



FOR SALE: ±11,095 SF Freestanding Retail Building

1041 Burnt Tavern Road | Brick, NJ 08724

OFFERING MEMORANDUM



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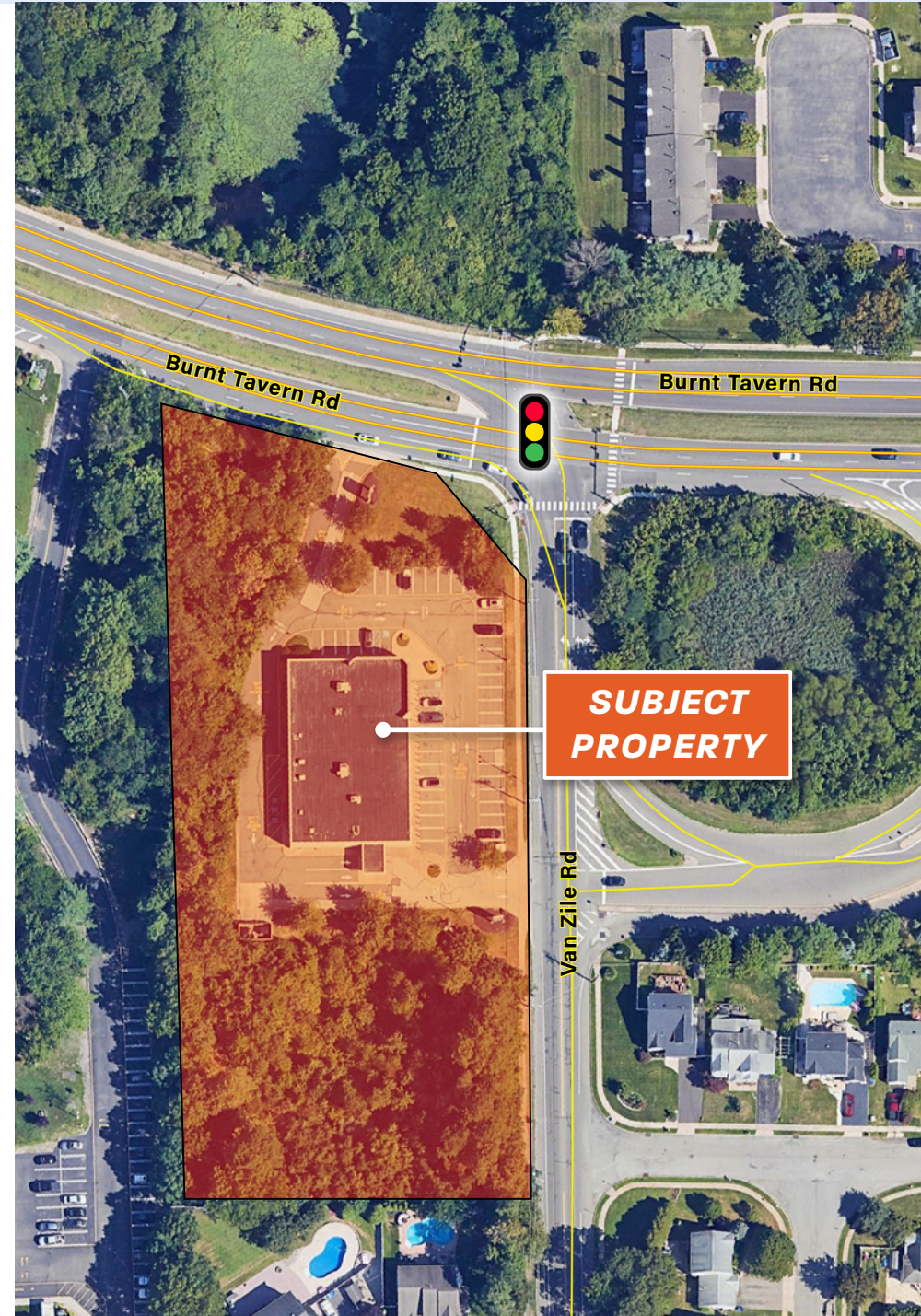
EXECUTIVE OVERVIEW

1041 Burnt Tavern Road, Brick Township, New Jersey, which is an 11,095 SF freestanding former Rite Aid for lease. The building has an existing drive-thru and is located on approximately 3.13 acres at the corner lighted intersection of heavily traveled Burnt Tavern Road and Van Zile Road.

KEY HIGHLIGHTS

- » **Asking Price:** \$3,500,000
- » **Total SF:** +/- 11,095 SF (Potential for Subdivision)
- » **Land Area:** +/- 3.13 Acres
- » **Year Built:** 1999
- » **Stories:** 1
- » **Zoning:** B-2 General Business
- » **Parking Spaces:** Approximately 45–46 spaces
- » **Frontage:** Approximately 457 feet on Burnt Tavern Road
- » **Drive-Thru:** Existing
- » **Signage:** Pylon signage available

The Building can potentially be demised to 3 separate spaces of 2,550 SF, 3,570 SF, & 5K SF.



PROPERTY OVERVIEW

SITE & ACCESS

The property is prominently positioned along Burnt Tavern Road with approximately **457 feet of frontage**.

Key access advantages include:

- » Approximately **0.62 miles** from the **Garden State Parkway**
- » Convenient east/west access along Burnt Tavern Road with **+/- 13,811 VPD**.
- » Existing **drive-thru configuration** at **corner lighted intersection**.
- » Existing **pylon** signage



ZONING – PERMITTED USES

The property is located in the **B-2 General Business**. The B-2 zone permits a variety of retail and commercial activities.

Retail

- » Convenience store
- » Pharmacy / drugstore
- » Specialty retail
- » Variety store
- » Auto parts
- » Food market

Food & Beverage

- » Quick-service restaurant
- » Coffee shop
- » Juice/food concept
- » Drive-thru restaurant

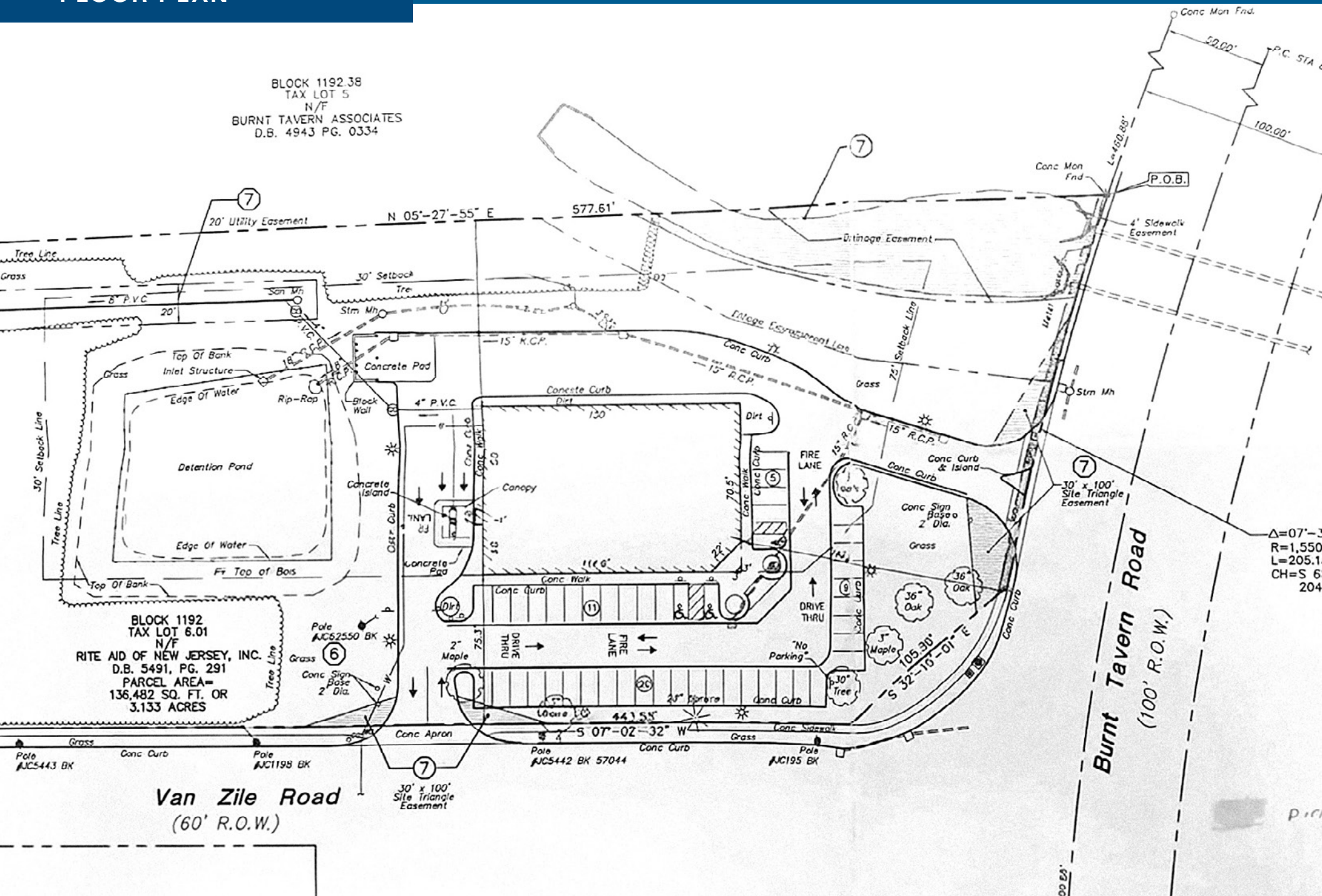
Medical / Service

- » Medical offices
- » Dental
- » Veterinary
- » Health and wellness
- » Personal care / beauty

Other

- » Day-care use
- » Fitness
- » Personal training

FLOOR PLAN



The property's current configuration creates several potential strategies for an investor or owner-user.

Reuse Existing Building

Acquire the property and renovate the existing approximately 11,095 SF building for a new retail, medical, food-service or service-oriented occupant.

Owner-User Acquisition

An owner-user can control a highly visible commercial location while eliminating long-term dependence upon a third-party landlord.

Single-Tenant Retail

The property could be repositioned for a new single-tenant user requiring a large footprint, parking, visibility and drive-thru access.

Multi-Tenant Conversion

Subject to feasibility and approvals, the existing building could potentially be subdivided into multiple commercial suites, increasing tenant diversification and potentially broadening the prospective tenant pool.

Redevelopment / Reconfiguration

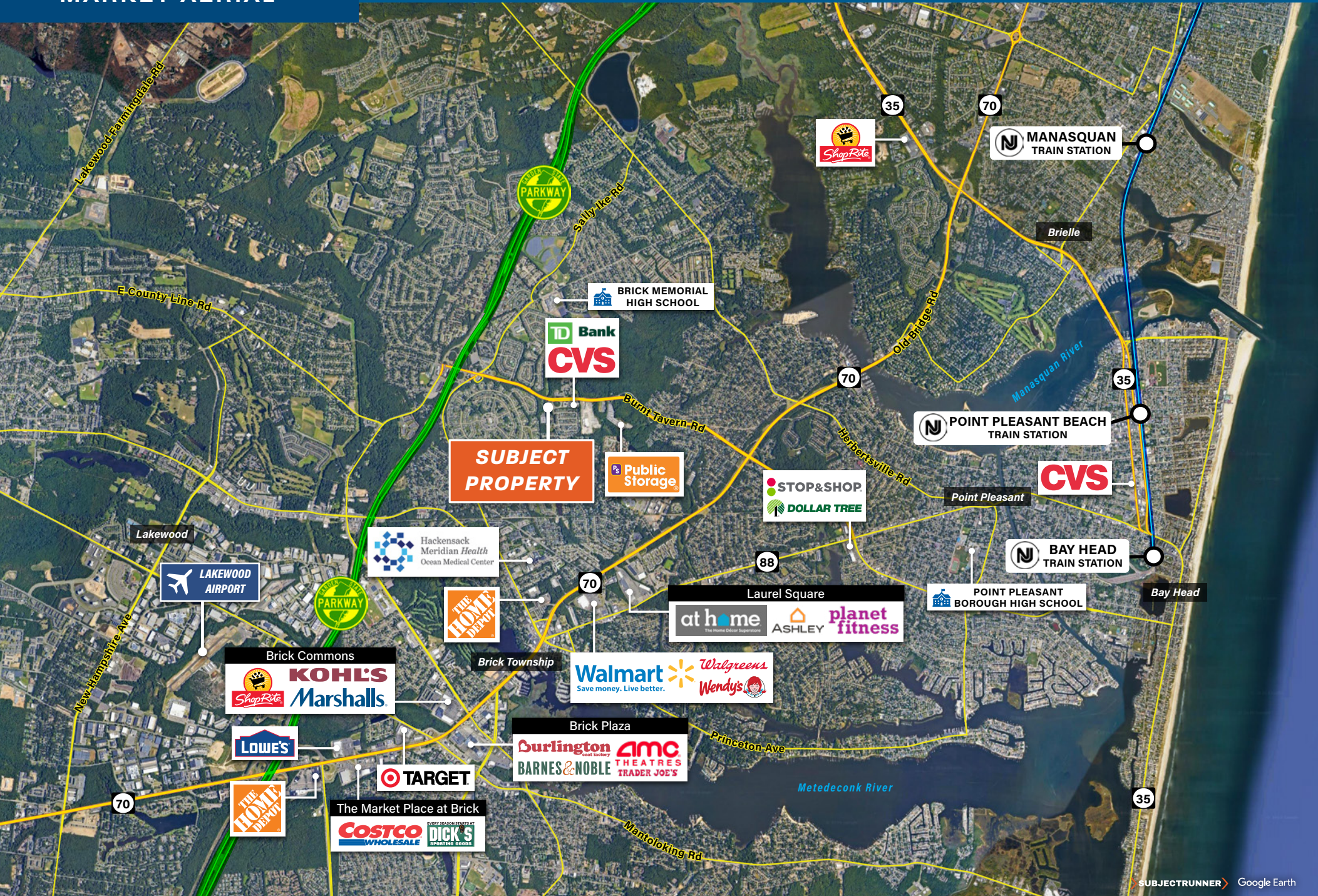
The property's 3.13-acre land component may provide additional long-term flexibility for redevelopment or site reconfiguration, subject to zoning, environmental, engineering, utility, parking, stormwater and governmental approvals.

IDEAL FOR

The property may be particularly attractive to:

- » Regional and national retail operators
- » Quick-service restaurant operators
- » Convenience-store operators
- » Medical and healthcare users
- » Veterinary operators
- » Coffee and drive-thru concepts
- » Owner-users
- » Private investors
- » Developers
- » Value-add real estate investors
- » Retail repositioning specialists

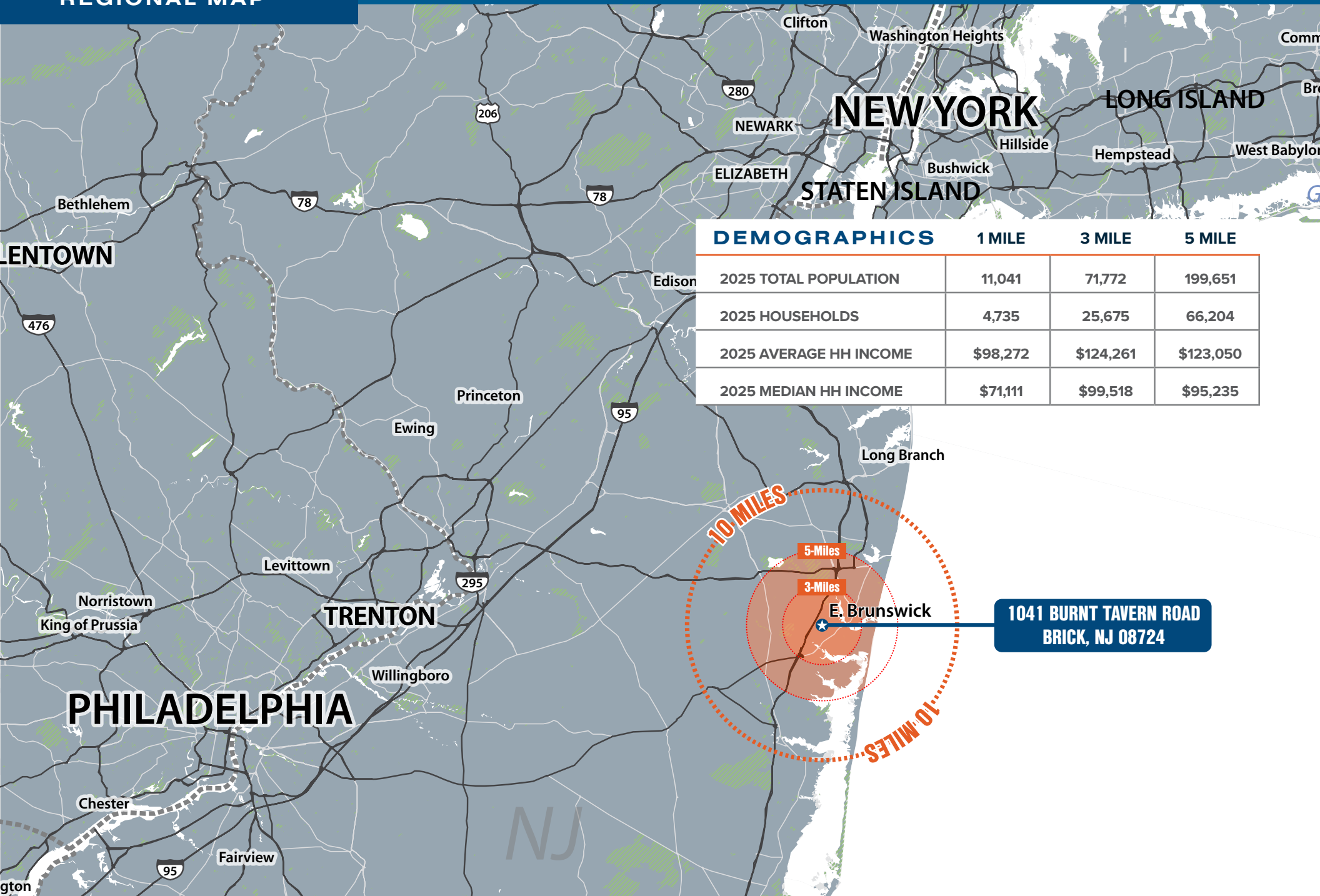
MARKET AERIAL



SUBJECTRUNNER Google Earth

1041 BURNT TAVERN ROAD, BRICK, NJ 08724

REGIONAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	11,041	71,772	199,651
2025 HOUSEHOLDS	4,735	25,675	66,204
2025 AVERAGE HH INCOME	\$98,272	\$124,261	\$123,050
2025 MEDIAN HH INCOME	\$71,111	\$99,518	\$95,235

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BRICK, NJ 08724**

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