

LAND FOR SALE

# 10 + Acre Medical / Hospital / Office Site

694-696 North Beers Street, Holmdel, NJ 07733

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

10 + Acre Medical / Hospital / Office Development Site for Sale

### PROPERTY HIGHLIGHTS

- 394.68' frontage on North Beers street and +/- 950' frontage and full exposure to the Garden State Parkway.
- Permitted uses include hospitals, office buildings, medical facilities, child care facilities, day care, senior living, nursing homes, assisted living, and continuing care retirement communities.
- Construction underway at Bayshore Medical Center for a new \$48 Million, 32,000 square foot Emergency Care Center

### LOCATION DESCRIPTION

Located in Holmdel across from Monmouth County's Bayshore Hackensack Meridian Hospital with +/- 950' frontage and full exposure to the Garden State Parkway. Easy access to Routes 35 and 36

### OFFERING SUMMARY

|             |                  |
|-------------|------------------|
| SALE PRICE: | Call for Details |
| LOT SIZE:   | 10 Acres         |

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | [sitar@sitarcompany.com](mailto:sitar@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 SALE

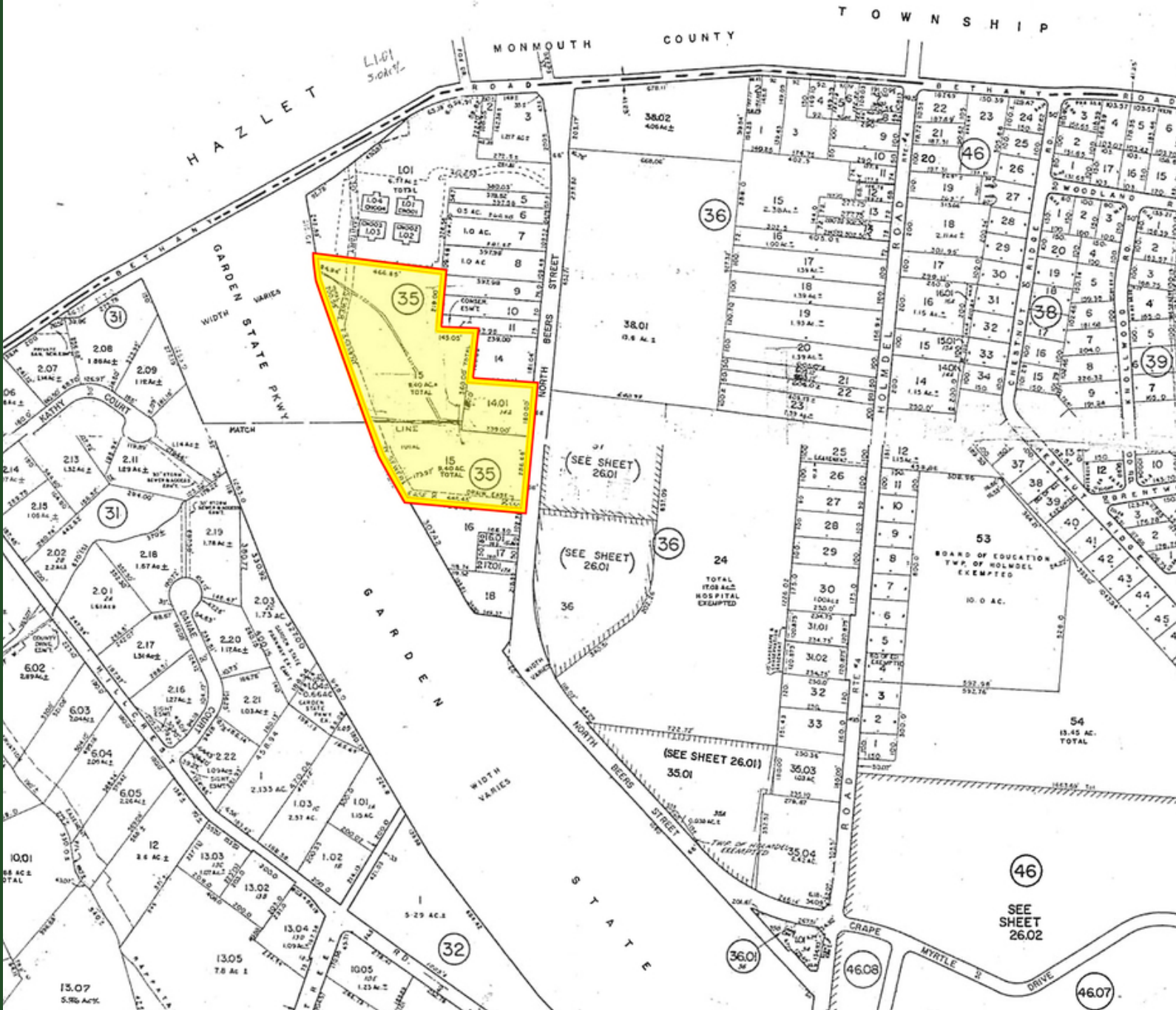
# 10 + Acre Medical / Hospital / Office Site

694-696 North Beers Street, Holmdel, NJ 07733

**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)

**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 SALE

# 10 + Acre Medical / Hospital / Office Site

694-696 North Beers Street, Holmdel, NJ 07733

**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)

**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 SALE

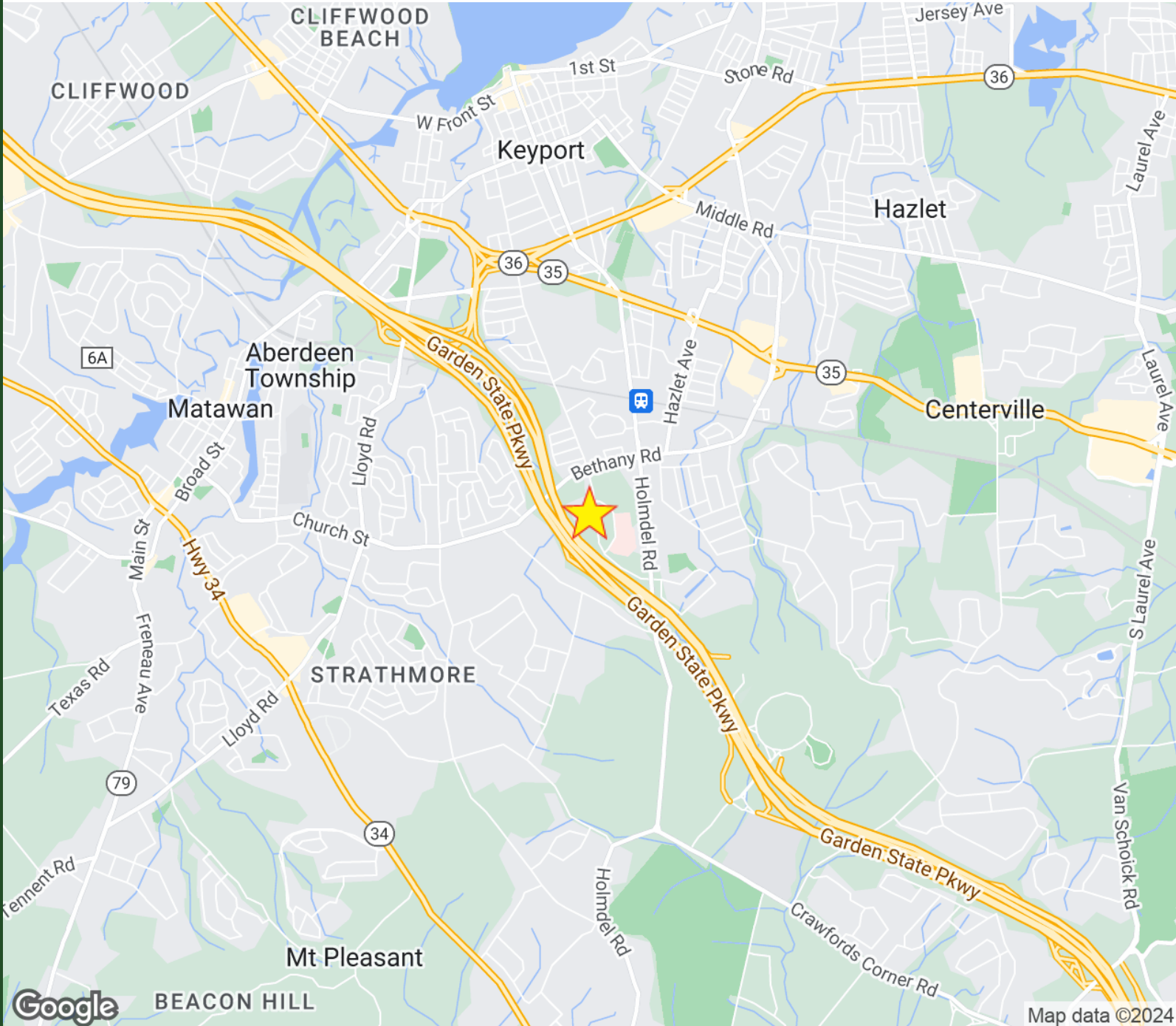
# 10 + Acre Medical / Hospital / Office Site

694-696 North Beers Street, Holmdel, NJ 07733

**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)

**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 SALE

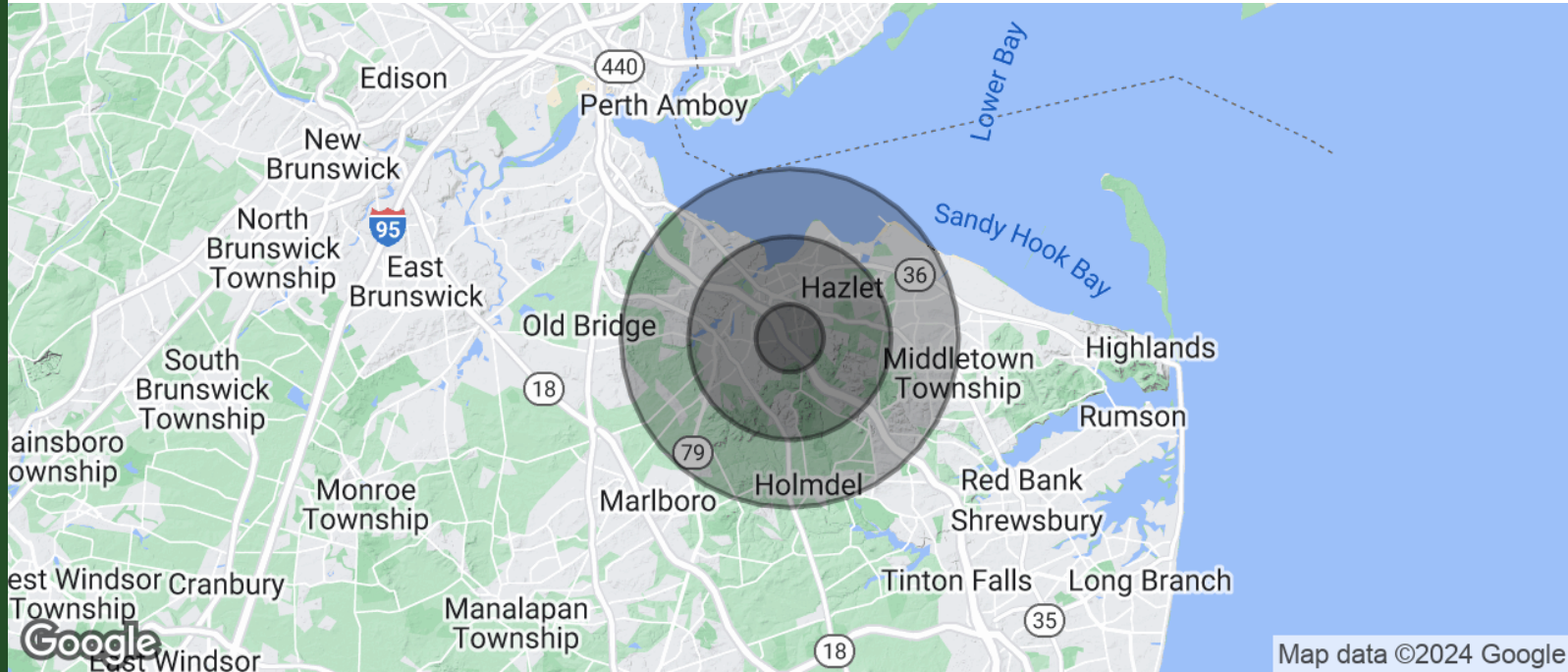
# 10 + Acre Medical / Hospital / Office Site

694-696 North Beers Street, Holmdel, NJ 07733

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 7,035  | 66,793  | 134,548 |
| AVERAGE AGE          | 46.6   | 44.2    | 43.9    |
| AVERAGE AGE (MALE)   | 44.5   | 42.7    | 42.9    |
| AVERAGE AGE (FEMALE) | 46.0   | 45.9    | 45.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,612     | 27,390    | 54,176    |
| # OF PERSONS PER HH | 2.7       | 2.4       | 2.5       |
| AVERAGE HH INCOME   | \$149,537 | \$123,669 | \$124,331 |
| AVERAGE HOUSE VALUE | \$529,086 | \$422,551 | \$407,312 |

2020 American Community Survey (ACS)

William Sitar Sr. | O: 732.283.9000 | C: 908.510.9600 | sitar@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