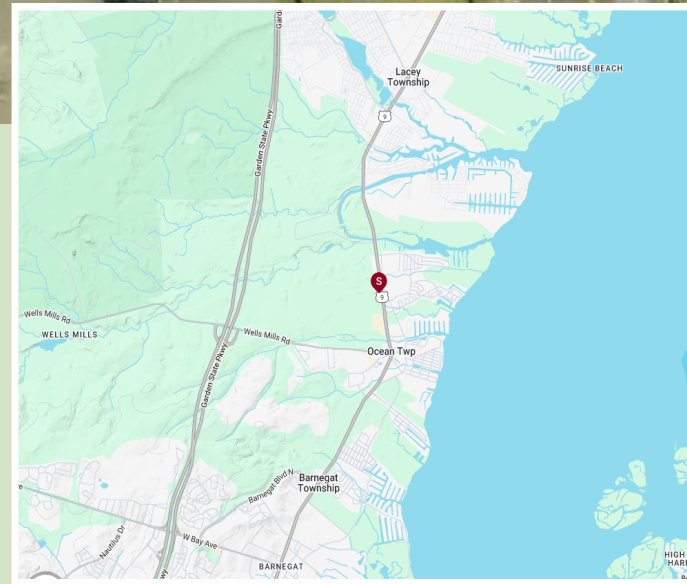


TOWN CENTER REDEVELOPMENT SITE WITH LIQUOR LICENSE

535 U.S. 9 Waretown NJ 08758



**Price Reduced to Sell
Was \$1.75M - Now \$1.1M**



HIGHLIGHTS:

- » PRIME COMMERCIAL OPPORTUNITY
- » TOWN CENTER REDEVELOPMENT DISTRICT
- » VISIBLE HIGHWAY LOCATION
- » REAL ESTATE PLAY - 1.15 ACRES
- » JERSEY SHORE LIFESTYLE APPEAL

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2025 Population	58,037	140,912	288,326
2025 Average HH Income	\$127,527	\$131,425	\$119,341

Exclusively Marketed by:

Richard Santore

Bielat Santore & Company

Vice President/Broker

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201 Main Street
Allenhurst, NJ 07711

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PROPERTY SUMMARY

Building SF	10,992
Land (SF)	50,094
Land Acres	1.15
Year Built	1975
R.E. Appraised Value	\$1,525,000
Liquor License Est. Value	\$200,000
Zoning	TC - Town Center Redevelopment
Road Frontage (Feet)	250
Real Estate Tax	\$29,334
Number of Stories	1
Parking Spaces	20 + Shopping Center
Bathrooms	2
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Offering Price	\$1,750,000
	\$1,100,000

INVESTMENT SUMMARY

Located along the vibrant Route 9 corridor in the heart of Waretown, this property offers a remarkable investment opportunity within one of Ocean County's most sought-after Jersey Shore destinations. Its excellent visibility, substantial traffic volume, and versatile potential make it an attractive option for restaurateurs, investors, or developers eager to leverage the area's increasing popularity.

This prime location not only promises high exposure but also presents numerous possibilities for commercial development, catering to the growing demand in the region. Whether aiming to establish a new restaurant, retail outlet, or other commercial enterprise, this property stands out as a strategic choice for those seeking to capitalize on the area's dynamic growth and high visitor traffic.

Prime High-Traffic Location - Situated directly on Route 9 with excellent exposure, adjacent to the Barnegat Branch Rail Trail and near the exciting redevelopment of Waretown Town Center.

Jersey Shore Lifestyle Appeal - Just minutes from Barnegat Bay, marinas, beaches, and the Garden State Parkway – ideal for year-round operation with strong seasonal tourism boosts from Long Beach Island visitors and locals alike.

Town Center Redevelopment District - Endless possibilities: continue as a restaurant/bar, transform into a brewery, event venue, retail space, or mixed-use development in this thriving coastal community.

The goal of the Waretown Town Center Redevelopment Plan is to promote the development of a compact, pedestrian oriented Town Center with the potential for 24-hour activity, consisting of retail and employment facilities, vibrant and dynamic mixed-use areas, open space and recreation facilities, and residential living environments that provide a broad range of housing types for an array of housing needs.

