

85 Route 35 Keyport



OFFERING MEMORANDUM

85 Route 35
Keyport, NJ 07735



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85 Route 35 Keyport

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Advisor Profile

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01

Executive Summary

Investment Summary

85 ROUTE 35 KEYPORT

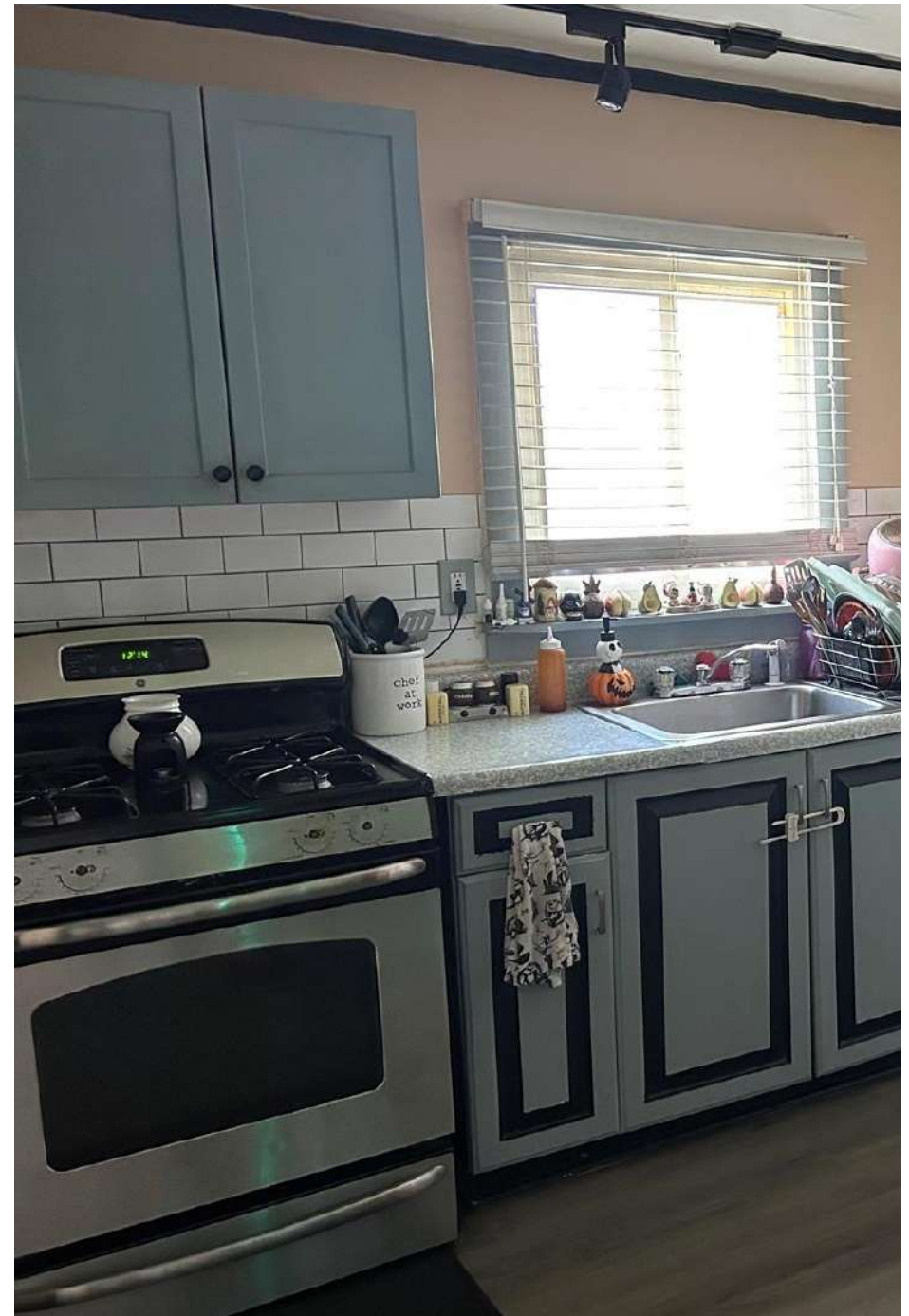
OFFERING SUMMARY

ADDRESS	85 Route 35 Keyport NJ 07735
BUILDING SF	1,078 SF
LAND ACRES	.184
LAND SF	8,000 SF
YEAR BUILT	1920

FINANCIAL SUMMARY

PRICE	\$549,000
PRICE PSF	\$509.28

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,024	75,637	146,550
2026 Median HH Income	\$102,028	\$120,442	\$121,163
2026 Average HH Income	\$133,211	\$164,735	\$171,433



Commercial Building on Route 35

- Fantastic commercial building located right on Route 35 in Keyport. This property has 100' of prime highway frontage with over 40,000 cars daily driving past to see your business sign. Front building currently configured as a small showroom and a 2-bedroom apartment can easily be reconfigured to be your business in the entire footprint. Parking on both sides of the building. This is a prime opportunity to locate your business into this property and get your message out to a large volume of people driving by. Located right at the entryway to the Garden State Parkway, the location of this parcel couldn't be better. In addition, the property has a 400 SF outside work area structure that can be utilized also. Priced aggressively for the market. The apartment is currently month to month and rented for \$1000.00 per month to a family friend. The storefront is used by the building owner as well as the 400 SF structure in the rear of the property.

Commercial Real Estate Perspective

- Strong Route 35 visibility and exposure
Proximity to downtown Keyport and the Bayshore Area
Easy Access to Garden State Parkway
Location that can work for retail, service or other neighborhood-oriented uses
Windows and roof replaced several years ago.





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02

Location

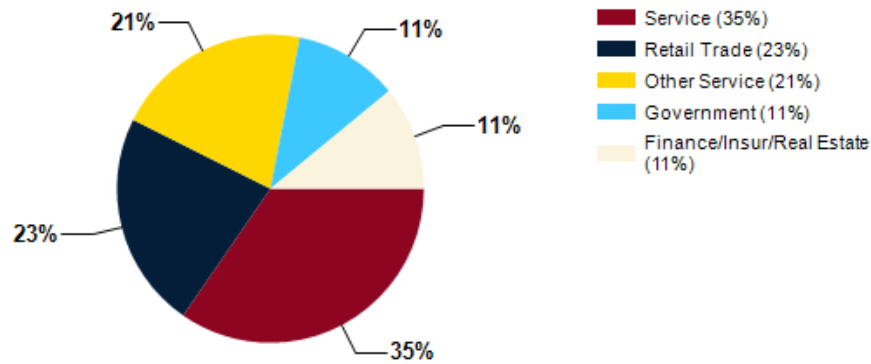
Location Summary
Local Business Map
Aerial View Map
Traffic Counts

85 ROUTE 35 KEYPORT

85 Route 35 Keyport

- This property is located right on Route 35, a major north-south commercial corridor through Keyport., with good exposure to local and regional traffic. Route 35 is heavily oriented toward automotive, retail, services and other highway-oriented businesses, with numerous businesses and dealerships along the highway.

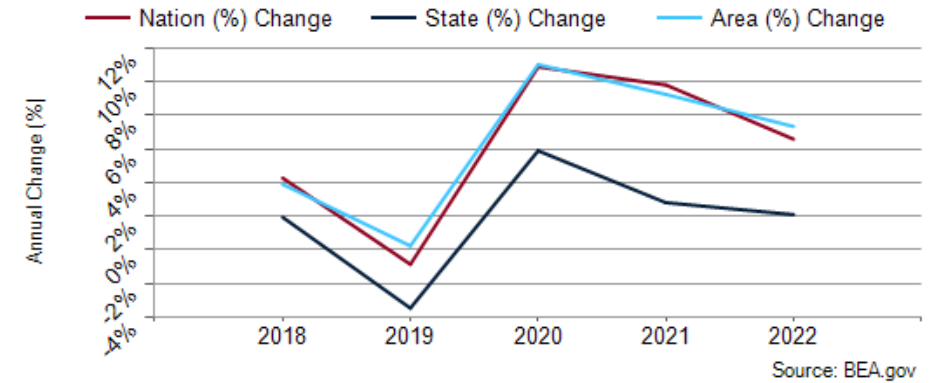
Major Industries by Employee Count

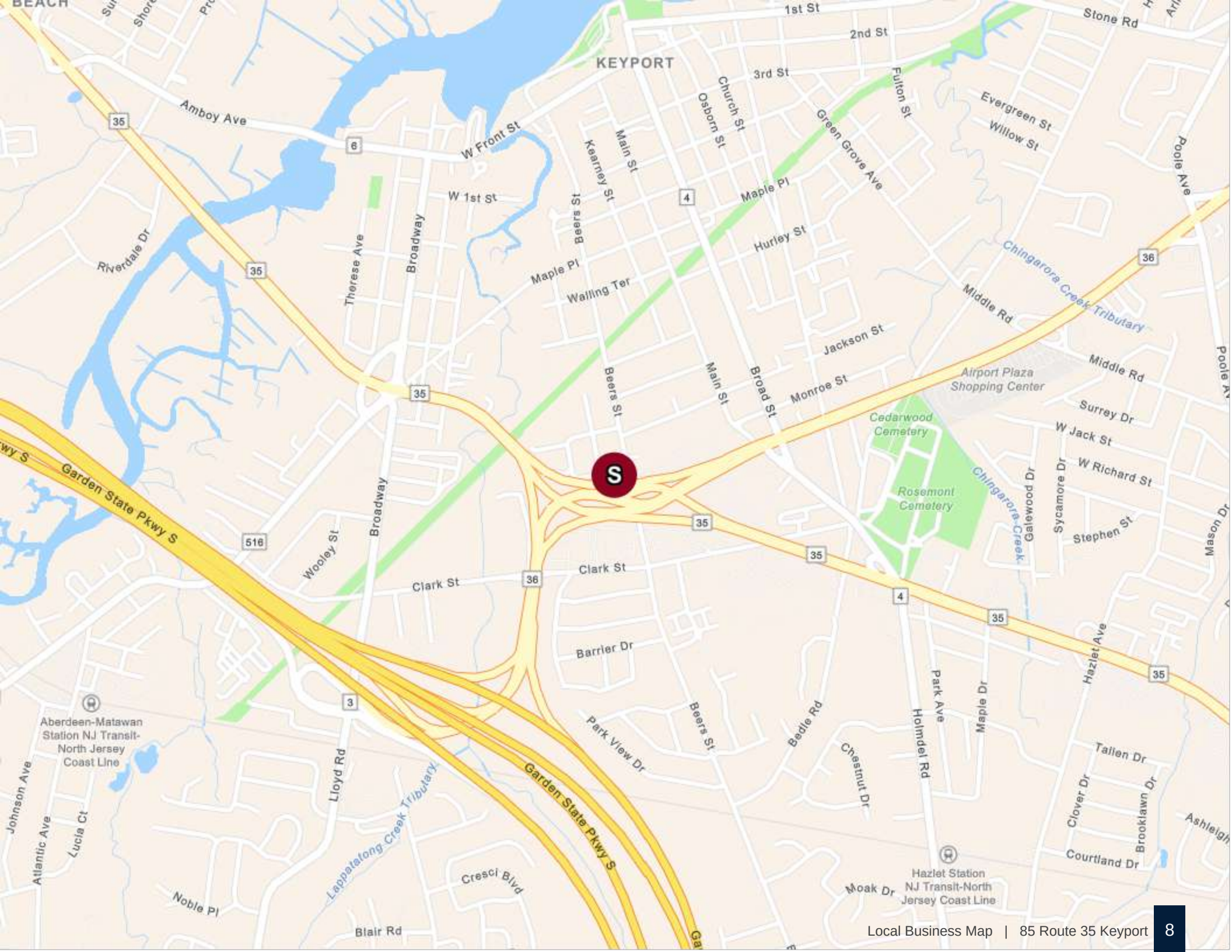


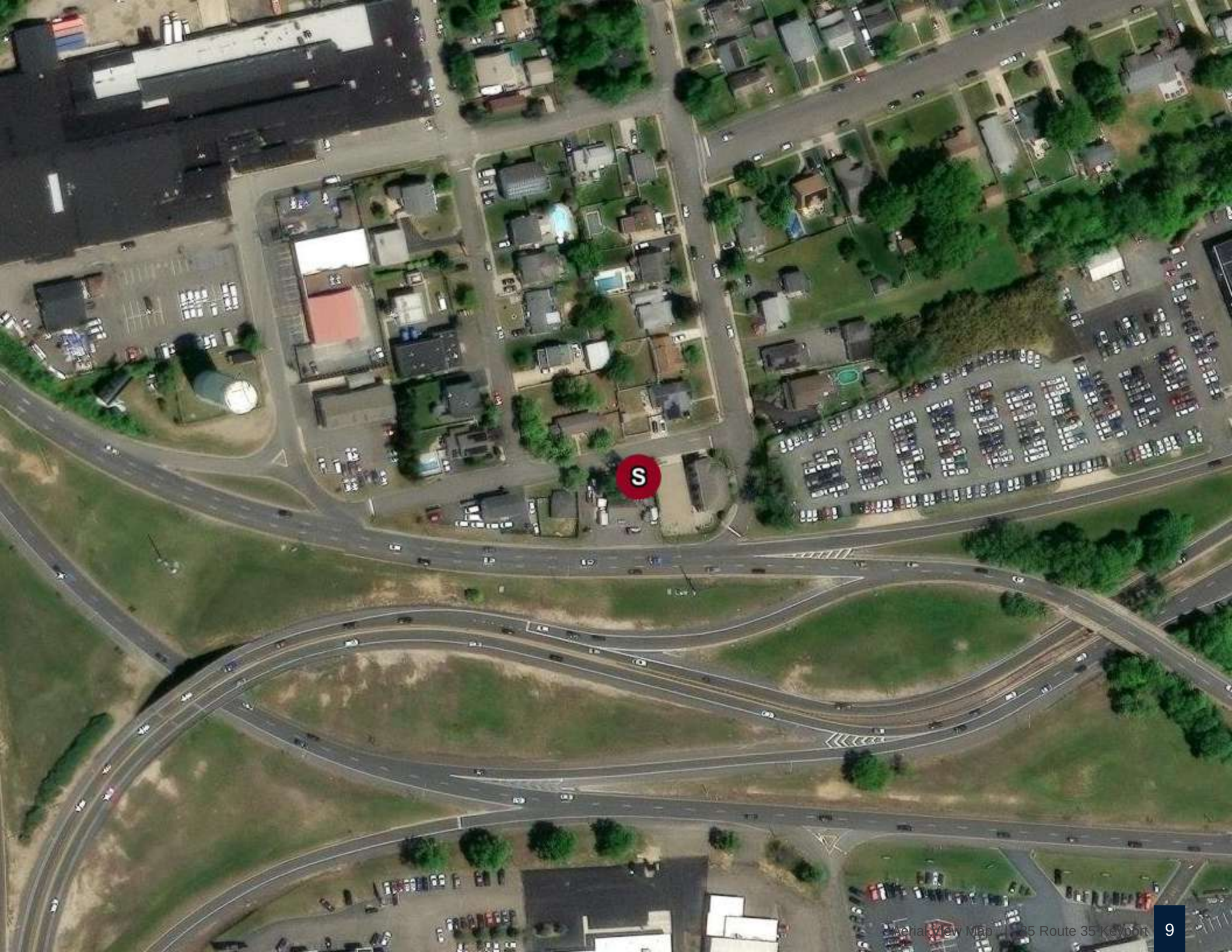
Largest Employers

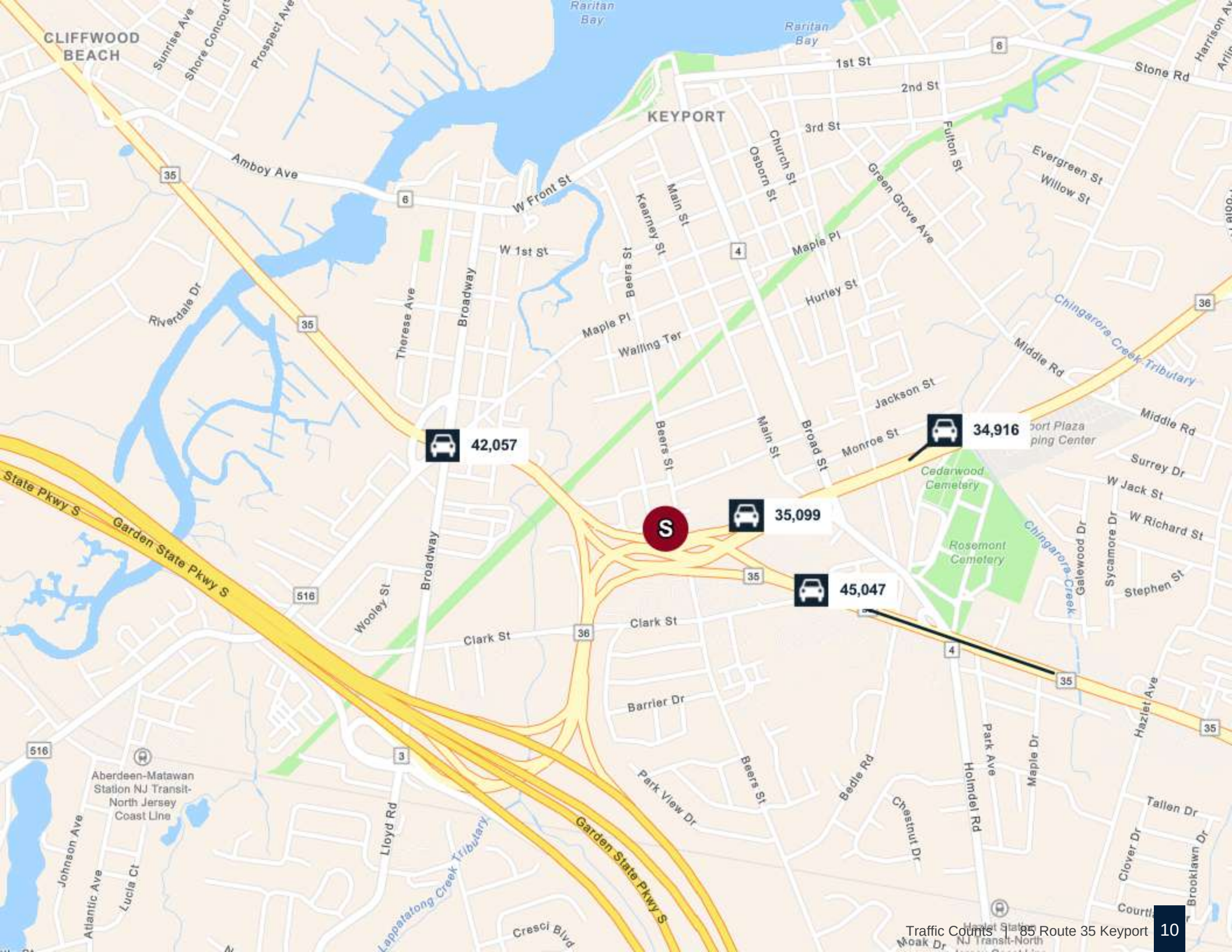
Bath Fitter	10 to 19
Straub Motors Inc.	38
Avelient Inc.	20
Reedy International Corp	11
Jowin Co Inc	7
Interstate Cargo Carriers LLC	7
Elm St. George Inc.	5
Integrated Contracting & Electric	2

Monmouth County GDP Trend











03

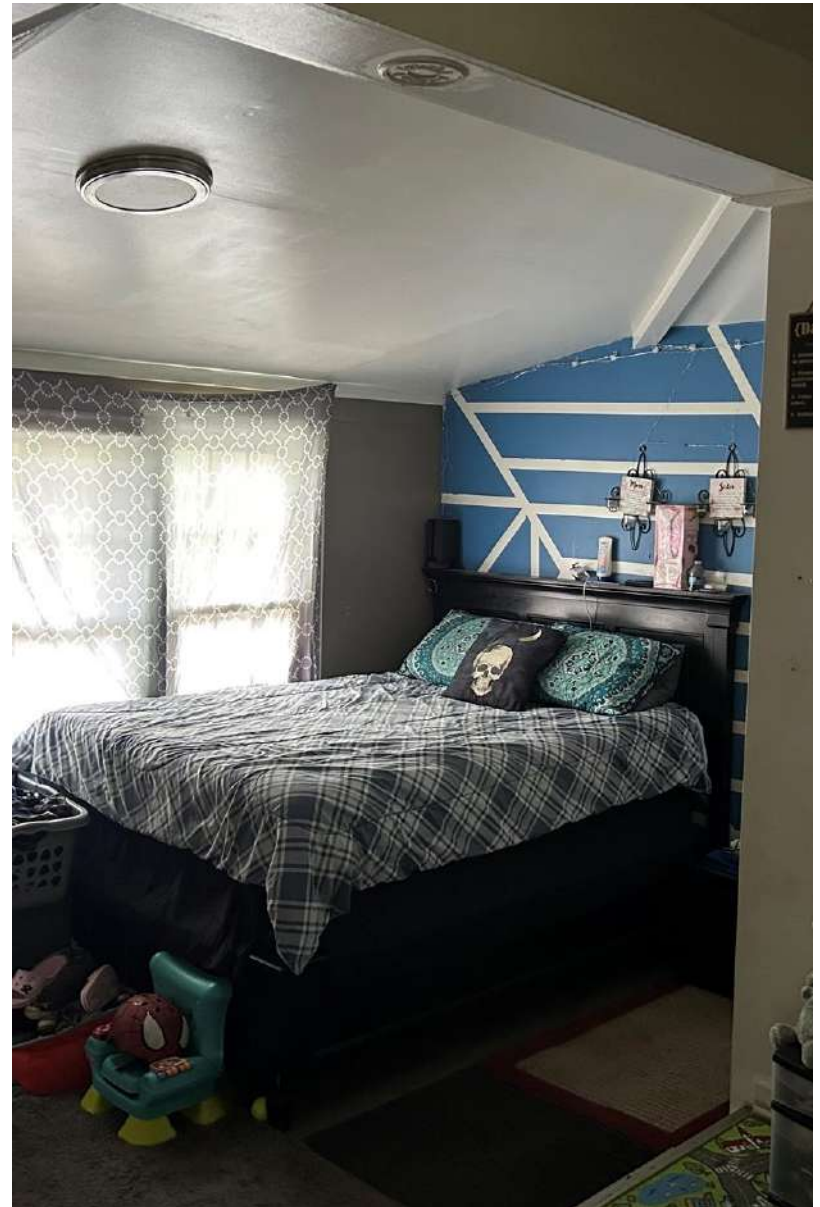
Property Description

Property Features

85 ROUTE 35 KEYPORT

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	1,078
LAND SF	8,000
LAND ACRES	.184
# OF PARCELS	1
YEAR BUILT	1920
ZONING TYPE	HC
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT DIMENSION	100 x80





04

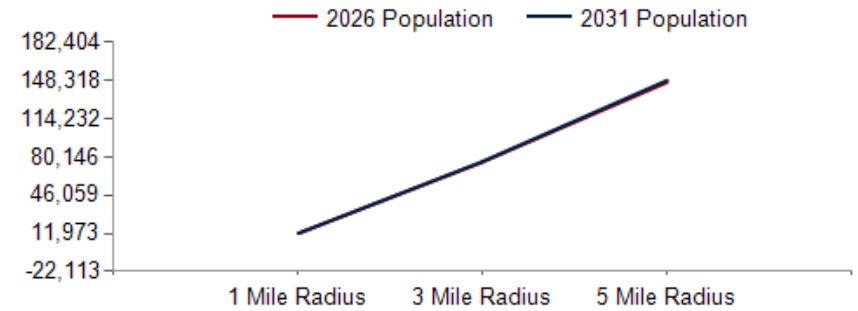
Demographics

General Demographics

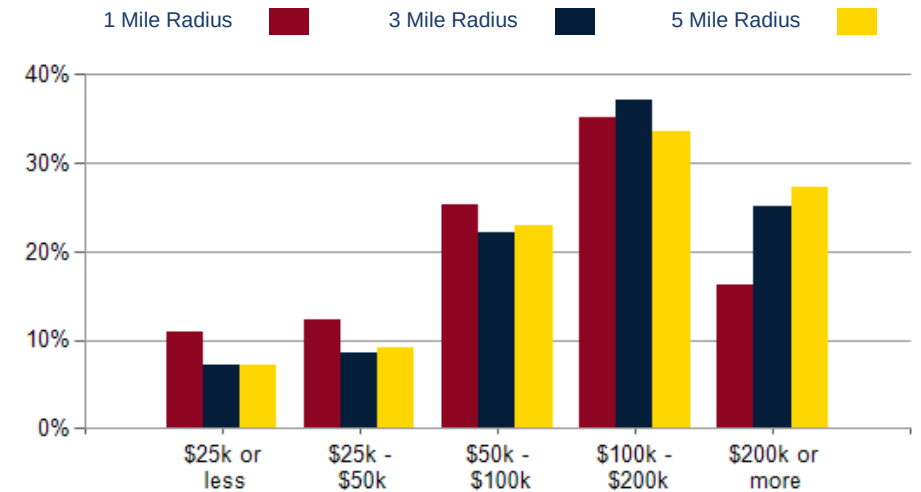
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,361	71,140	136,267
2010 Population	12,316	71,974	139,366
2026 Population	12,024	75,637	146,550
2031 Population	11,973	76,057	148,318
2026 African American	550	4,368	8,764
2026 American Indian	33	269	469
2026 Asian	511	5,626	15,609
2026 Hispanic	2,177	10,722	19,628
2026 Other Race	898	3,567	6,490
2026 White	8,825	54,728	102,140
2026 Multiracial	1,199	7,040	13,013
2026-2031: Population: Growth Rate	-0.40%	0.55%	1.20%

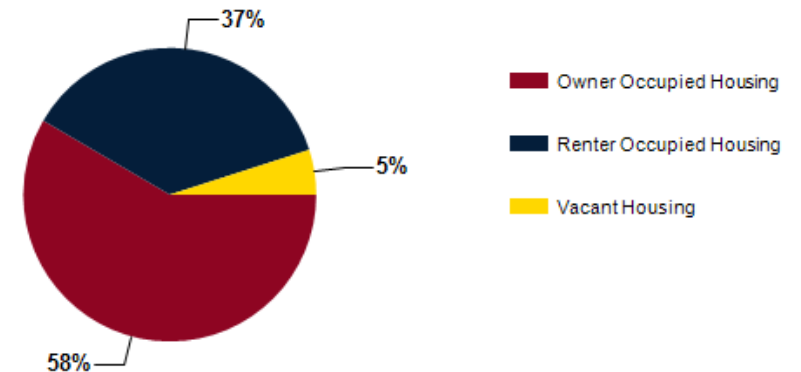
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	352	1,252	2,374
\$15,000-\$24,999	207	868	1,692
\$25,000-\$34,999	260	920	1,798
\$35,000-\$49,999	361	1,634	3,358
\$50,000-\$74,999	677	3,208	6,118
\$75,000-\$99,999	607	3,382	6,830
\$100,000-\$149,999	1,117	7,110	11,978
\$150,000-\$199,999	671	3,903	6,878
\$200,000 or greater	829	7,432	15,304
Median HH Income	\$102,028	\$120,442	\$121,163
Average HH Income	\$133,211	\$164,735	\$171,433



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

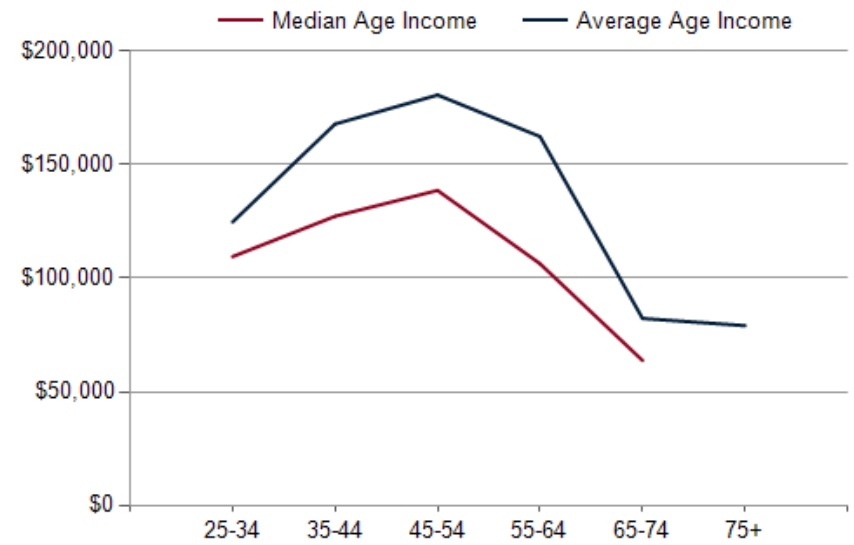
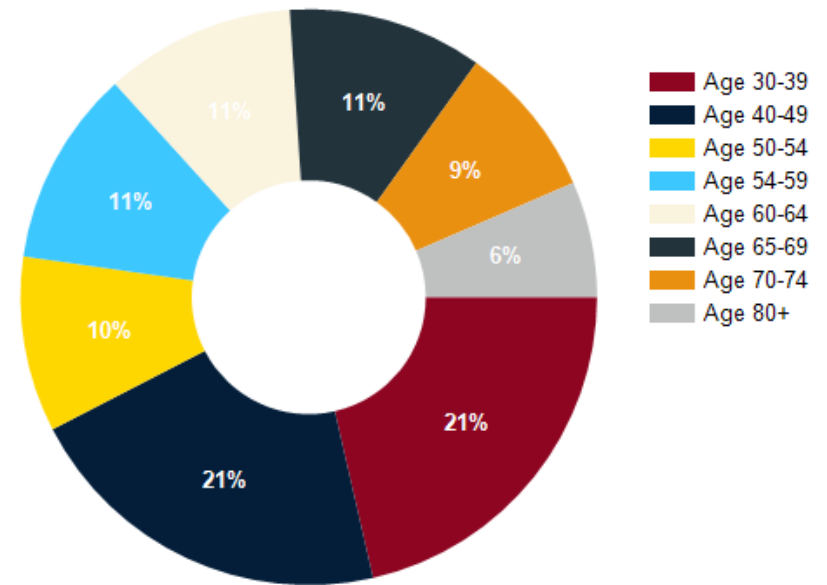


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	743	5,353	9,959
2026 Population Age 35-39	908	5,624	10,348
2026 Population Age 40-44	886	5,195	9,723
2026 Population Age 45-49	732	4,824	9,253
2026 Population Age 50-54	760	4,864	9,603
2026 Population Age 55-59	849	5,328	10,366
2026 Population Age 60-64	822	5,587	10,844
2026 Population Age 65-69	842	5,113	10,009
2026 Population Age 70-74	665	3,778	7,448
2026 Population Age 75-79	501	2,845	5,367
2026 Population Age 80-84	368	1,799	3,412
2026 Population Age 85+	351	1,677	2,977
2026 Population Age 18+	9,932	61,394	118,295
2026 Median Age	44	43	43
2031 Median Age	46	44	44

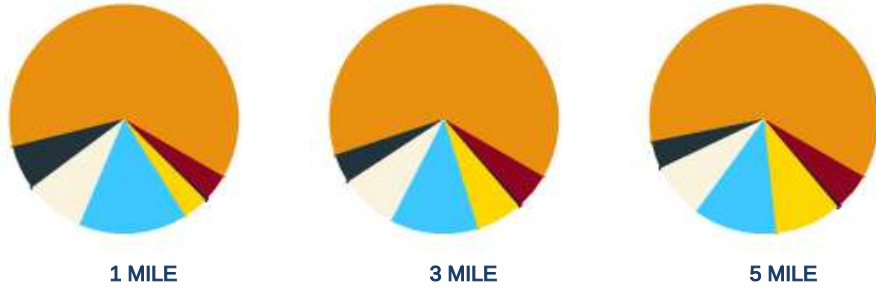
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,469	\$125,860	\$121,569
Average Household Income 25-34	\$124,735	\$150,249	\$156,421
Median Household Income 35-44	\$127,270	\$166,205	\$158,691
Average Household Income 35-44	\$167,885	\$217,499	\$213,963
Median Household Income 45-54	\$138,640	\$148,598	\$155,095
Average Household Income 45-54	\$180,691	\$197,189	\$205,072
Median Household Income 55-64	\$106,359	\$128,385	\$139,419
Average Household Income 55-64	\$162,389	\$180,043	\$192,272
Median Household Income 65-74	\$63,729	\$86,322	\$90,565
Average Household Income 65-74	\$82,270	\$120,735	\$131,959
Average Household Income 75+	\$79,093	\$104,638	\$110,038

Population By Age



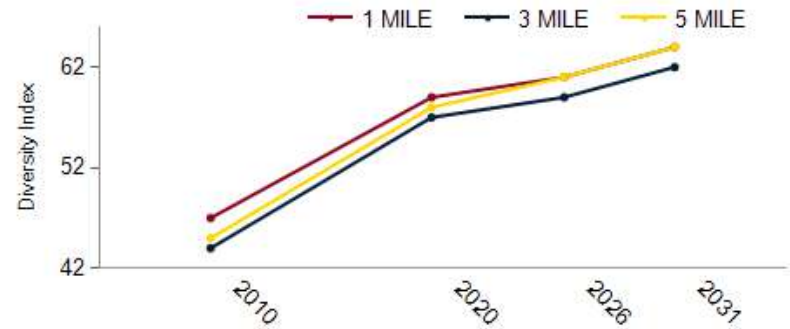
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	62	64
Diversity Index (current year)	61	59	61
Diversity Index (2020)	59	57	58
Diversity Index (2010)	47	44	45

POPULATION BY RACE



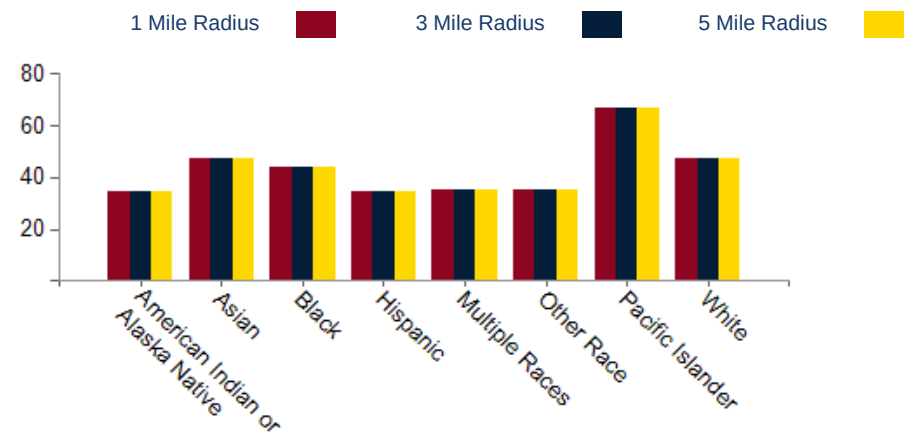
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	5%	5%
American Indian	0%	0%	0%
Asian	4%	7%	9%
Hispanic	15%	12%	12%
Multiracial	8%	8%	8%
Other Race	6%	4%	4%
White	62%	63%	61%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	36	36
Median Asian Age	47	44	43
Median Black Age	44	41	38
Median Hispanic Age	35	34	34
Median Multiple Races Age	35	31	31
Median Other Race Age	35	36	36
Median Pacific Islander Age	67	43	42
Median White Age	48	45	46

2026 MEDIAN AGE BY RACE



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05

Company Profile

Advisor Profile

85 ROUTE 35 KEYPORT



Daniel Lynch
VP

Daniel Lynch graduated from Rider University with dual degrees in computer science and finance. Mr. Lynch began his career in the financial markets on Wall Street in New York City and soon became a bond trader and Vice President at Morgan Stanley. Thereafter, Mr. Lynch was Vice President at Sanwa Bank and Vice President at Bank of America before he branched out on his own. His extensive Wall Street experience gives him a knowledgeable advantage in the global world of finance, banking, and real estate investment.

An entrepreneur and an independent thinker at heart, Mr. Lynch began his journey to become a successful restaurateur in the Tri-State Area. Leaving corporate finance, he started his own company and amassed a collection of very popular and successful restaurants and bars. Founding partner of Park South Hospitality, Mr. Lynch at one time, owned and operated over fifteen restaurants and bars in New York City and in his home state of New Jersey, Mr. Lynch conceptualized, designed, built, promoted, and financed every project from beginning to end. His singular perspective and experience from the inchoate stages to completion has helped Mr. Lynch gain a comprehensive understanding of the hospitality industry. In addition to Park South Hospitality, Mr. Lynch started a real estate company, Danlou Properties, LLC, which held properties for Park South Hospitality as well as participated in speculative investing.

With over 20 years of experience in the hospitality industry as well as the commercial real estate business, Mr. Lynch possesses the abilities to value businesses, structure transactions and acquire and finance real estate. He intends to employ all these skills to help his clients make informed decisions.

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