

FOR SALE | RETAIL

430 ROUTE 79

430 Route 79 | Morganville, NJ 07751



PROPERTY SUMMARY

Sale Price:	\$749,000
Lot Size:	± 0.52 Acres
Building Size:	± 1,378 SF
Zoning:	CS
Cross Streets:	Lukas Boulevard

PROPERTY OVERVIEW

Used car lot for sale with 1,378 SF building
0.52 acre parcel in front of a brand new 300-unit apartment complex

LOCATION OVERVIEW

Located on Route 79 just south of Tennent and Lloyd Roads. Easy access to Route 520, Route 34, Route 9 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- The property includes a pre-existing, non-conforming use for the new owner to apply for a dealer lease with DMV
- Zoned CS (Commercial Services)
- Major new development around the property
- Currently approved for 13 vehicles
- Taxes: \$6,750 (2018)

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
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 | RETAIL

430 ROUTE 79

430 Route 79 | Morganville, NJ 07751

Sitar
Realty Company



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

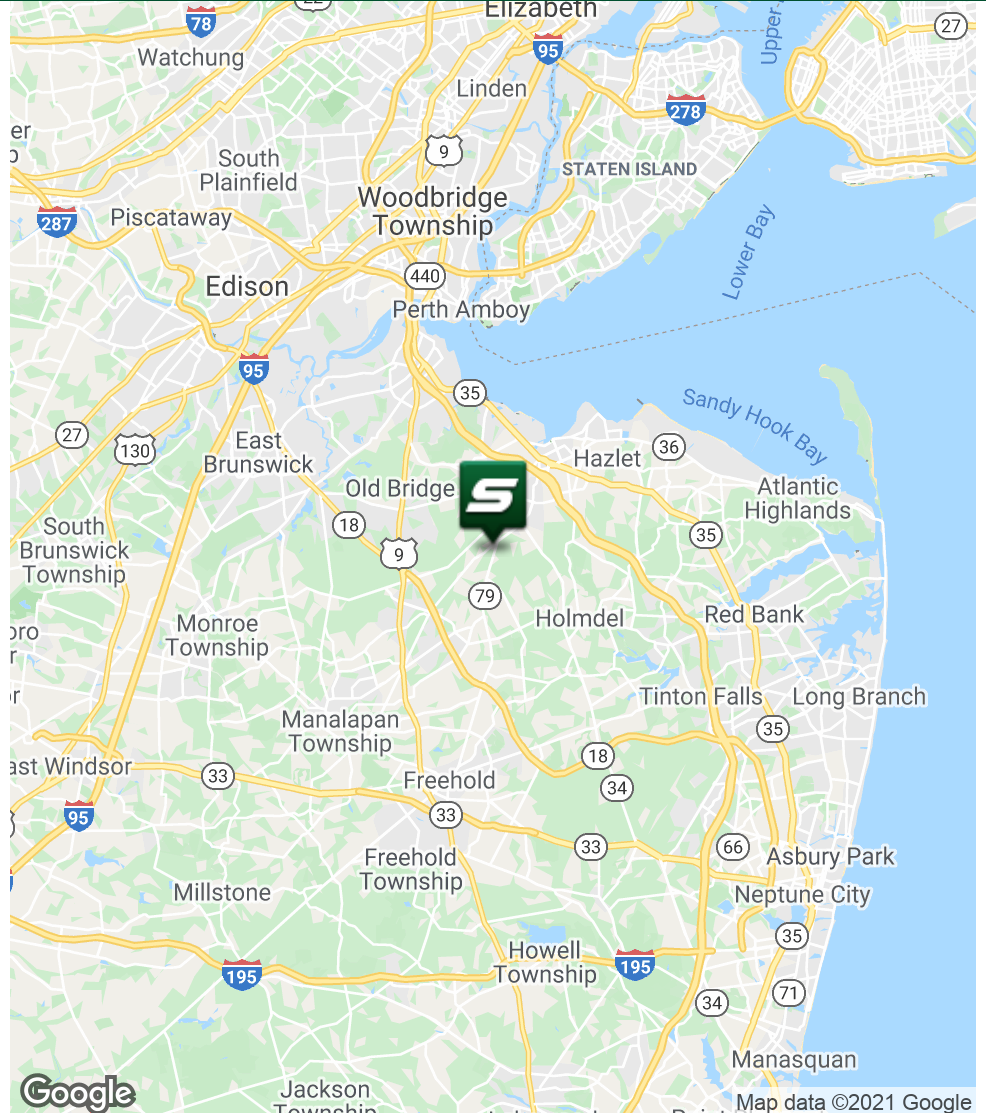
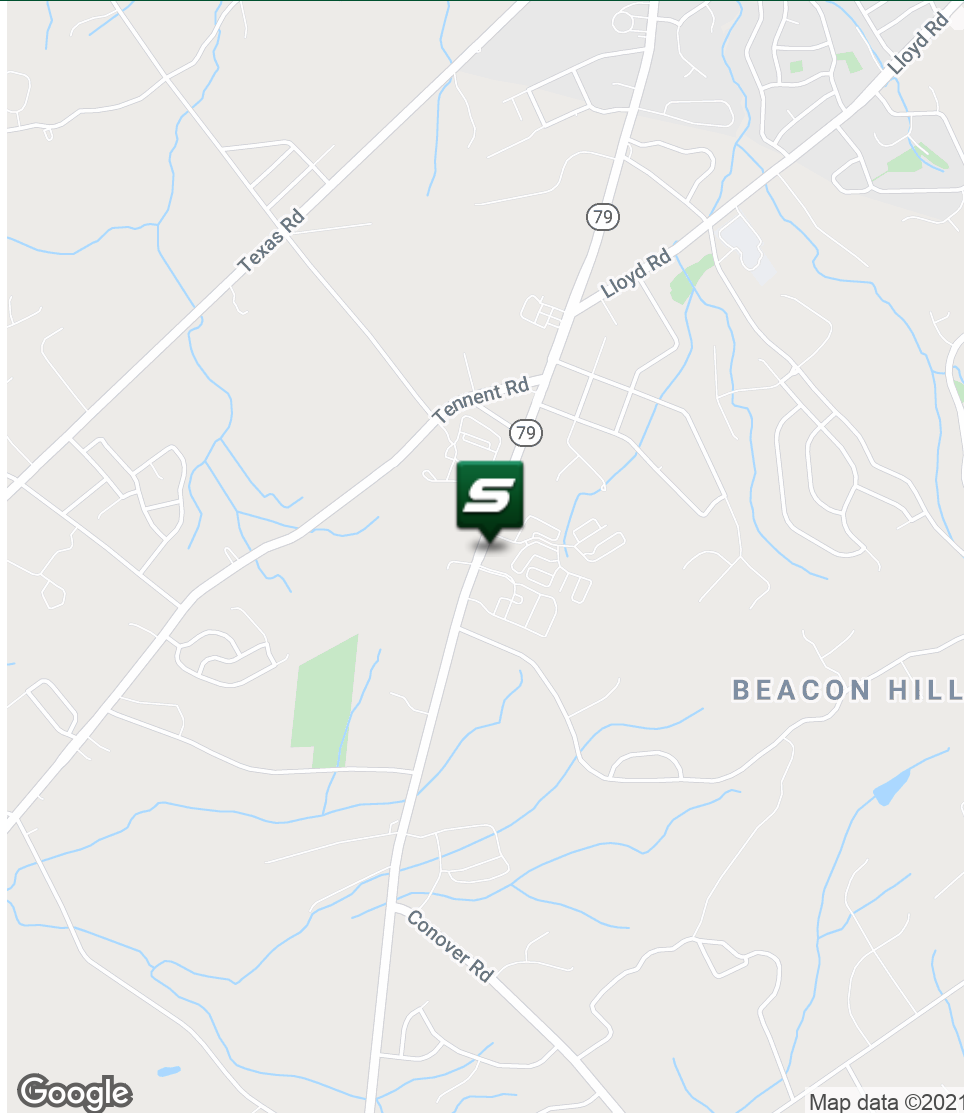
TCN
WORLDWIDE
REAL ESTATE SERVICES

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 | RETAIL

430 ROUTE 79

430 Route 79 | Morganville, NJ 07751



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

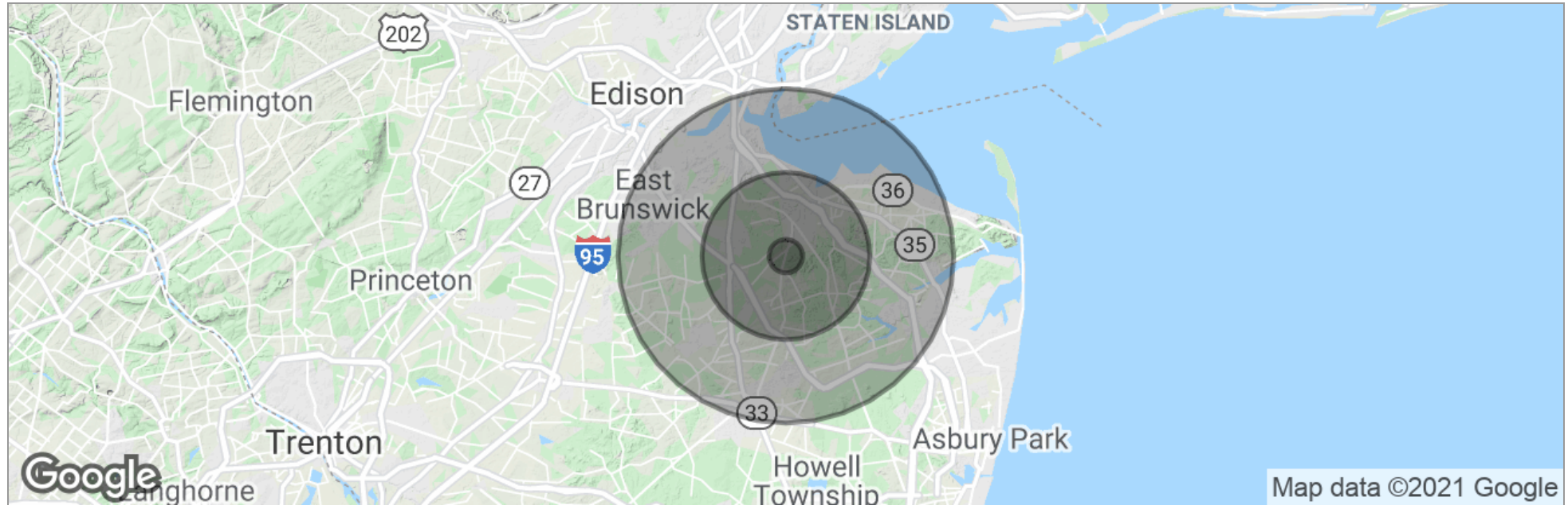


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE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

FOR SALE | RETAIL

430 ROUTE 79

430 Route 79 | Morganville, NJ 07751



	1 Mile	5 Miles	10 Miles
Total Population	2,306	126,456	491,126
Population Density	734	1,610	1,563
Median Age	38.7	40.4	39.7
Median Age (Male)	38.1	39.9	38.8
Median Age (Female)	39.0	40.9	40.4
Total Households	666	44,157	170,031
# of Persons Per HH	3.5	2.9	2.9
Average HH Income	\$160,785	\$127,047	\$109,800
Average House Value	\$624,689	\$461,825	\$455,170

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
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 | RETAIL

430 ROUTE 79

430 Route 79 | Morganville, NJ 07751



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:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

