

LAND FOR SALE

# Land For Sale In Medical Office Corridor

2161 State Route 34, Wall Township, NJ 07719

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Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

2.61 Acres for Sale in the Medical Office Corridor of Route 34

### PROPERTY HIGHLIGHTS

- Property consists of Block 826, Lot 76 fronting Route 34, which is 1.73 acres of vacant land and the adjoining Block 826, Lot 72 fronting Atlantic Avenue, which is 0.88 acres with two residential buildings on the property.
- Close to major area amenities including shopping, fitness, restaurants, coffee shops, and entertainment.
- Property is zoned OP-2 with permitted uses including medical offices and clinics, emergency care facilities, physical therapy, dental lab, securities commodity brokers, computer program services, insurance carriers, engineering, accounting, legal services, veterinary services, daycare, and learning centers. Conditional uses include nursing and personal care facilities, hotels, special trade contractors like plumbing, heating and air

### LOCATION DESCRIPTION

Located on State Route 34, southbound, just before the junction of Atlantic Avenue. Easy access from Route 35, Route 138, I-195, the Garden State Parkway, and Monmouth Executive Airport.

### OFFERING SUMMARY

SALE PRICE:	\$795,000
LOT SIZE:	2.61 Acres

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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.

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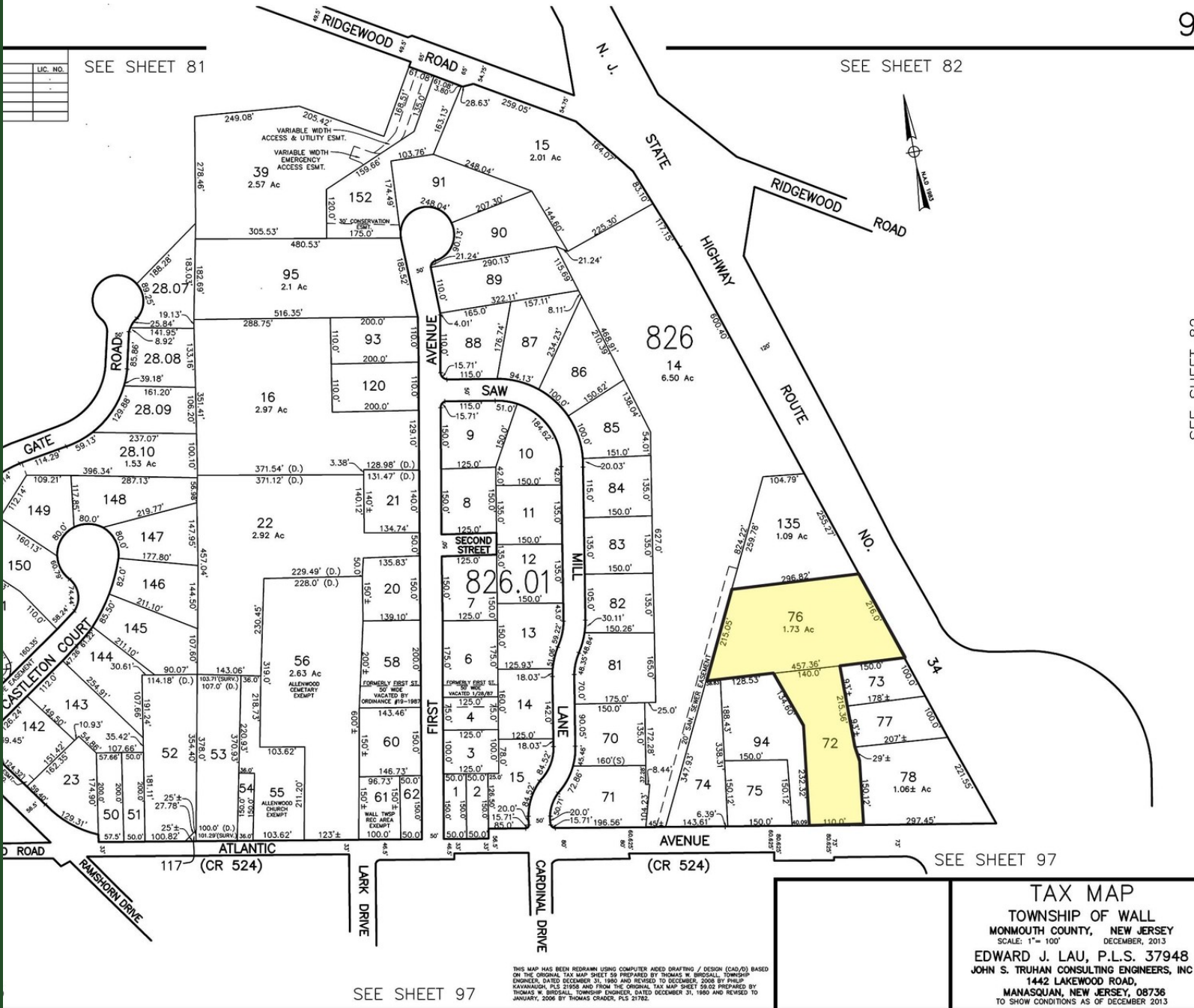
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## TAX MAP



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## AERIAL WITH TRAFFIC COUNTS



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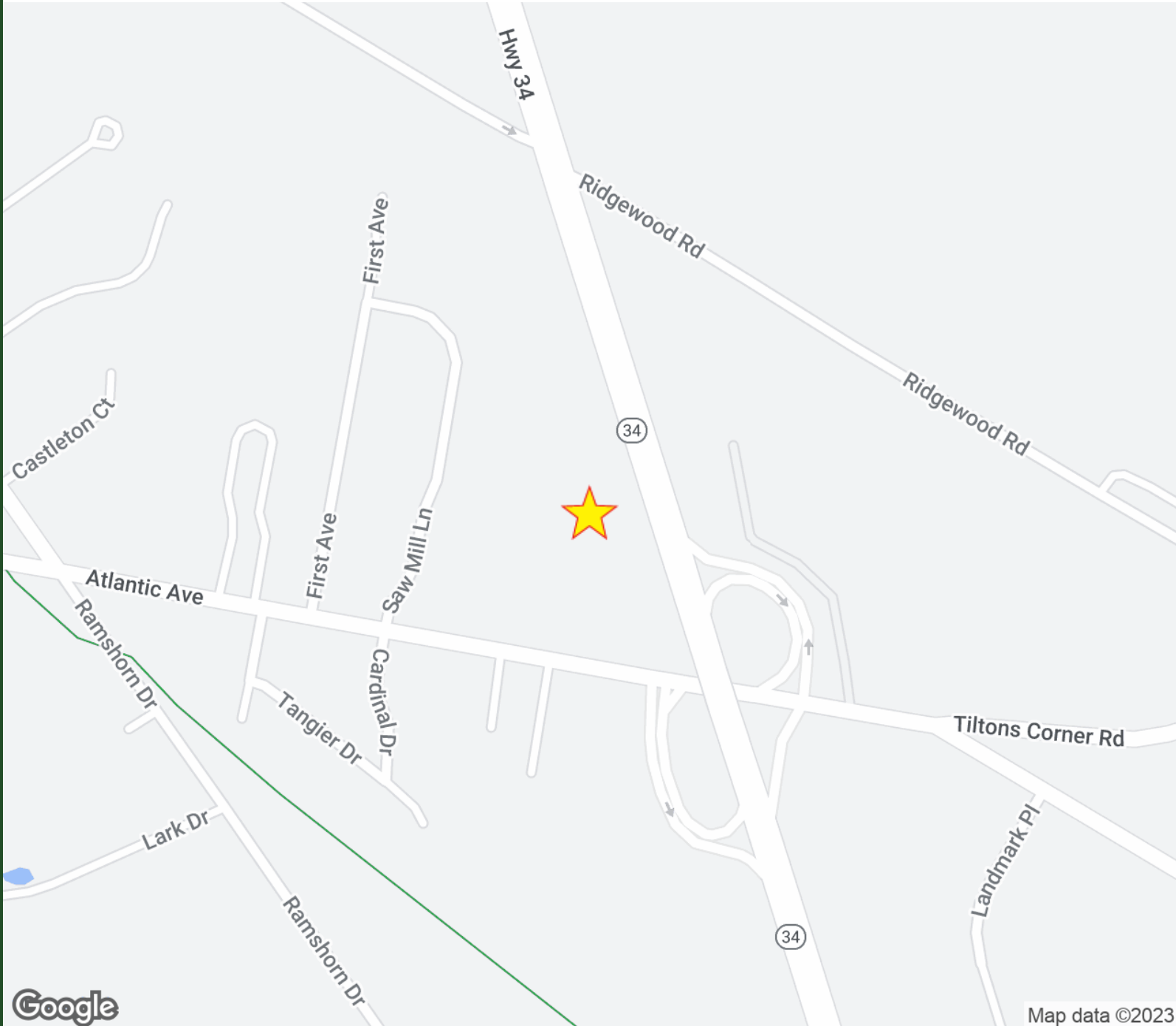
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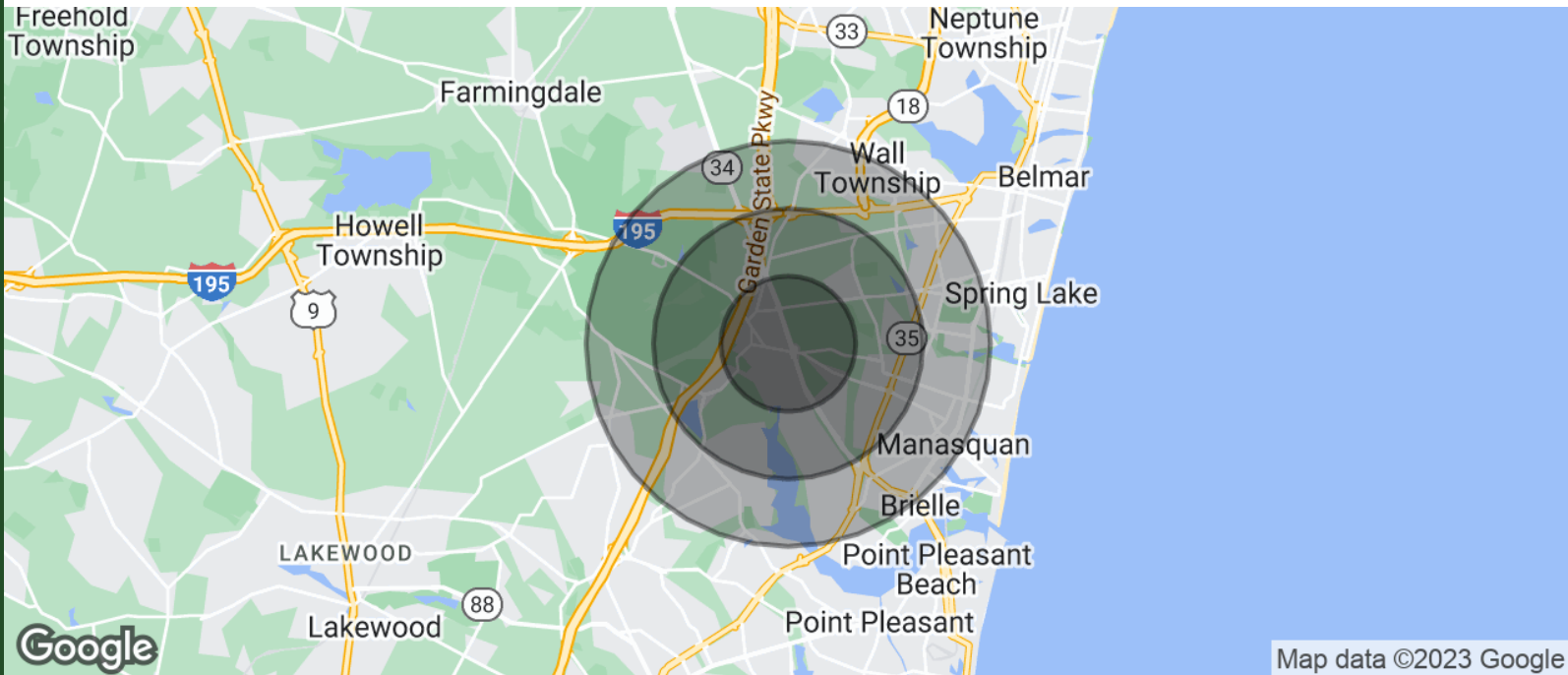
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,445	10,534	38,289
AVERAGE AGE	48.0	47.7	45.9
AVERAGE AGE (MALE)	46.6	46.3	45.1
AVERAGE AGE (FEMALE)	49.3	49.1	46.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	954	4,094	16,132
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$163,001	\$146,765	\$129,071
AVERAGE HOUSE VALUE	\$629,088	\$589,158	\$533,457

\* Demographic data derived from 2020 ACS - US Census

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## 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.

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