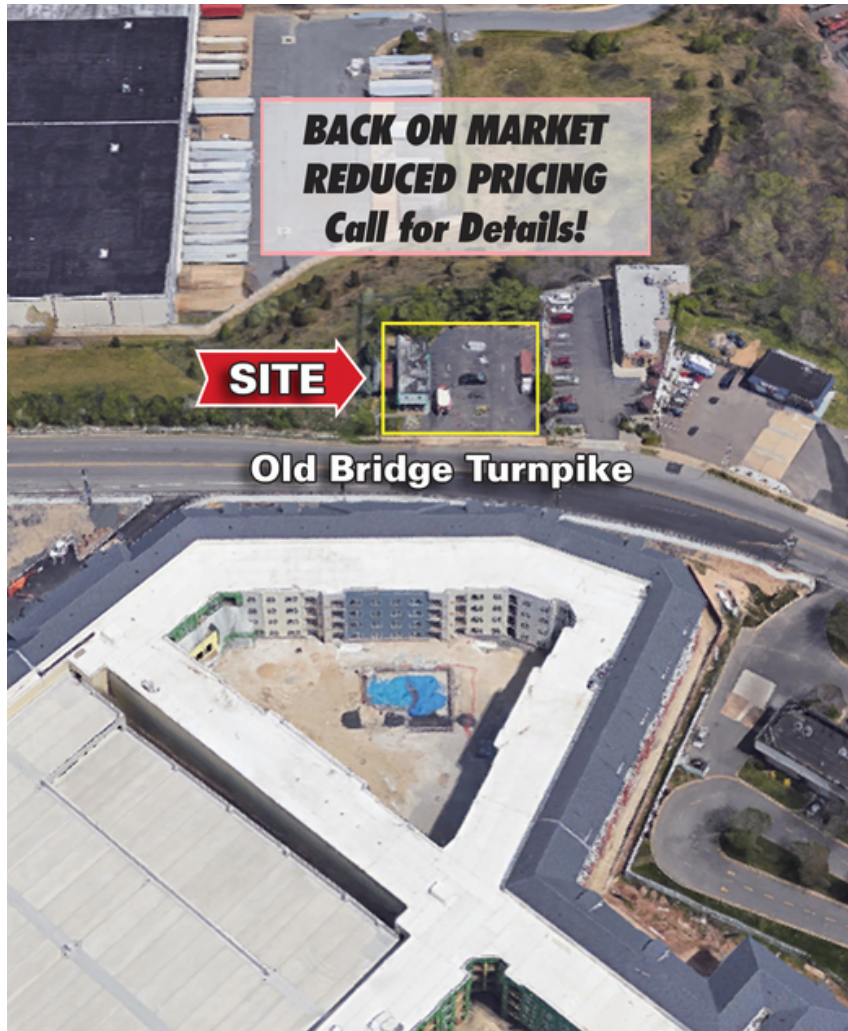


FOR SALE | LAND

# REDEVELOPMENT OPPORTUNITY



570 Old Bridge Turnpike | South River, NJ 08882



## PROPERTY SUMMARY

Sale Price:	\$495,000
Lot Size:	± 0.43 Acres
APN #:	Block 73.01, Lot 6
Cross Streets:	Tices Lane

## PROPERTY OVERVIEW

Redevelopment opportunity in South River

## LOCATION OVERVIEW

Located on Old Bridge Turnpike, near its intersection with Tices Lane across from Walmart Super Center, East Brunswick Transportation Center and Kensington Place Luxury Apartments. Route 18, 287 and the NJ Turnpike are minutes away.

## PROPERTY HIGHLIGHTS

- 125' of frontage on Old Bridge Turnpike
- Traffic count on nearby Highway 18 is 61,636 (2018)
- Taxes \$7,908.45 (2020)
- Building currently located on property measures ±1,820 SF
- Zoned B-2
- Possible uses include office professional, medical offices, clinics and testing laboratories, retail, recreational and amusement facilities, personal services, restaurants, cafes and taverns
- QSR opportunity with possible drive-thru

FOR MORE INFORMATION, PLEASE CONTACT:

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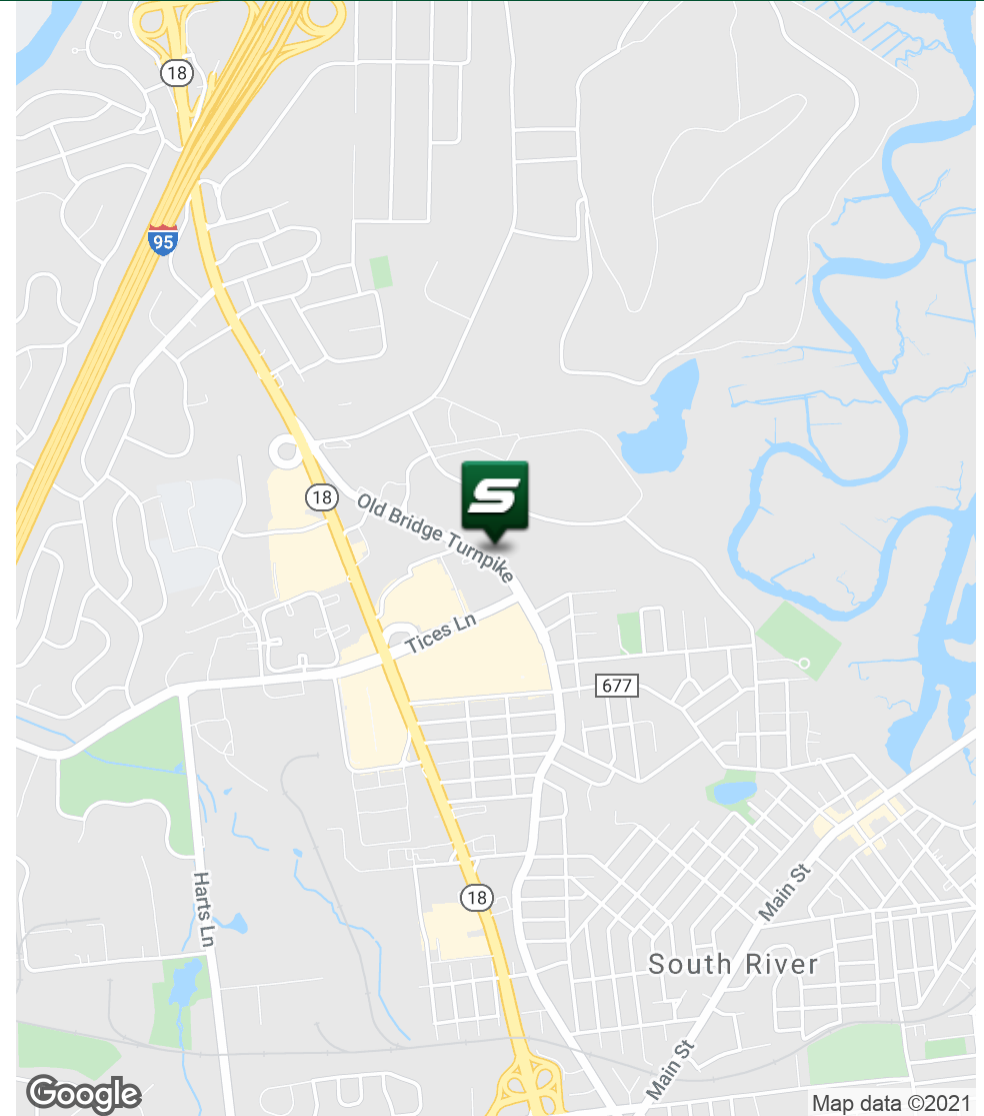
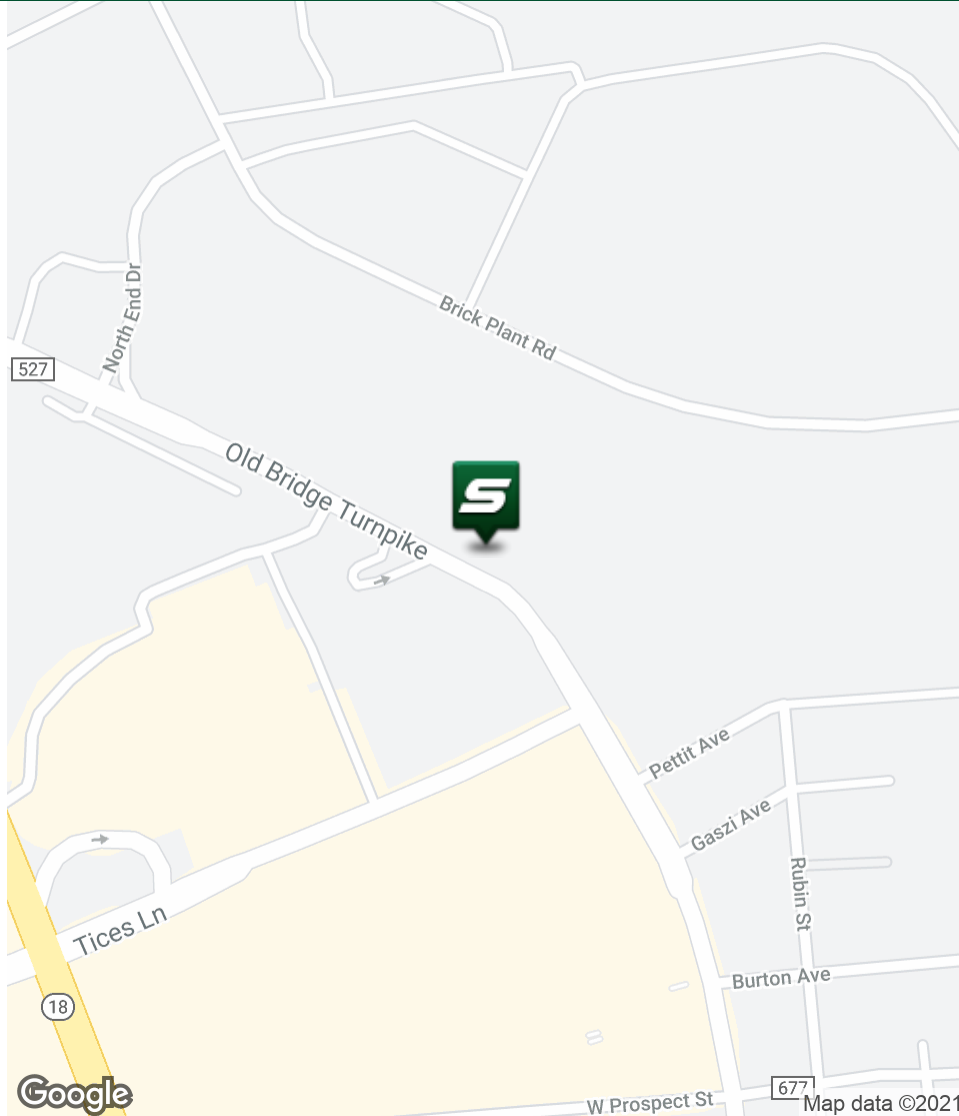
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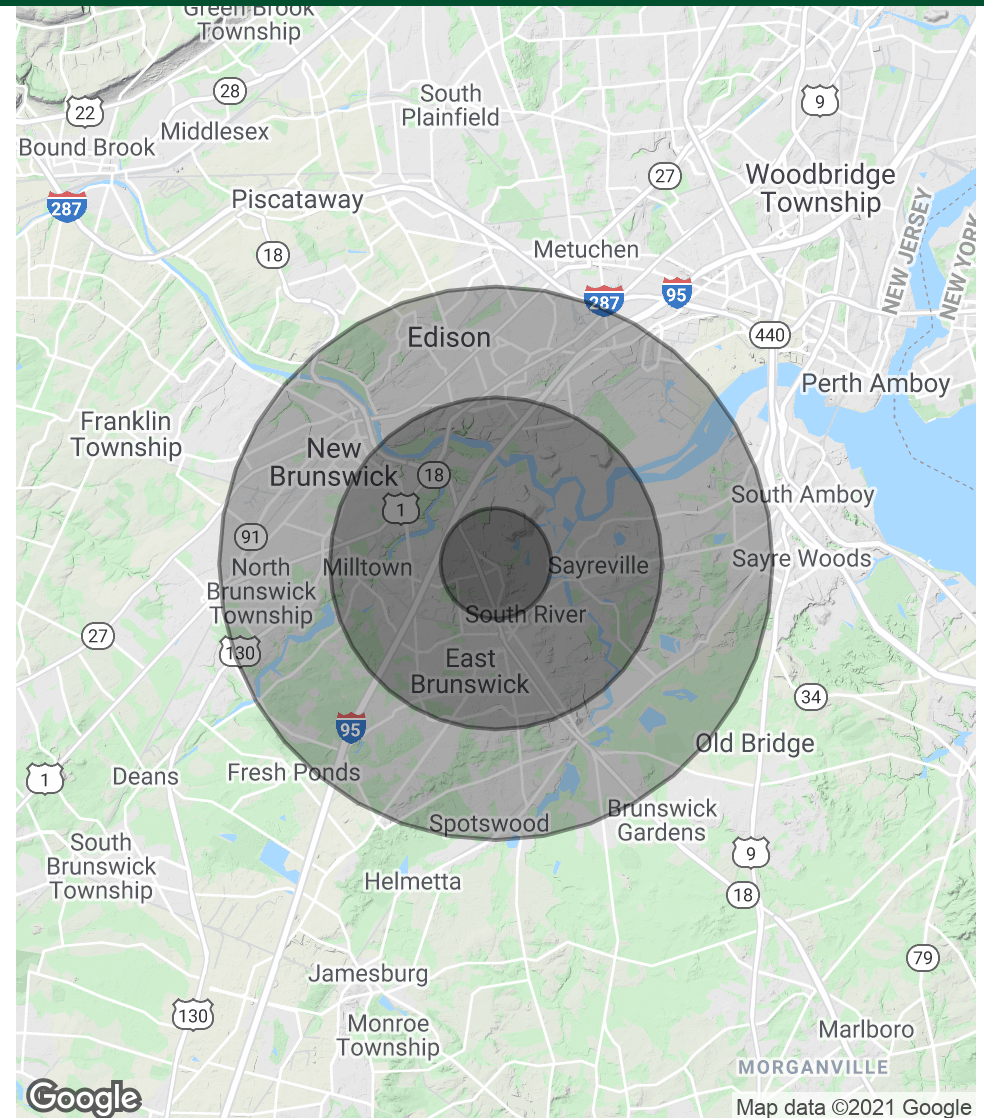
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,881	85,156	264,505
Average age	38.6	37.5	35.1
Average age (Male)	36.5	35.7	33.6
Average age (Female)	39.6	38.8	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,916	29,087	87,739
# of persons per HH	2.7	2.9	3.0
Average HH income	\$82,474	\$92,256	\$87,998
Average house value	\$305,246	\$371,857	\$365,897

\* 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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