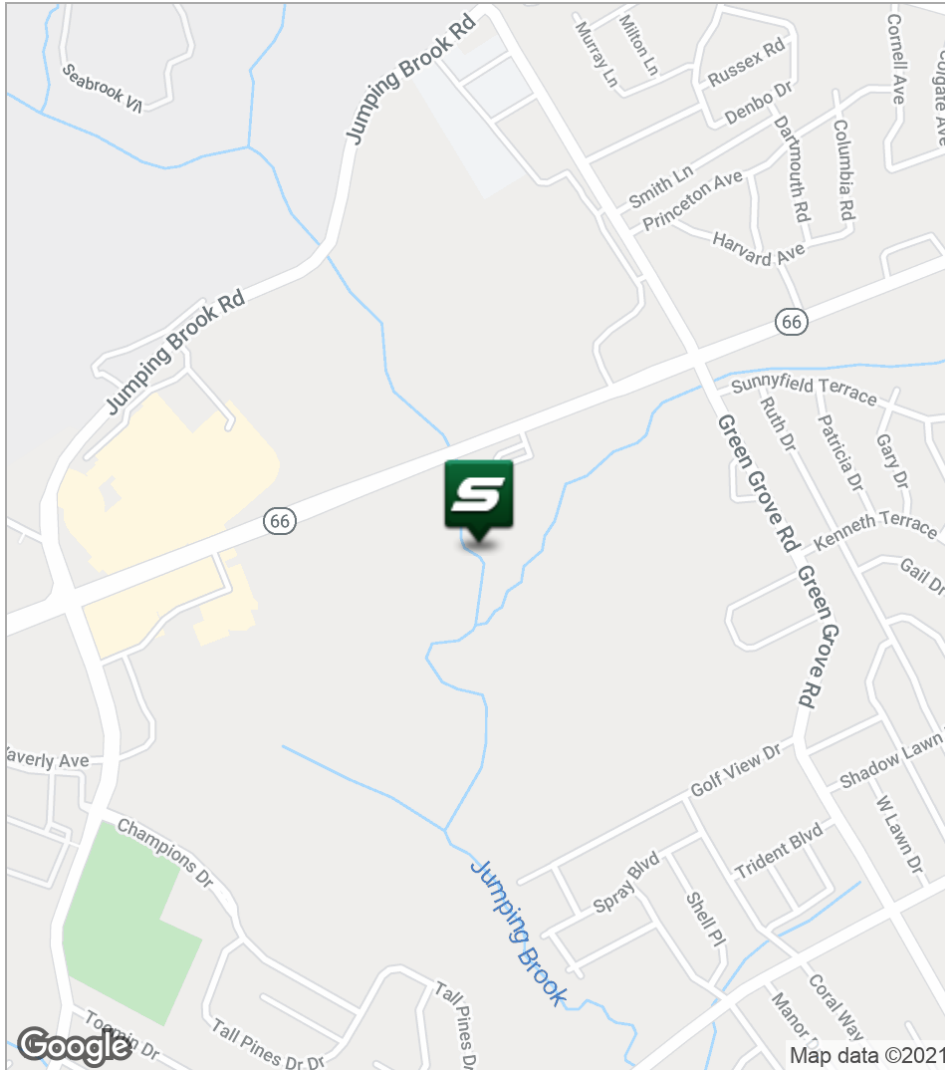


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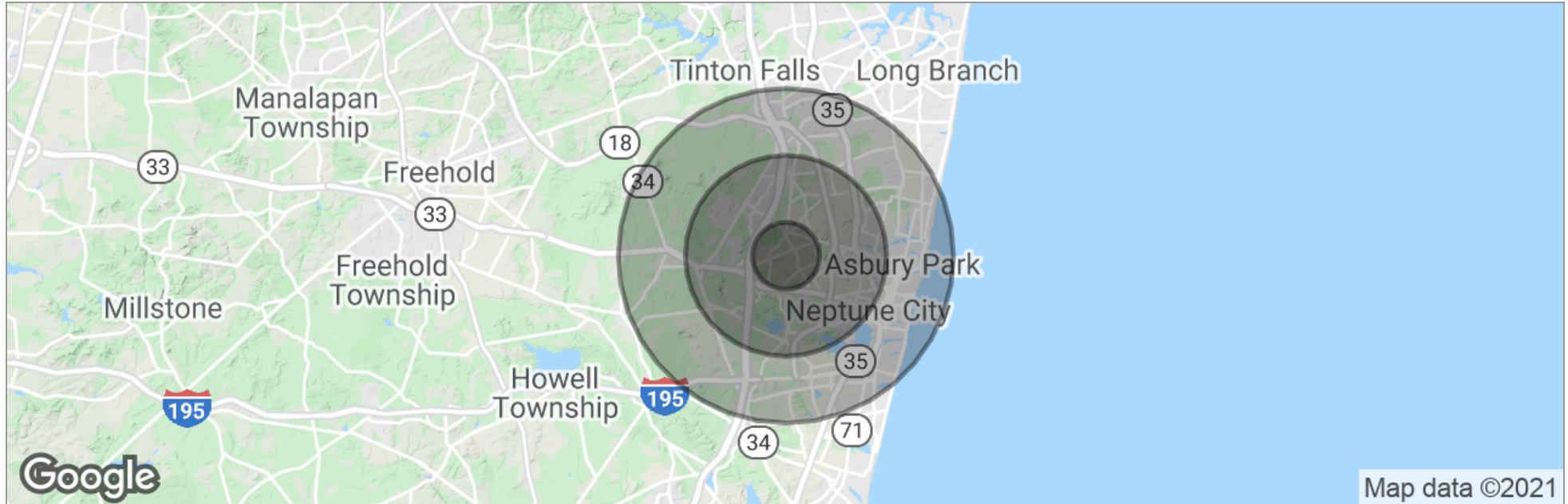
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	1 Mile	3 Miles	5 Miles
Total Population	6,052	46,614	140,264
Population Density	1,926	1,649	1,786
Median Age	41.6	42.9	41.0
Median Age (Male)	40.7	41.3	38.7
Median Age (Female)	42.1	43.8	42.4
Total Households	2,245	19,108	57,331
# of Persons Per HH	2.7	2.4	2.4
Average HH Income	\$93,693	\$89,320	\$84,042
Average House Value	\$356,867	\$362,139	\$418,152

* 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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