

FOR LEASE | LAND

2463 CHURCH ROAD

2463 Church Road | Toms River, NJ 08753



PROPERTY SUMMARY

Lease Rate:	\$60,000 per year (NNN)
Lot Size:	± 0.66 Acres
APN #:	Block 397.09, Lot 1.02
Cross Streets:	Hooper Avenue

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Proposed Building	± 4,000	\$60,000 per year

PROPERTY OVERVIEW

Corner Retail Pad Site for Lease or Build to Suit

LOCATION OVERVIEW

Located to the rear of the corner of Hooper Avenue and Church Road, with easy access to Route 70, Route 9, and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Adjacent to Walgreens at the corner of Hooper Avenue and Church Road.
- Access to site is from Church Road, Hines Street, and through Walgreens.
- Zoning allows for broad range of uses including office, banks, restaurant, and healthcare services.

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas Palumbo | P: 732.449.2000 | C: 732.921.9660 | palumbo@sitarcompany.com

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www.sitarcompany.com

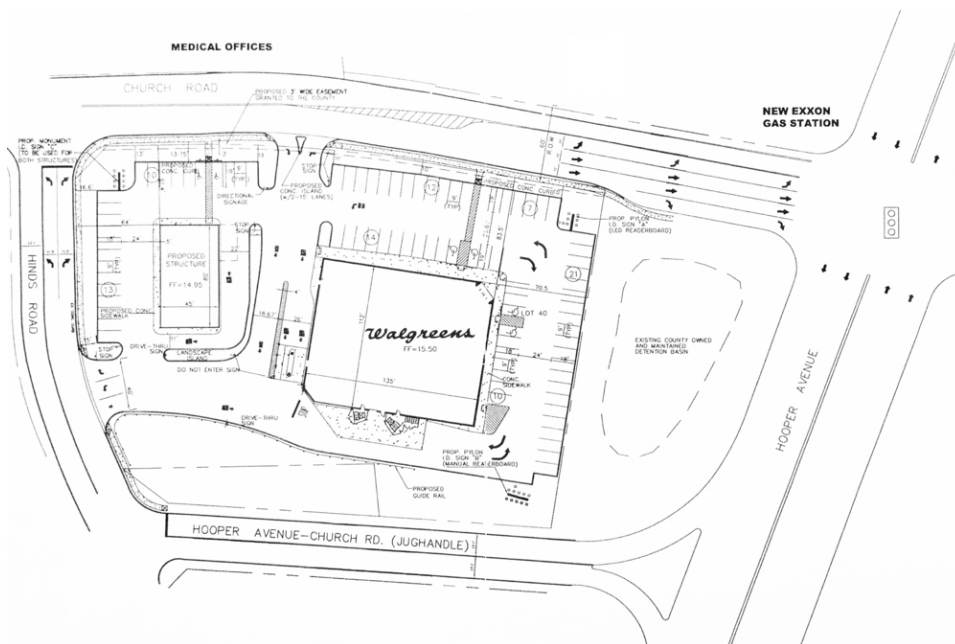


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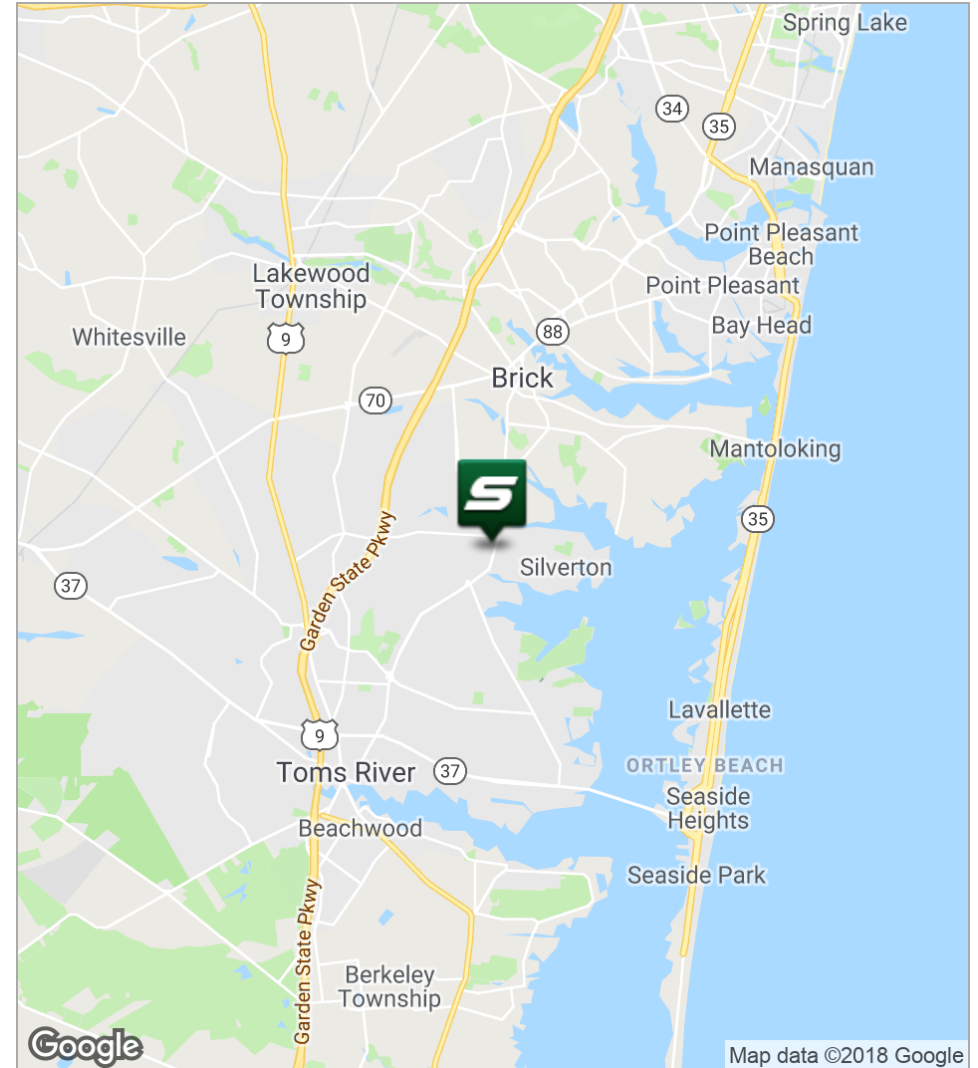


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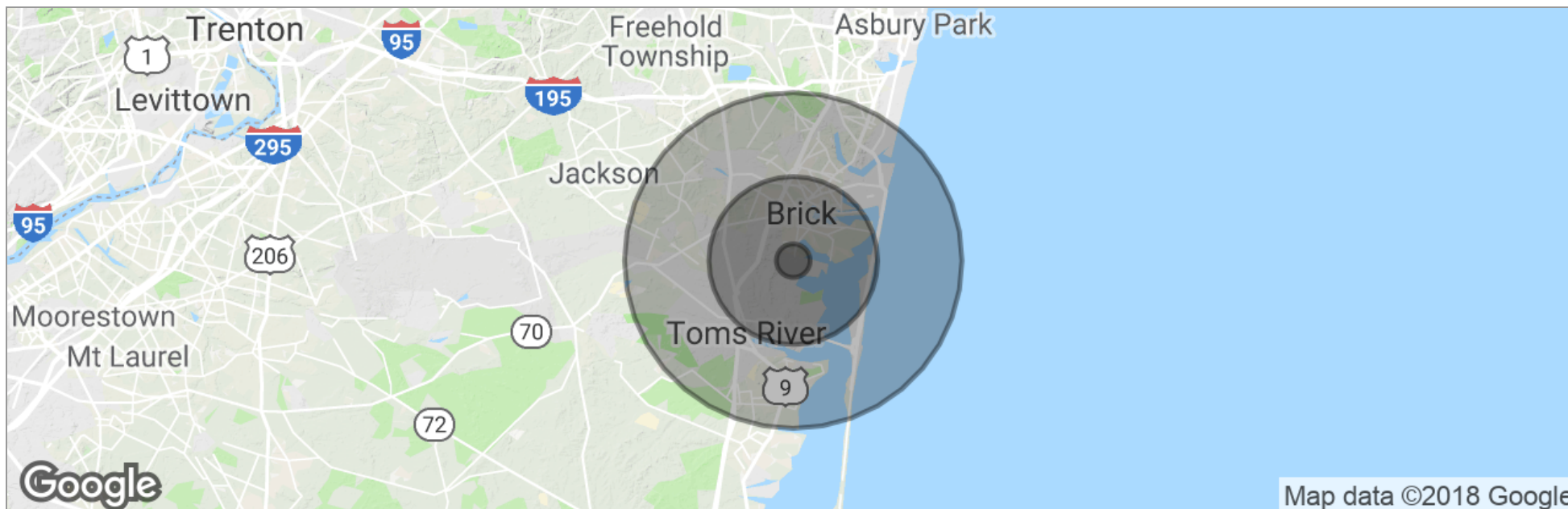


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	1 Mile	5 Miles	10 Miles
Total Population	5,985	159,666	510,172
Population Density	1,905	2,033	1,624
Median Age	51.3	44.2	40.7
Median Age (Male)	47.6	42.2	39.4
Median Age (Female)	53.8	46.0	41.9
Total Households	2,661	64,675	193,000
# of Persons Per HH	2.2	2.5	2.6
Average HH Income	\$76,009	\$78,942	\$77,362
Average House Value	\$348,481	\$349,666	\$329,236

** 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.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

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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.

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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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