

LAND FOR LEASE

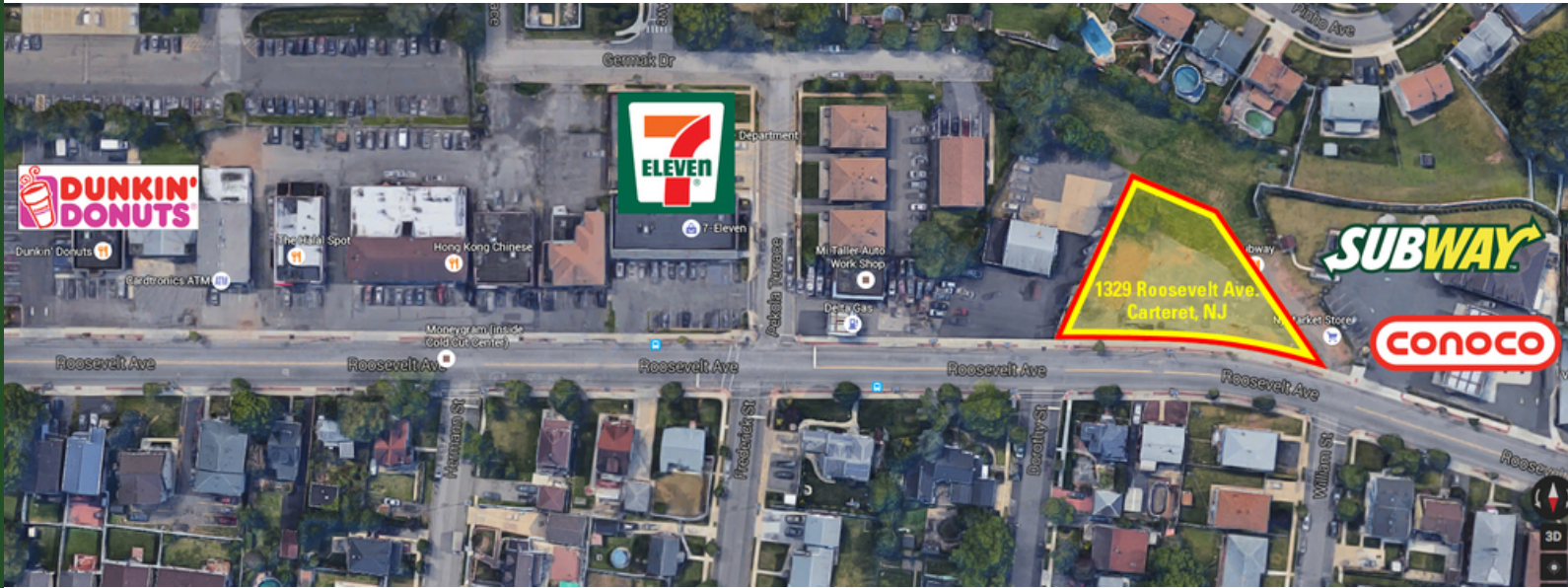
# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Excellent retail pad site for lease  
Ideal for fast food, coffee, bank and more

### PROPERTY HIGHLIGHTS

- 248.43' frontage on heavily traveled Roosevelt Avenue
- Traffic count of 21,500 vehicles per day (2017)
- Excellent exposure
- Zoned HB - Highway Business
- Owner is a licensed NJ Real Estate Broker

### LOCATION DESCRIPTION

On heavily traveled Roosevelt Avenue, one-half mile before Exit 12 of the New Jersey Turnpike.

### OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	6,000 SF
LOT SIZE:	1.02 Acres

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | [sitar@sitarcompany.com](mailto:sitar@sitarcompany.com)  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)



LAND FOR LEASE

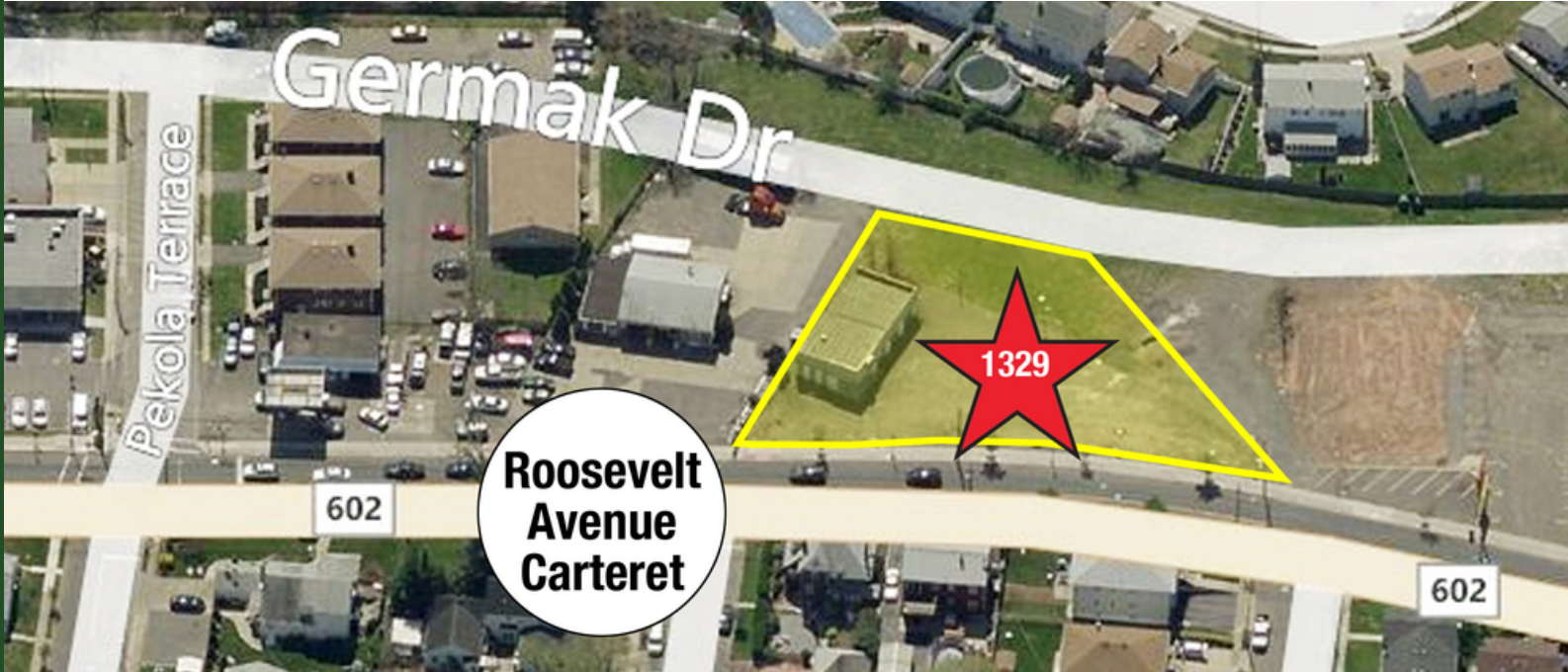
# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## ADDITIONAL PHOTOS



William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | [sitar@sitarcompany.com](mailto:sitar@sitarcompany.com)  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)

LAND FOR LEASE

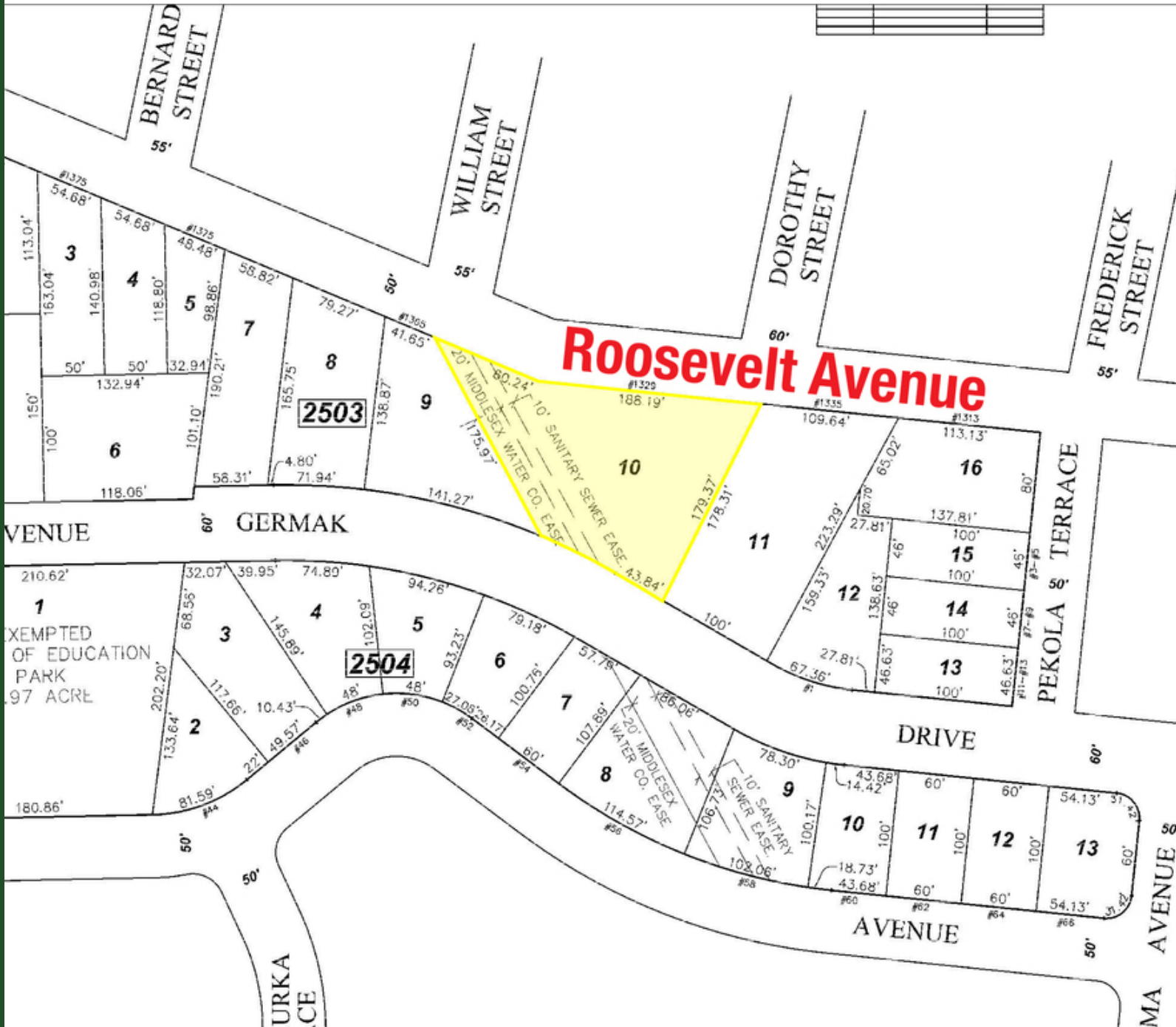
# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## TAX MAP



William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | vasilis@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com



LAND FOR LEASE

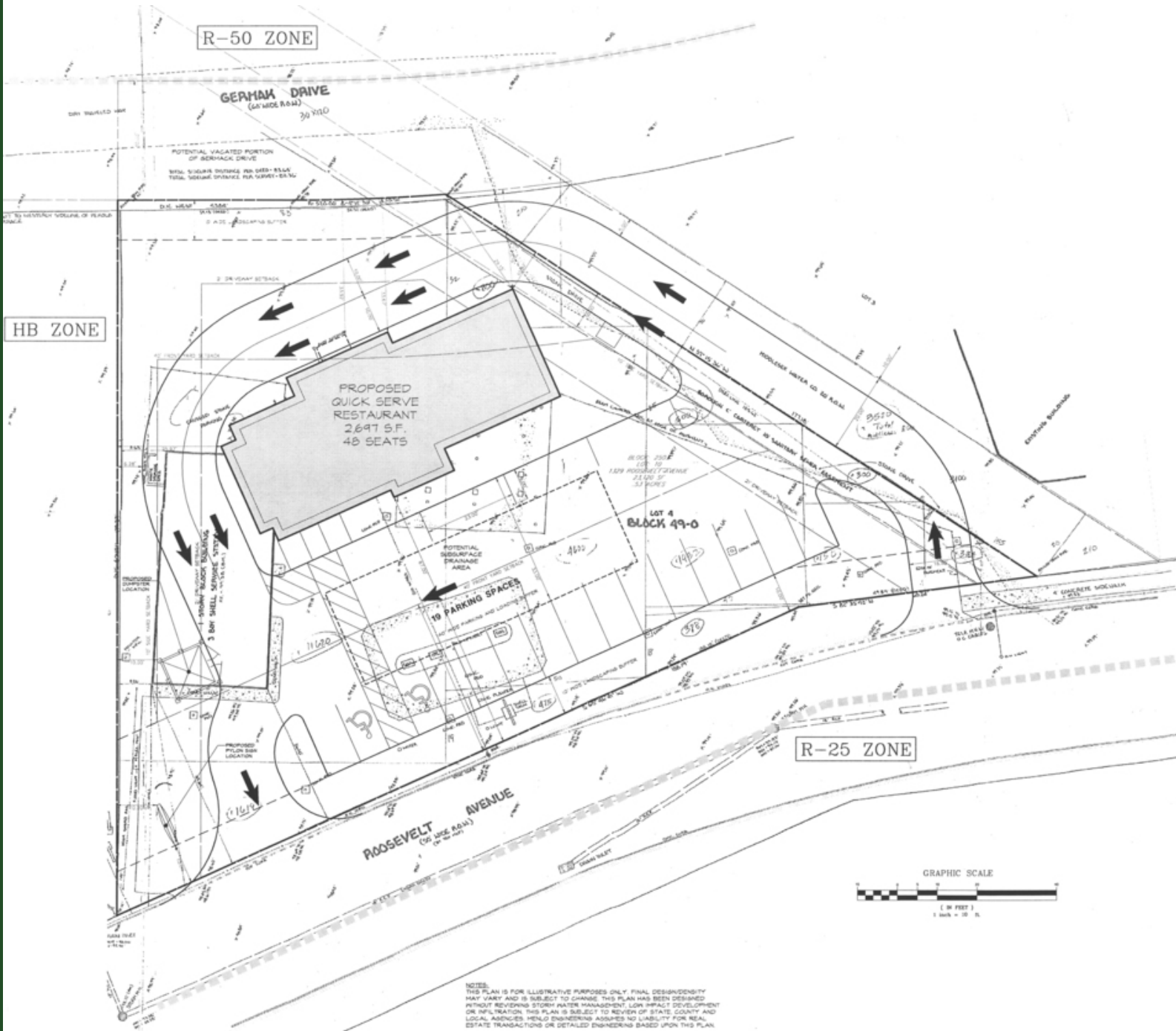
# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## SAMPLE SITE PLAN



William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | [sitar@sitarcompany.com](mailto:sitar@sitarcompany.com)  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)

LAND FOR LEASE

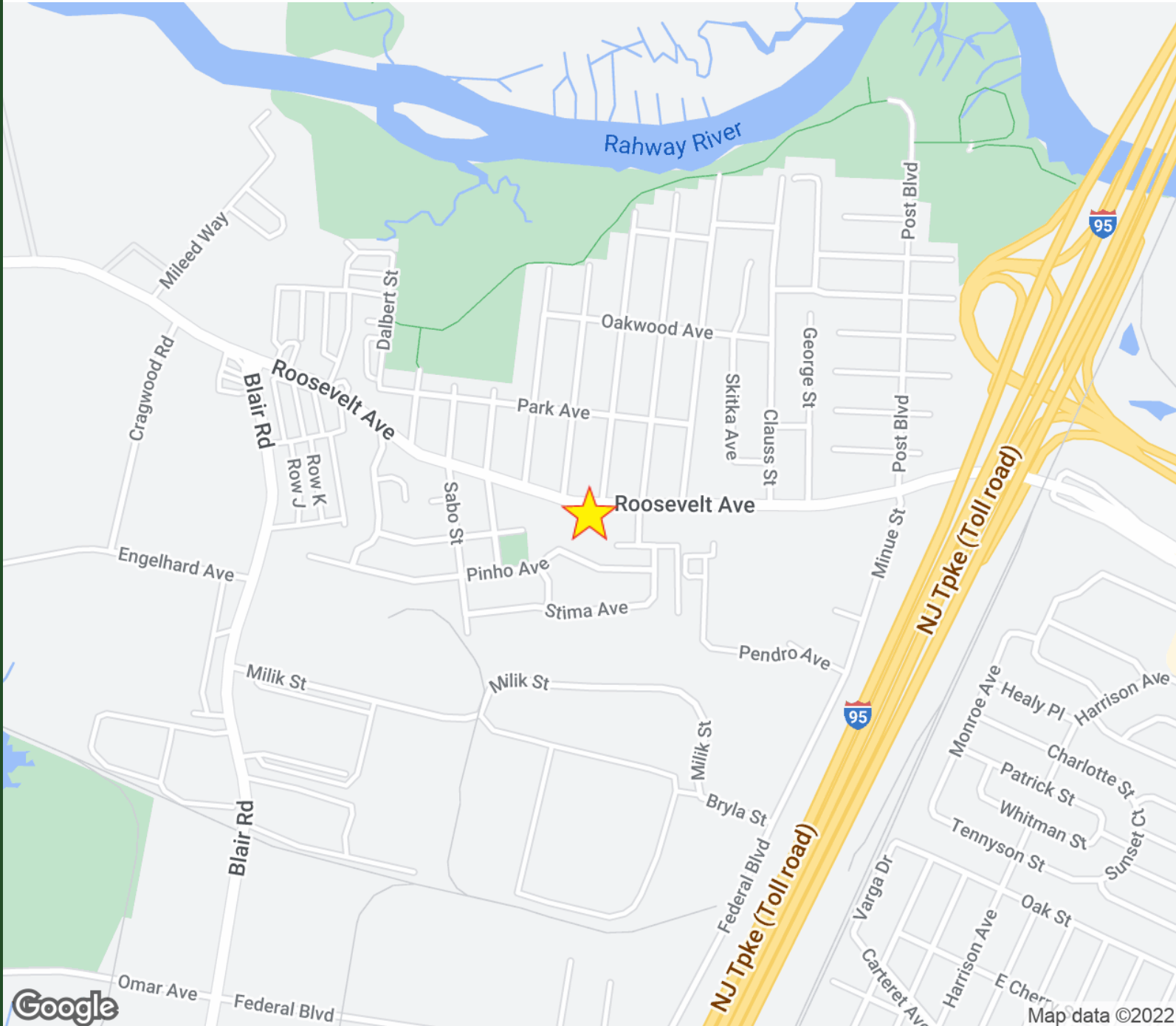
# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## LOCATION MAP



William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | [sitar@sitarcompany.com](mailto:sitar@sitarcompany.com)  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | [sitarcompany.com](http://sitarcompany.com)

LAND FOR LEASE

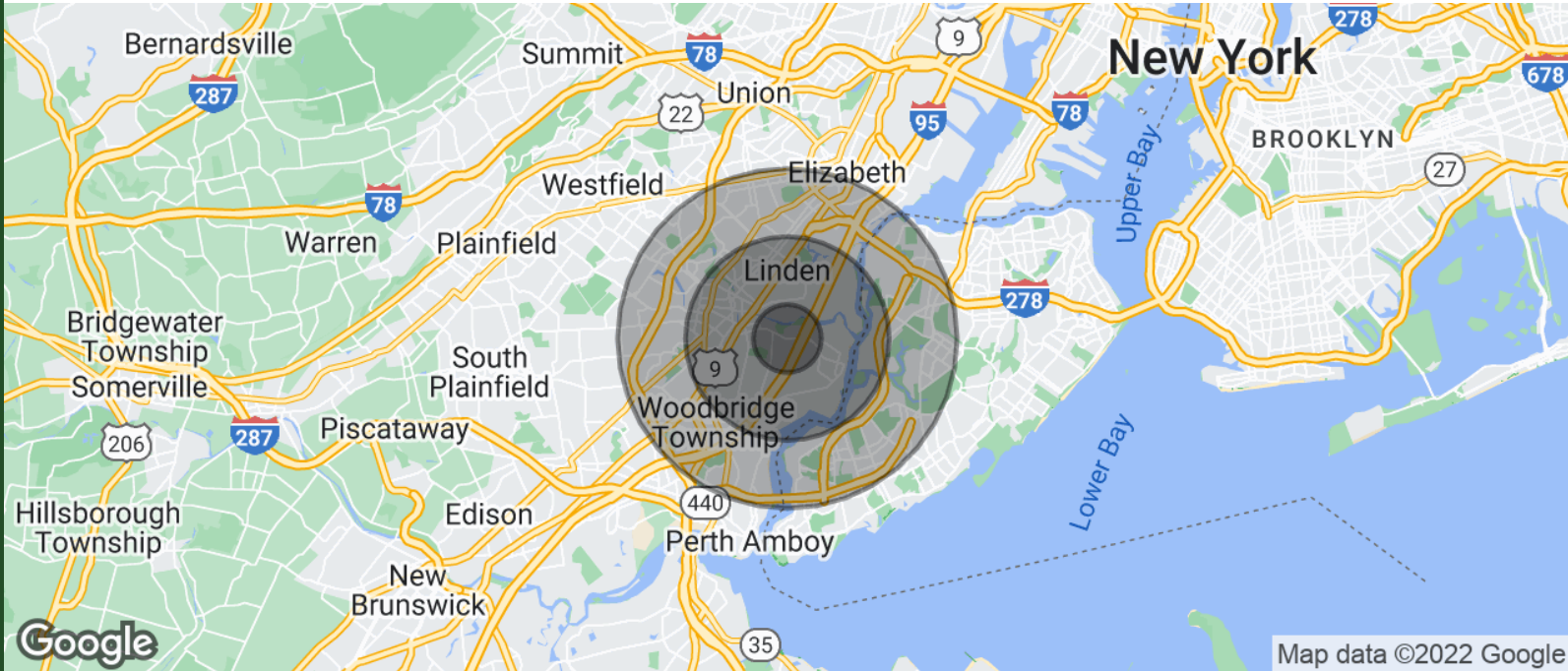
# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,919	105,252	416,364
AVERAGE AGE	40.5	39.2	39.6
AVERAGE AGE (MALE)	38.3	37.2	37.4
AVERAGE AGE (FEMALE)	34.2	39.8	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,835	38,974	151,539
# OF PERSONS PER HH	3.5	2.7	2.7
AVERAGE HH INCOME	\$86,084	\$87,837	\$95,013
AVERAGE HOUSE VALUE	\$516,340	\$340,232	\$410,258

\* Demographic data derived from 2020 ACS - US Census

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | sitar@sitarcompany.com  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | vasilis@sitarcompany.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

# Retail Pad Site

1329 Roosevelt Avenue, Carteret, NJ 07008



Worldwide Real Estate Services Since 1978

## OUR SERVICES

### 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.

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | [sitar@sitarcompany.com](mailto:sitar@sitarcompany.com)  
Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | [vasilis@sitarcompany.com](mailto:vasilis@sitarcompany.com)



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, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.