

ADJACENT TO JERSEY SHORE UNIVERSITY MEDICAL CENTER / TREMENDOUS HIGHWAY EXPOSURE / FLAGSHIP LOCATION

The Pettinger Building

2260 CORTIS AVENUE, NEPTUNE CITY, NEW JERSEY 07753

OFFERING MEMORANDUM



 Douglas Elliman

MICHAEL FRONTERA
At Douglas Elliman Real Estate



2260

Corner View from Rt. 18 & Rt. 33 of Suites A, B, C & D



MICHAEL FRONTERA

At Douglas Elliman Real Estate



Corner View from Sylvania Ave of Suites A, B, C & D



MICHAEL FRONTERA
At Douglas Elliman Real Estate

2260 CORLIES AVENUE

NEPTUNE CITY, NJ

PLACE YOUR BUSINESS WHERE IT CAN'T BE MISSED.



±50,000 CARS PER DAY
Exceptional visibility on
Route 18 & Route 33



**AT THE ROUTE 18 /
ROUTE 33 INTERCHANGE**
Easy access from
all directions



**HEAVILY POPULATED
RESIDENTIAL AREA**
Surrounded by strong,
established communities
with consistent demand



MAJOR MEDICAL CORRIDOR
Minutes from Jersey Shore
University Medical Center
Ranked #5 Hospital in New Jersey



APPROXIMATELY
6,100 SF
TOTAL AVAILABLE

- ✓ Divisible from approx. 1,200 SF
- ✓ 13'-14' ceilings
- ✓ High visibility from Route 18 & Route 33
- ✓ Prominent signalized intersection
- ✓ Ideal for retail, medical, pharmacy, restaurant, fitness & more
- ✓ Ample on-site parking
- ✓ Excellent signage & branding potential



MAJOR MEDICAL CORRIDOR
Minutes from Jersey Shore
University Medical Center,
**RANKED #5 HOSPITAL
IN NEW JERSEY**



**SHARK RIVER
GOLF COURSE**
Minutes Away!



LANDLORD IS RENOVATING!

The parking lot will be newly paved
and the roof will be redone.

*The property will look
significantly better!*



**±50,000
CARS PER DAY**

High visibility.
High exposure.



**AT THE ROUTE 18 /
ROUTE 33
INTERCHANGE**

Easy access from
all directions.



**MINUTES FROM
JSUMC**

Ranked #5 Hospital
in New Jersey



**TOP GOLF COURSE
MINUTES AWAY**

Shark River
Golf Course



**HEAVILY POPULATED
RESIDENTIAL AREA**

Surrounded by strong,
established communities



**AMPLE
ON-SITE
PARKING**

Convenient for
customers & staff



**EXCELLENT
SIGNAGE &
BRANDING
OPPORTUNITY**

Maximum visibility
for your business

IDEAL FOR



**MEDICAL /
HEALTHCARE**



**DENTAL /
SPECIALTY
PRACTICES**



**RESTAURANT /
CAFÉ**



RETAIL



**FITNESS /
WELLNESS**



**PROFESSIONAL
SERVICES**



PHARMACY



**URGENT CARE /
OUTPATIENT
SERVICES**



**A STRATEGIC LOCATION.
A STRONGER FUTURE FOR YOUR BUSINESS.**

High visibility. High traffic. High potential.

THIS IS MORE THAN A PROPERTY.

It's Your Next Move.



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DouglasElliman

NY & NJ LICENSED REAL ESTATE BROKER

2260 CORLIES AVENUE

NEPTUNE, NJ 07753

6 POWERFUL REASONS. 1 UNBEATABLE LOCATION.

2260 Corlies Avenue sits at the intersection of multiple demand drivers that create consistent traffic, strong visibility and long-term success for your business.



1



UNMATCHED VISIBILITY & TRAFFIC



Located at the signalized intersection of Route 18 & 33 with **50,000+ vehicles passing daily**, providing exceptional exposure to commuters, residents and regional travelers.

2



MAJOR HEALTHCARE CORRIDOR



Minutes from Jersey Shore University Medical Center, a regional medical hub. Part of the Hackensack Meridian network with additional hospitals across Monmouth and Ocean counties – **driving consistent activity** from employees, physicians, patients, visitors and vendors.

3



DENSE RESIDENTIAL POPULATION



Neptune City is an exceptionally dense community, with approximately **5,143 residents per square mile** – **3.7x denser** than Monmouth County and **4.9x denser** than Ocean County overall.

4



ACCESS TO AFFLUENT TRADE AREA



While the immediate market provides density, the broader Monmouth County market delivers significantly **higher household incomes and purchasing power** – ideal for retail, restaurants, medical, wellness and service tenants.

5



EXCEPTIONAL ACCESS & CONVENIENCE



Immediate connectivity to Routes 18 & 33, close proximity to the Garden State Parkway, multiple points of ingress/egress, signalized access and on-site parking make the property **easy and convenient** for all customer types.

6



REPOSITIONING + FLEXIBLE SPACE OPPORTUNITY



Landlord is **actively improving** the property, including roof and parking upgrades. **Multiple suite sizes** (870 SF – 6,089 SF) and **strong signage opportunities** provide flexibility for a variety of business concepts.

THE COMPLETE DEMAND FORMULA



TRAFFIC
50,000+ vehicles per day



HEALTHCARE
Regional medical anchor



DENSITY
Compact, built-in customer base



AFFLUENCE
Stronger incomes beyond the market



ACCESS
Highway visibility and convenience



OPPORTUNITY
Repositioned property with flexible spaces

**ONE LOCATION.
MANY MARKETS.
STRONGER RESULTS.**



A STRATEGIC LOCATION THAT CONNECTS PEOPLE, PLACES AND OPPORTUNITY. | 2260 CORLIES AVENUE, NEPTUNE, NJ 07753



View East from Rt. 33

MICHAEL FRONTERA

At Douglas Williams Real Estate



 Douglas Elliman

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At Douglas Elliman Real Estate

2260 CORLIES AVENUE | NEPTUNE, NJ

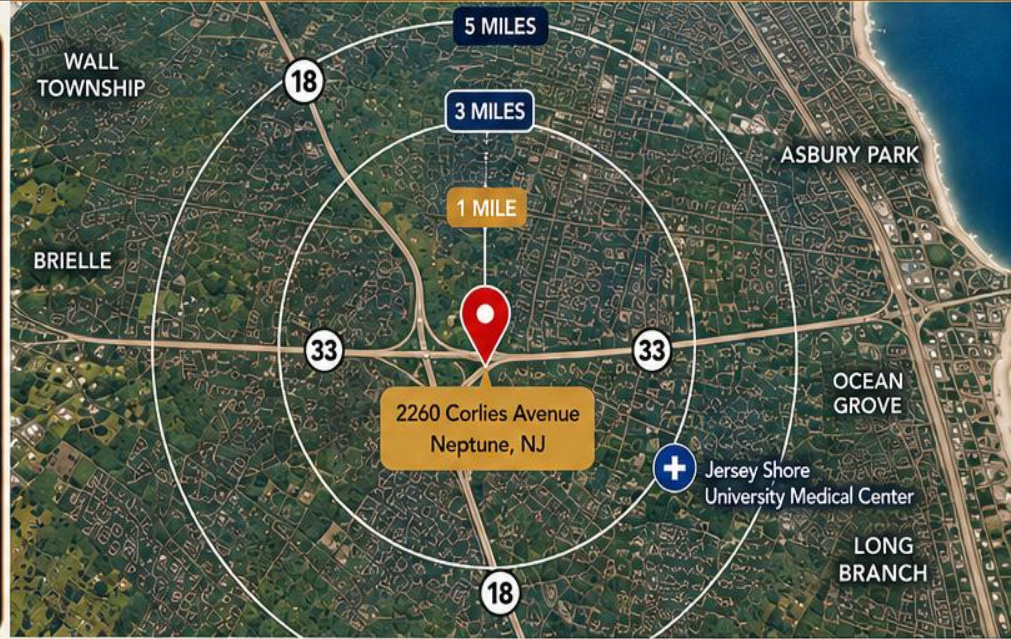
ESTABLISHED & DENSELY POPULATED TRADE AREA

Household-income trend has generally moved higher over the longer term. A dataset based on Census ACS figures shows inflation-adjusted median household income increasing from approximately **\$70,463** in 2010 to **\$82,872** in **2023**, an increase of roughly **17.6%** over that period. The newer 2024 ACS 5-year estimate is now approximately **\$88,864**.

Neptune City combines a compact residential population with a median household income approaching \$89,000, while 2260 Corlies Avenue draws from the considerably broader and more affluent Monmouth County market. Positioned at Routes 18 & 33 and minutes from Jersey Shore University Medical Center, the property benefits from **local residents, commuters, medical employees and visitors, neighboring communities and daily pass-through traffic**.


**ONLY
0.9
SQUARE MILES**

Neptune City packs residential neighborhoods, medical anchors, schools, retail, recreation, and commuter traffic into a **compact, highly connected borough**.



DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
 Population	12,674	81,579	173,563
 Households	5,008	30,747	65,442
 Median Household Income	\$88,864	\$96,411	\$104,925
 Daytime Population	10,256	63,446	128,589

Source: U.S. Census ACS 5-Year Estimates (2024)



STRONG & AFFLUENT CUSTOMER BASE

Robust population and household growth with high median incomes that support retail, dining, pharmacy and medical uses.



HEALTHCARE & EMPLOYMENT DRIVERS

Minutes from Jersey Shore University Medical Center, bringing employees, patients and visitors to the area daily.



SURROUNDED BY AMENITIES & RETAIL

Paris Baguette, Booskerdoo, national retailers, pharmacies, banks and everyday services all within immediate proximity.



EXCEPTIONAL ACCESS & VISIBILITY

At the signalized interchange of Routes 18 & 33 with approximately **50,000+ vehicles passing daily**.



DENSE RESIDENTIAL

Strong local population base within minutes.



HIGH INCOMES

Median household income reaches \$104,925 within 5 miles.



DAYTIME POPULATION

Over 128,000 people work, shop and travel in the area.



MEDICAL ANCHOR

Jersey Shore University Medical Center is a major regional draw.



HEAVY TRAFFIC COUNTS

50,000+ vehicles pass daily at this high-visibility interchange.



DENSE, REGIONALLY CONNECTED & HEALTHCARE-DRIVEN

2260 Corlies Avenue | Neptune, NJ

A compact, high-density trade area supported by Monmouth-Ocean healthcare, roadway access, and surrounding affluence.



1 DENSITY COMPARISON

Neptune City  **5,143** people per square mile

Monmouth County  **1,383** people per square mile

Ocean County  **1,061** people per square mile



Neptune City is approximately **3.7x** denser than Monmouth County and approximately **4.9x** denser than Ocean County.

2 REGIONAL ACCESS & TRAFFIC ADVANTAGE



Route 18 / Route 33 interchange



Approximately **50,000+** vehicles per day



Strong commuter visibility



Access to Monmouth and Ocean Counties



Immediate connection to surrounding residential and commercial neighborhoods

3 REGIONAL HEALTHCARE ECOSYSTEM



MINUTES FROM JERSEY SHORE UNIVERSITY MEDICAL CENTER



Jersey Shore University Medical Center
Neptune



Riverview Medical Center
Red Bank



Bayshore Medical Center
Holmdel



Ocean University Medical Center
Brick



Southern Ocean Medical Center
Manahawkin



2260 Corlies sits near a major academic medical hub while benefiting from a broader regional network of employees, physicians, patients, vendors, and visitors.

4 WHAT THIS MEANS FOR 2260 CORLIES



Dense local residential base



Major healthcare employment driver



Regional draw from Monmouth & Ocean Counties



Strong roadway visibility and access

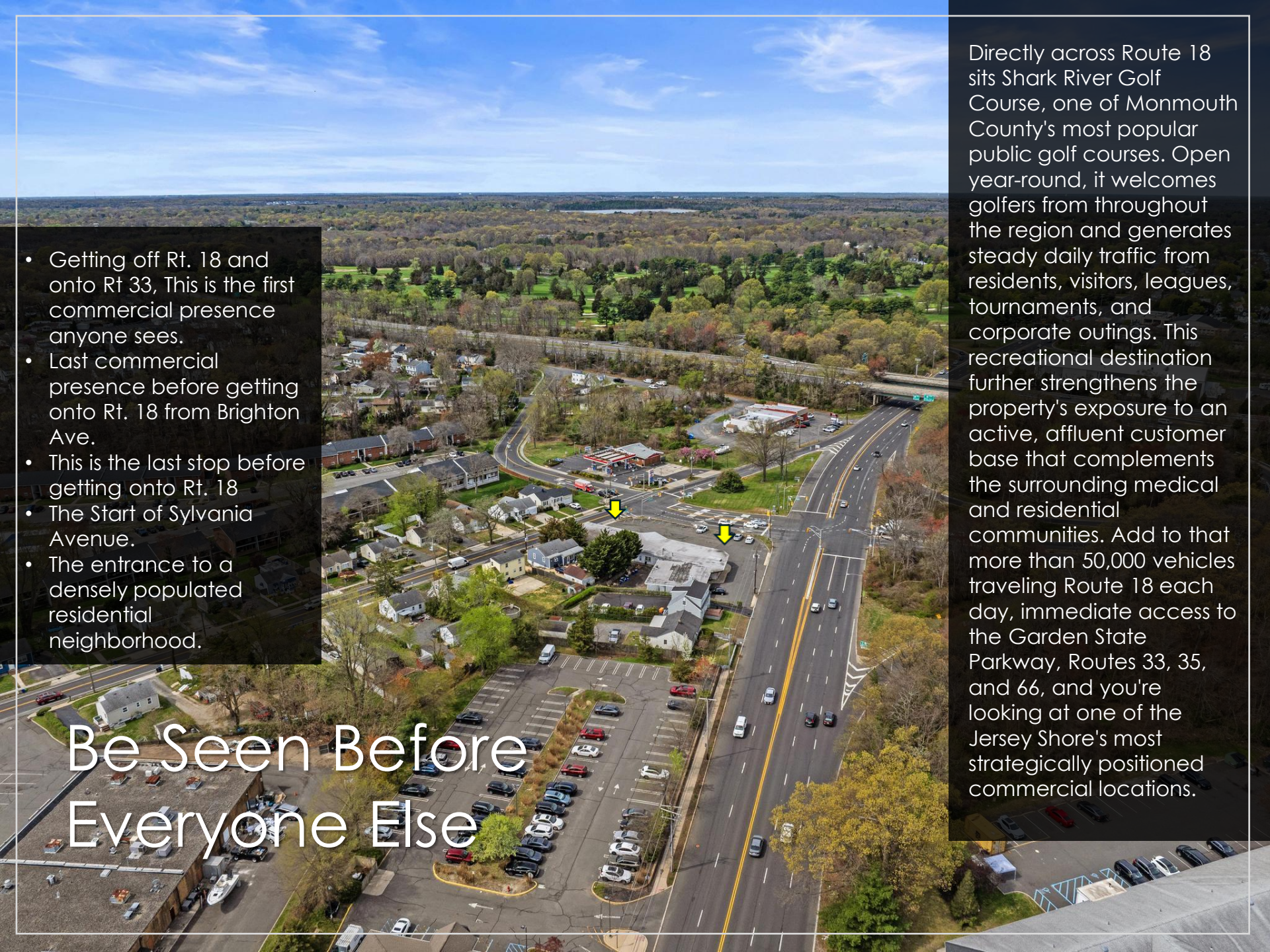


Strong fit for medical, pharmacy, food & beverage, and service retail uses

A strategic location at the intersection of density, healthcare, access, and daily traffic.



EXCLUSIVE
COMMERCIAL REAL ESTATE

- 
- An aerial photograph showing a commercial and residential area. A multi-lane road, Route 18, runs diagonally from the bottom right towards the top right. To its left, a smaller road, Route 33, runs horizontally. The area is filled with various buildings, including houses, commercial structures, and a large parking lot. Two yellow arrows point to specific locations: one at the intersection of Route 18 and Route 33, and another further down Route 18. The background shows a dense forest of trees with autumn foliage.
- Getting off Rt. 18 and onto Rt 33, This is the first commercial presence anyone sees.
 - Last commercial presence before getting onto Rt. 18 from Brighton Ave.
 - This is the last stop before getting onto Rt. 18
 - The Start of Sylvania Avenue.
 - The entrance to a densely populated residential neighborhood.

Be Seen Before
Everyone Else

Directly across Route 18 sits Shark River Golf Course, one of Monmouth County's most popular public golf courses. Open year-round, it welcomes golfers from throughout the region and generates steady daily traffic from residents, visitors, leagues, tournaments, and corporate outings. This recreational destination further strengthens the property's exposure to an active, affluent customer base that complements the surrounding medical and residential communities. Add to that more than 50,000 vehicles traveling Route 18 each day, immediate access to the Garden State Parkway, Routes 33, 35, and 66, and you're looking at one of the Jersey Shore's most strategically positioned commercial locations.

STRATEGIC LOCATION OVERVIEW

2260 CORLIES AVENUE | NEPTUNE, NJ



Dense Residential
Neighborhoods



Jersey Shore
University Medical Center



Route 18 / Route 33
Interchange



Neptune High School



Hackensack Meridian
Medical Campus

2260 Corlies Avenue
— Neptune, NJ



Walgreens



Nearby Retail &
Service Businesses

ShopRite

AutoZone

DUNKIN'

WELLS
FARGO

and many more



Shark River
Golf Course



Surrounded by medical, retail, education,
recreation, and dense residential demand.



Just moments away is Jersey Shore University Medical Center, one of New Jersey's leading academic medical centers and Level II Trauma Centers. The hospital attracts thousands of physicians, nurses, healthcare professionals, patients, visitors, vendors, and support staff every day, creating a consistent flow of activity that extends well beyond the campus. This built-in customer base drives demand for medical practices, imaging centers, physical therapy, pharmacies, cafes, restaurants, wellness concepts, and professional office users.



MICHAEL FRONTERA

At Douglas Elliman Real Estate



**CURRENTLY CONFIGURED AS
(5) FIVE SPACES**
Currently leased month-to-month



SPACE A: 1,620 SF
Corner unit with extreme dual exposure
on both Rt. 18 and Brighton Avenue



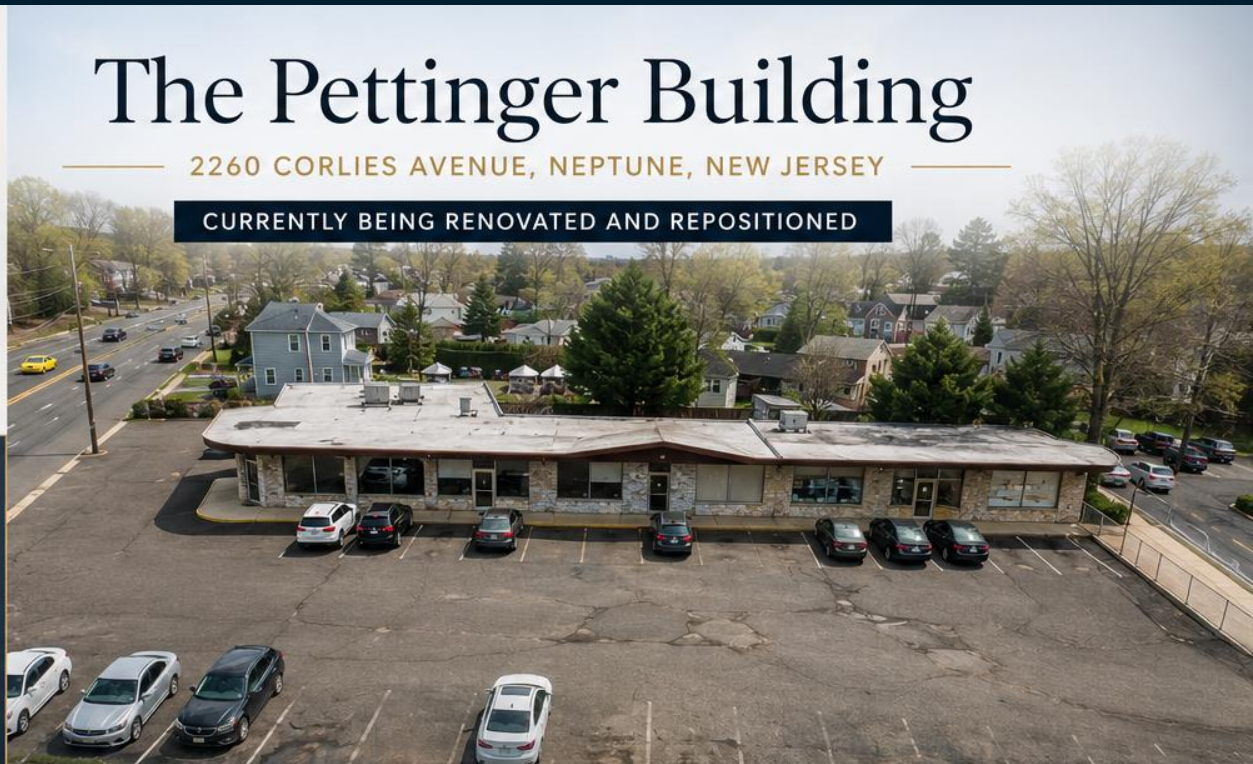
SPACE B: 1,230 SF
Facing the traffic stop
on Brighton Avenue



SPACE C & D: 780 SF EACH
Ideal for retail, office, medical,
or professional use



SPACE E: 1,690 SF
Facing Rt. 18



The Pettinger Building

2260 CORLIES AVENUE, NEPTUNE, NEW JERSEY

CURRENTLY BEING RENOVATED AND REPOSITIONED



IMMENSE HIGHWAY
EXPOSURE



TWO (2) ENTRANCES
& EXITS



MAJOR MEDICAL
CORRIDOR



DENSELY POPULATED
RESIDENTIAL AREA

PROPERTY OVERVIEW

Position your business for success at 2260 Corlies Avenue. This highly visible property offers exceptional exposure, flexible space configurations, and unmatched accessibility in the heart of Neptune.



EXCLUSIVELY LISTED BY:

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NY & NJ Licensed Real Estate Broker



2260 CORLIES AVENUE

— PROPOSED CONFIGURATION —

PROPOSED CONFIGURATION SUMMARY



(5) Five spaces proposed for lease



Suite A: 1,529 SF



Suite B: 1,200 SF



Suite C: 870 SF

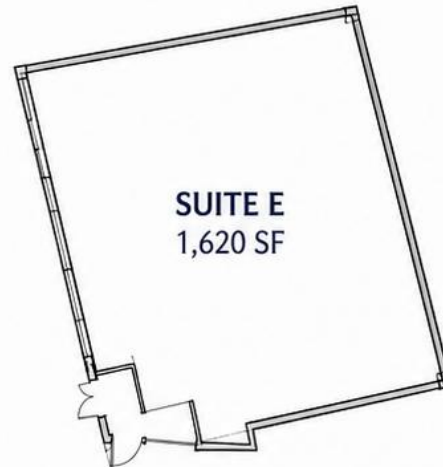


Suite D: 870 SF

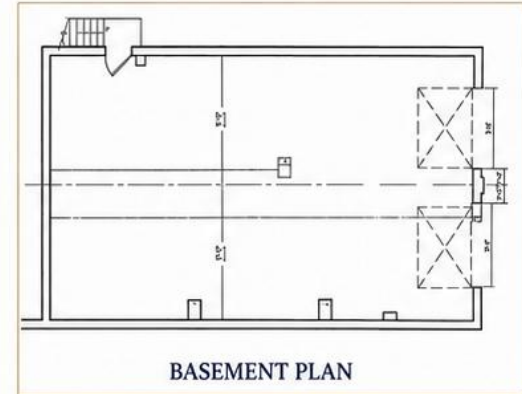


Suite E: 1,620 SF

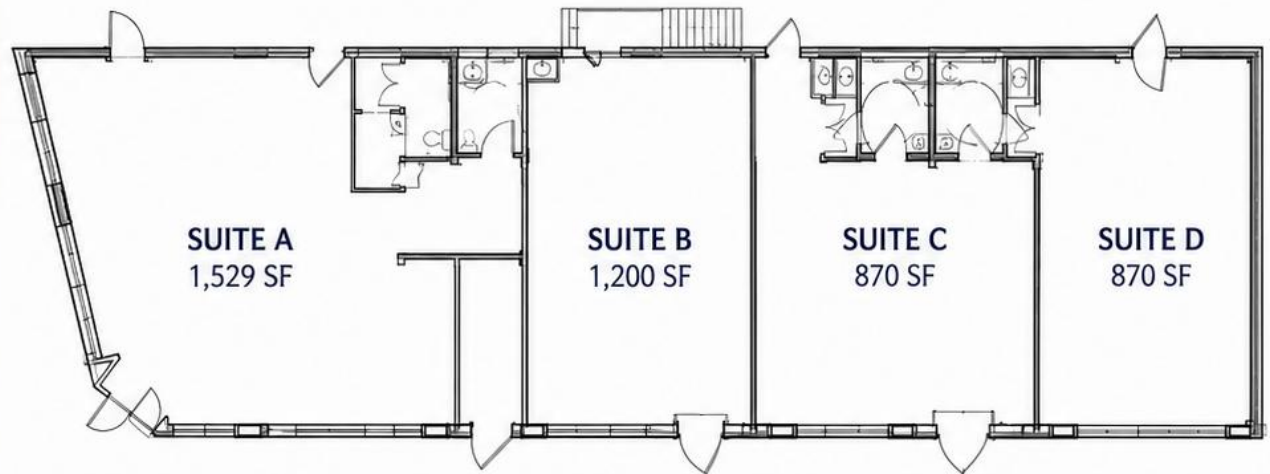
PROPERTY OVERVIEW



SUITE E
1,620 SF



BASEMENT PLAN



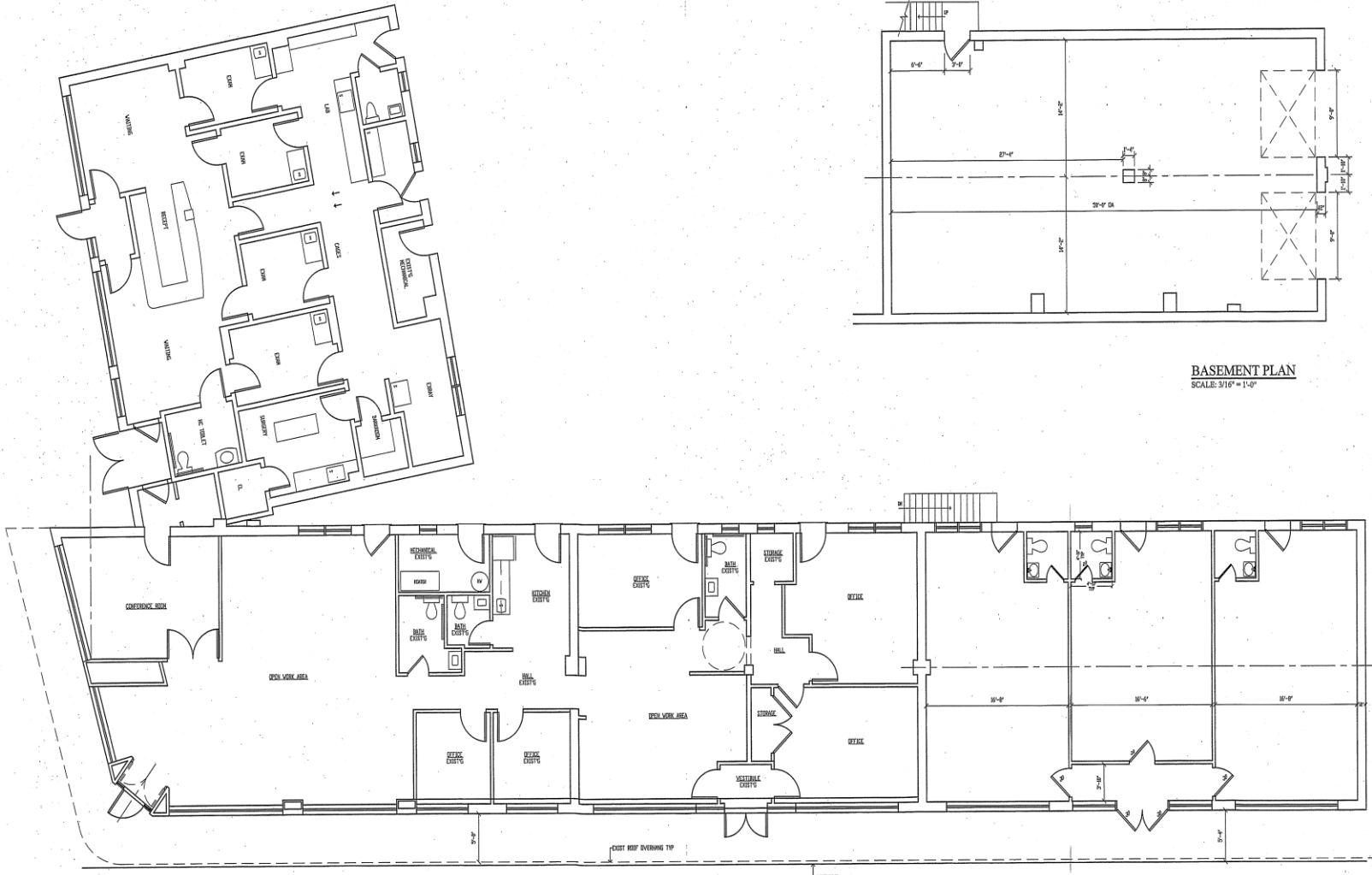
SUITE A
1,529 SF

SUITE B
1,200 SF

SUITE C
870 SF

SUITE D
870 SF

Plans are for marketing purposes only. Not to scale.



BASEMENT PLAN
SCALE: 3/16" = 1'-0"

PLAN OF EXISTING CONDITIONS
SCALE: 3/16" = 1'-0"

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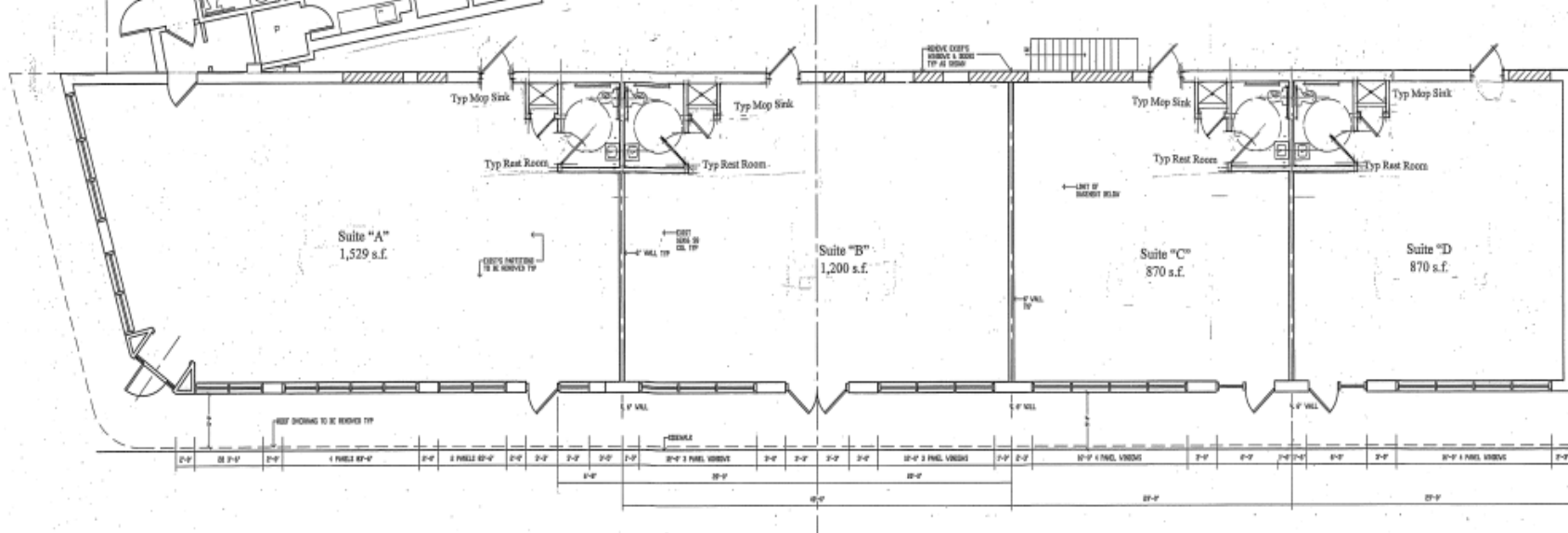
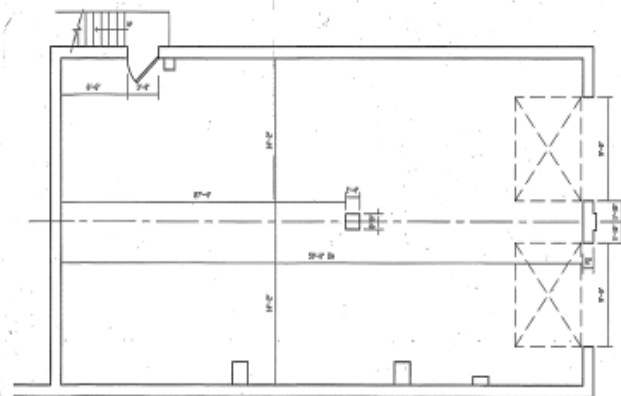
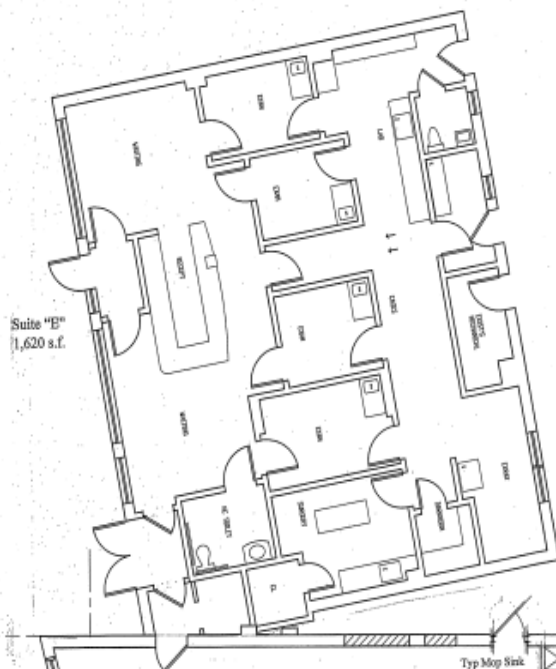
PROPOSED ALTERATIONS TO:
2260 RTE 33 EAST
BLOCK 613 LOT 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA
NJ LICENSE No. A1 12087

REVISION	DATE
Revision 1	5/5/26

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A-1

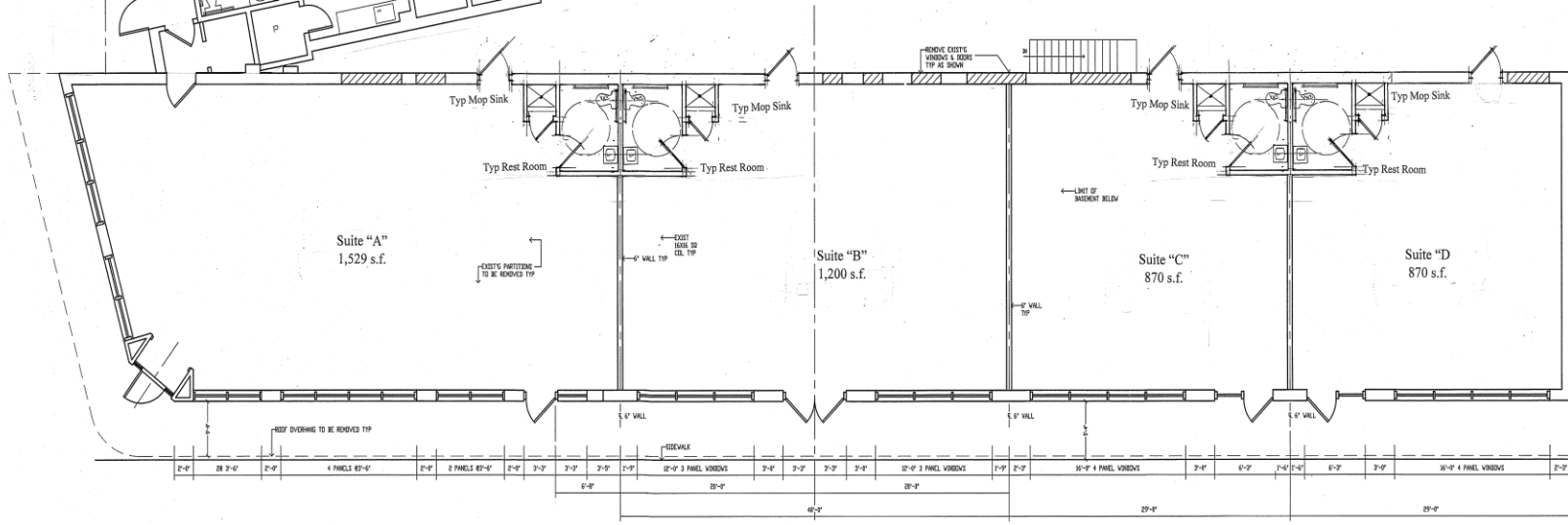
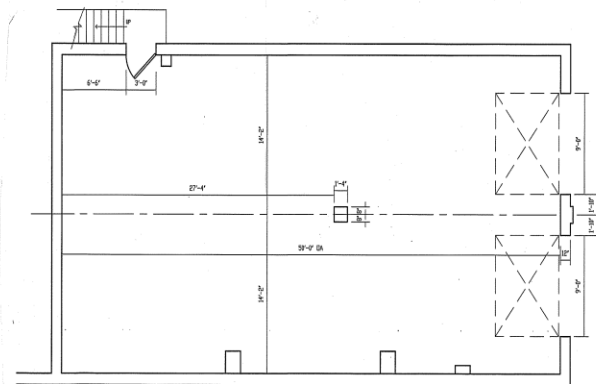
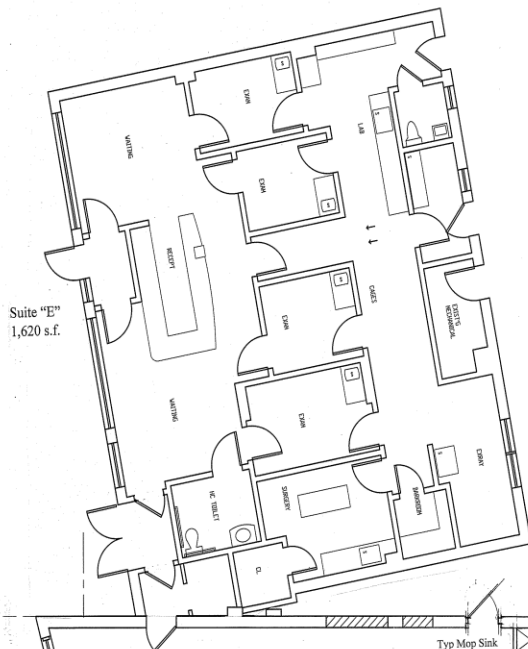


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PROPOSED ALTERATIONS TO:
2260 RTE 33 EAST
BLOCK 118 LOT 19
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MONMOUTH COUNTY, NEW JERSEY

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REVISION	
DATE	5/5/26
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CORRIGED No.	SHEET No.
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PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

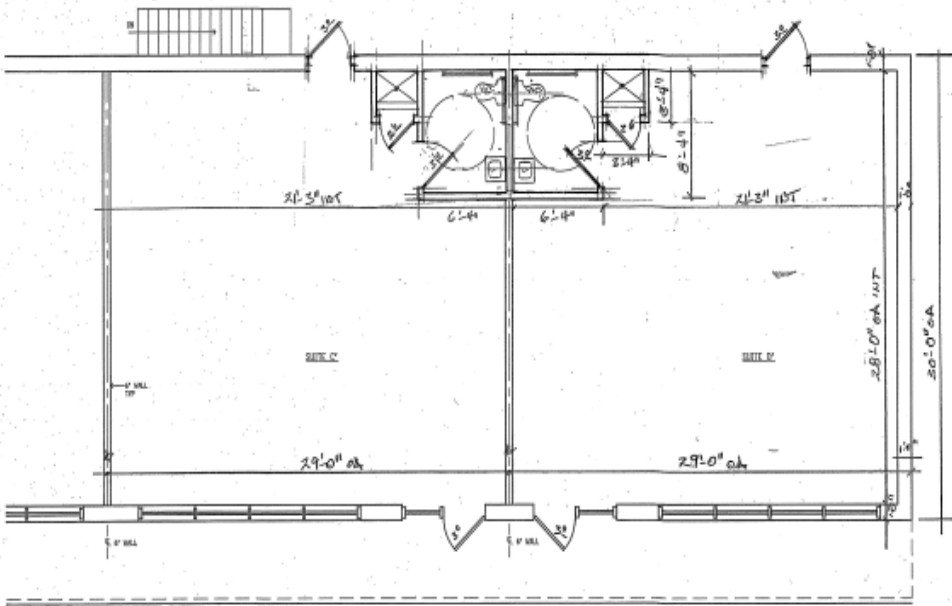
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PROPOSED ALTERATIONS TO:
2260 RTE. 33 EAST
BLOCK 118 LOT 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

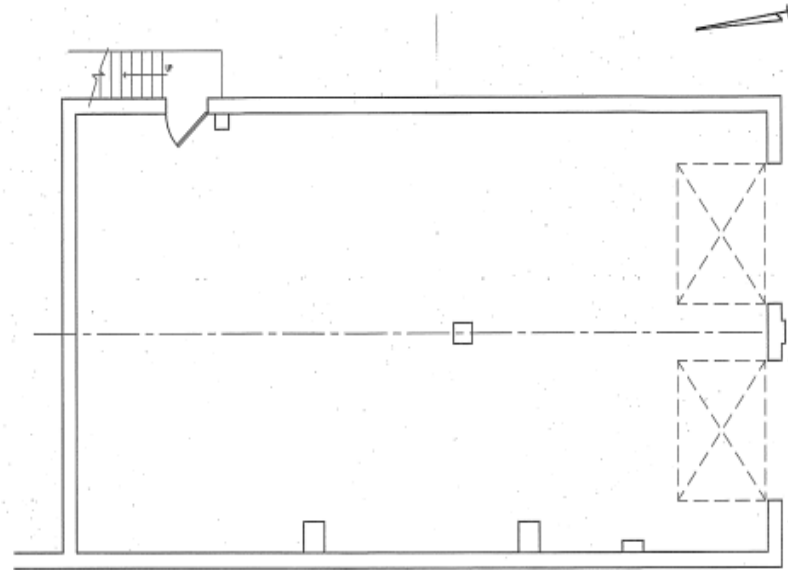
MATTHEW T. CRONIN AIA
NJ LICENSE No. A1 12367

REVISION	DATE	SHEET TITLE
	5/5/26	

COMING SHEET No.
A-3



UNITS "C" AND "D"
SCALE: 1/4" = 1'-0"



BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED ALTERATIONS TO:
2260 RTE. 33 EAST
BLOCK: 118 LOT: 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

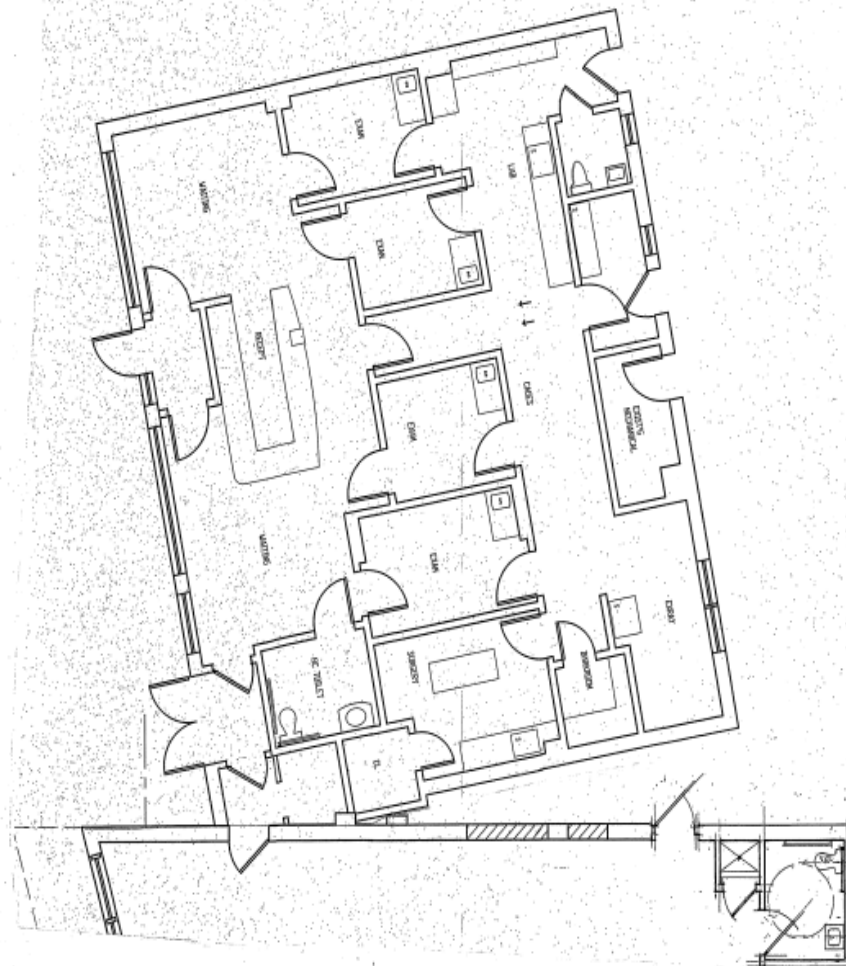
MATTHEW T. CRONIN, AIA
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REVISION
DATE 5/5/26

SHEET TITLE

SHEET No.

A-4



FLOOR PLAN UNIT "E"
SCALE: 1/4" = 1'-0"

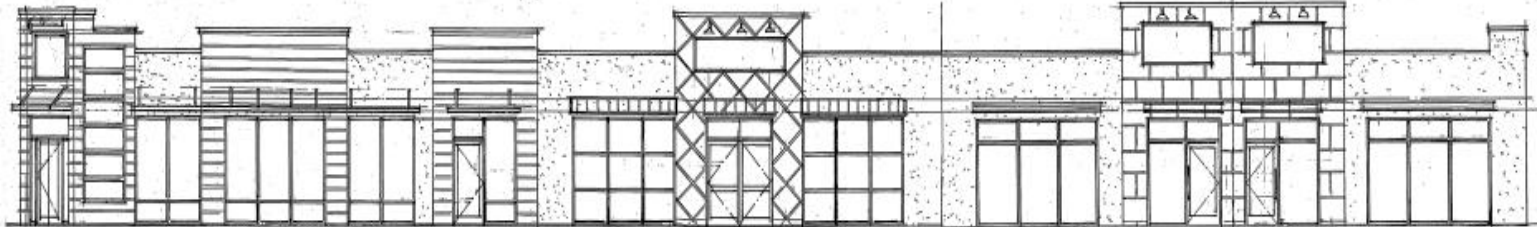
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PROPOSED ALTERATIONS TO:
2260 RTE 33 EAST
BLOCK 118 LOT 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

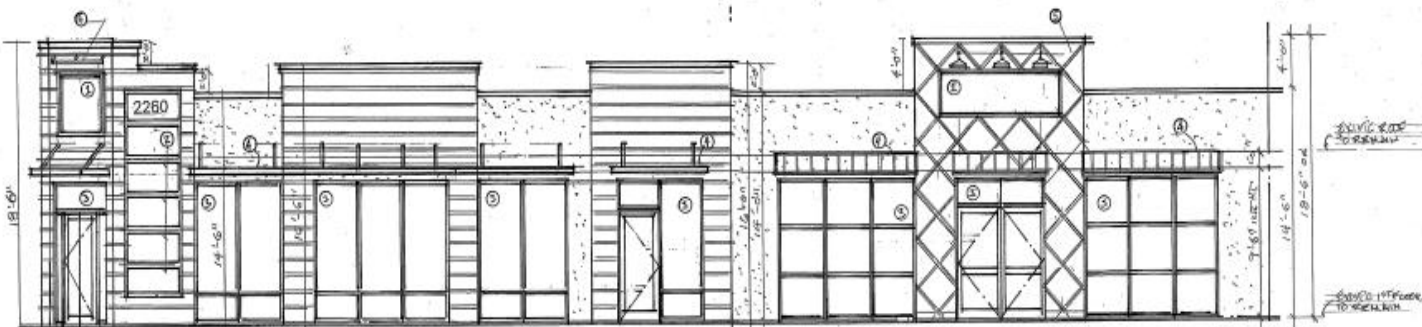
MATTHEW T. CRONIN, AIA
NJ LICENSE No. A1 0347

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Revised 1/7/26	5/5/26
DATE	
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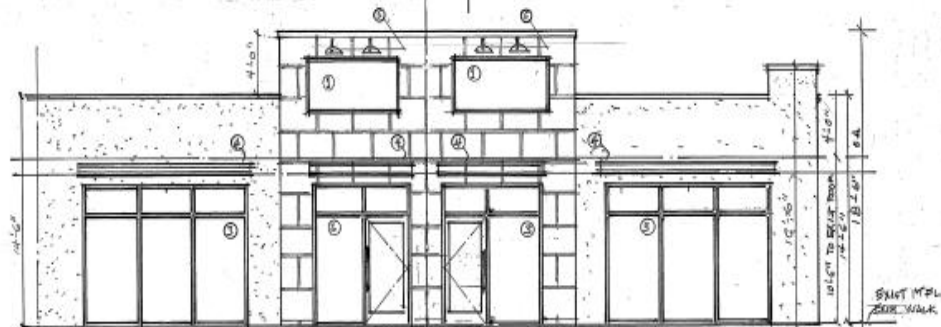
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A-5



WEST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION SUITES "A and B"
SCALE: 1/8" = 1'-0"



WEST ELEVATION SUITES "C and D"
SCALE: 1/8" = 1'-0"

SYMBOLS LEGEND

1. WALL MOUNTED STORAGE
2. BUILDING DIRECTORY SIGN
3. ALUMINUM FRAME STOREFRONT WINDOWS AND DOORS
4. SUNSHADE, CANOPY, AWNING
5. GLASSWALL LIGHTING FIXTURES
6. DOOR

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PROPOSED ALTERATIONS TO:
2260 RTE. 33 EAST
BLOCK: 118 LOT: 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA
NEW JERSEY No. A11210

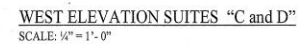
REVISION
DATE 5/3/26

DATE 5/3/26

SHEET TITLE

COMD No. SHEET No.

A-6



1. WALL MOUNTED SIGNAGE
2. BUILDING DIRECTORY SIGN
3. ALUMINUM FRAME STOREFRONT WINDOWS AND DOORS
4. SUNSHADE, CANOPY, AWNING

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PROPOSED ALTERATIONS TO:
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BLOCK: 118 LOT: 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

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NJ LICENSE No. AJ 12367

REVISION

DATE 5/5/26

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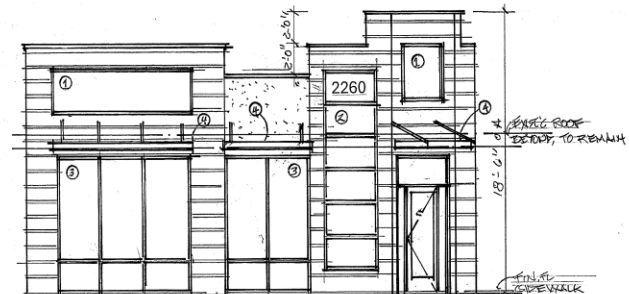
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SYMBOLS LEGEND

1. WALL MOUNTED SIGNAGE
2. BUILDING DIRECTORY SIGN
3. ALUMINUM FRAME STOREFRONT WINDOWS AND DOORS
4. SUNSHADE, CANOPY, AWNING



NORTH ELEVATION UNIT "E"
SCALE: 1/4" = 1'-0"



NORTH ELEVATION UNIT "A"
SCALE: 1/4" = 1'-0"

PROPOSED ALTERATIONS TO:
2260 RTE 33 EAST
BLOCK 118 LOT 19
BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA
NJ LICENSE No. AJ 12167

REVISION

DATE 5/5/26

SHEET TITLE

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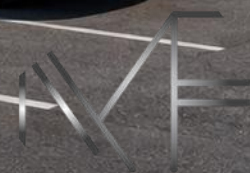
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A-8

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2260



MICHAEL FRONTERA

At Douglas Elliman Real Estate



MICHAEL FRONTERA
AT DOUGLAS ELLIMAN REAL ESTATE

Experience. Perspective. Results.

18 YEARS OF DEDICATED REPRESENTATION.

Michael Frontera is a New York and New Jersey Licensed Real Estate Broker with 18 years of experience representing buyers, sellers, landlords, tenants, investors, developers, and business owners across residential and commercial real estate.



A FOUNDATION IN FINANCE

Michael's business background began well before real estate. At just 17 years old, he entered the financial world as a stockbroker on Wall Street—an experience that helped shape the analytical mindset, negotiating instincts, discipline, and entrepreneurial approach he brings to every transaction today.



FROM BROKER TO BUSINESS OWNER

After establishing his career in New York City real estate, Michael went on to own and operate his own brokerage for six years, giving him a perspective that extends far beyond simply buying and selling property. He understands real estate from the standpoint of an agent, broker, business owner, investor, marketer, and negotiator.



MARKETS & FOCUS

Today, as a broker with Douglas Elliman Real Estate, Michael works throughout New York City and New Jersey, with a particular focus on Monmouth County and the Jersey Shore. His practice spans luxury residential sales, investment properties, commercial real estate, retail and restaurant leasing, development opportunities, assemblages, and hospitality assets.



SEEING WHAT OTHERS DON'T

Michael is known for approaching properties not simply for what they are today, but for what they can become. Whether repositioning an underutilized commercial property, identifying additional revenue opportunities, developing a marketing strategy for a luxury home, or assembling multiple assets into a larger investment opportunity, he looks for ways to uncover value that may not be immediately obvious.



RESIDENTIAL & COMMERCIAL REAL ESTATE EXPERTISE

- Buyers & Sellers
- Landlords & Tenants
- Investors & Developers
- Business Owners
- Retail & Restaurant Leasing
- Hospitality & Assemblages

A HIGHLY STRATEGIC APPROACH

His approach to brokerage is highly personal and highly strategic. Michael believes exceptional representation requires more than putting a property on the market. It requires understanding the client's objectives, knowing how to position the opportunity, anticipating obstacles, negotiating relentlessly, and remaining engaged until the transaction is completed.

BUILT ON TRUST. DRIVEN BY RESULTS.

For Michael, real estate is ultimately about people, opportunity, and trust. His goal is not simply to complete transactions, but to build long-term relationships and become the advisor his clients can rely on for their next home, investment, development, lease, acquisition, or sale.



STRATEGIC. PERSISTENT. RESOURCEFUL.

Michael brings Wall Street discipline, brokerage ownership experience, and a relentless commitment to achieving the best results for his clients.

A PHILOSOPHY THAT DEFINES HIM

“

*Never let go of the rope.
Keep pulling for your client
until you get them where
they need to be.*

”



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