

Directly At Garden State Parkway Exit 102

4090 Asbury Avenue, Tinton Falls, NJ 07753

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Medical, Corporate, Office, Research, Industrial, Hotel Site, Restaurant, Gas Station, Shopping Center, Assisted Living and Recreational Uses including Bowling Alley and Golf Driving Range at Garden State Parkway Exit 102

PROPERTY HIGHLIGHTS

- 13.5 +/- acres
- Situated within the HCC Zone. See above "Permitted Uses."
- Build up to 100,000 SF
- Possible exposure to Garden State Parkway
- Contiguous to Sea Brook Village, Monmouth County's largest senior housing development 1,600+ units
- One-half mile north of the 475,000 SF Simon Jersey Shore Premium Outlet Center

LOCATION DESCRIPTION

Located in the southeast quadrant of Exit 102 of the Garden State Parkway, Asbury Avenue, and Essex Road.

OFFERING SUMMARY

LEASE RATE:	To be determined
AVAILABLE SF:	13.5 Acres
LOT SIZE:	13.5 Acres

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

LAND FOR LEASE

Directly At Garden State Parkway Exit 102

4090 Asbury Avenue, Tinton Falls, NJ 07753



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AERIAL MAP



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LAND FOR LEASE

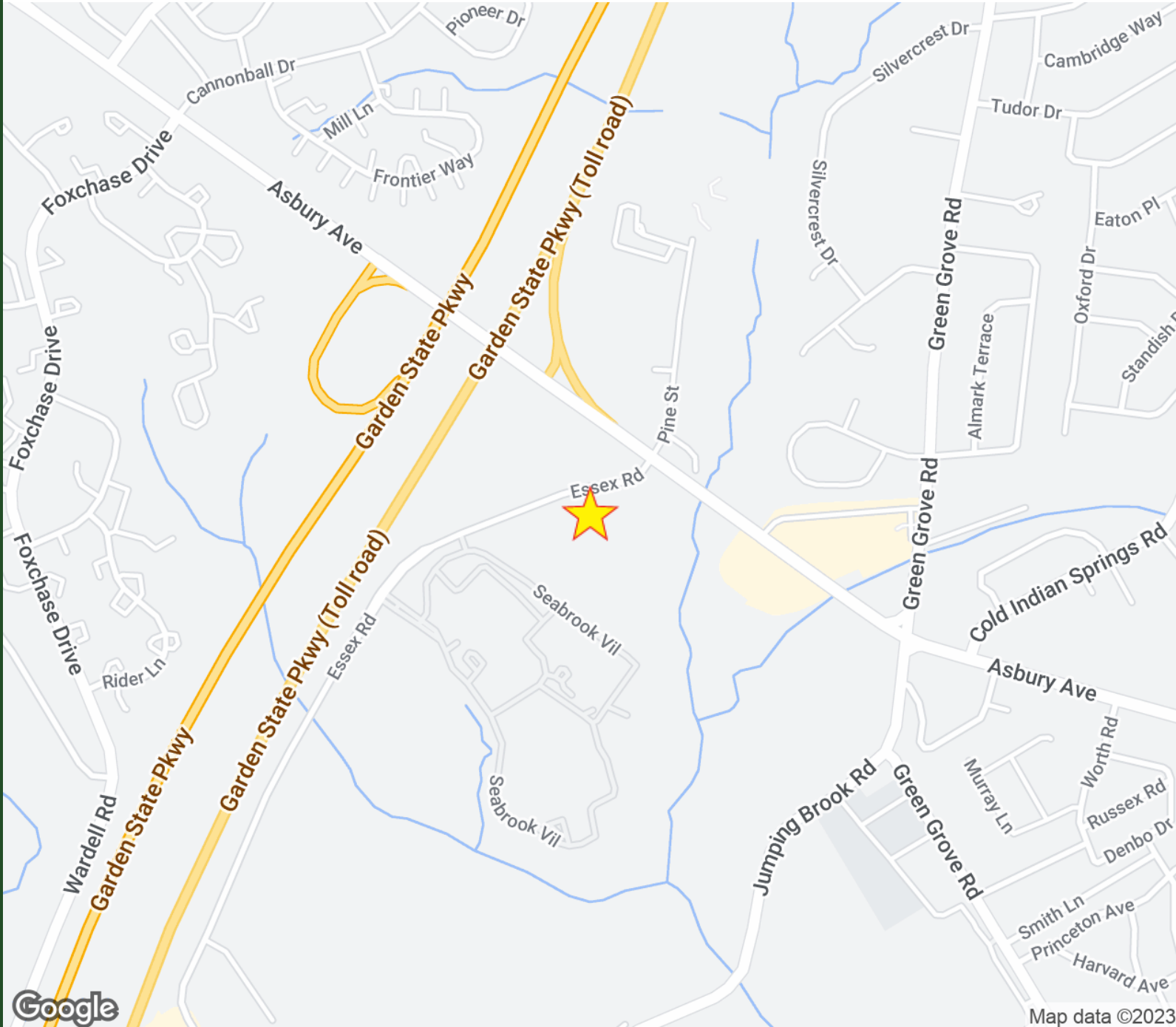
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LOCATION MAP



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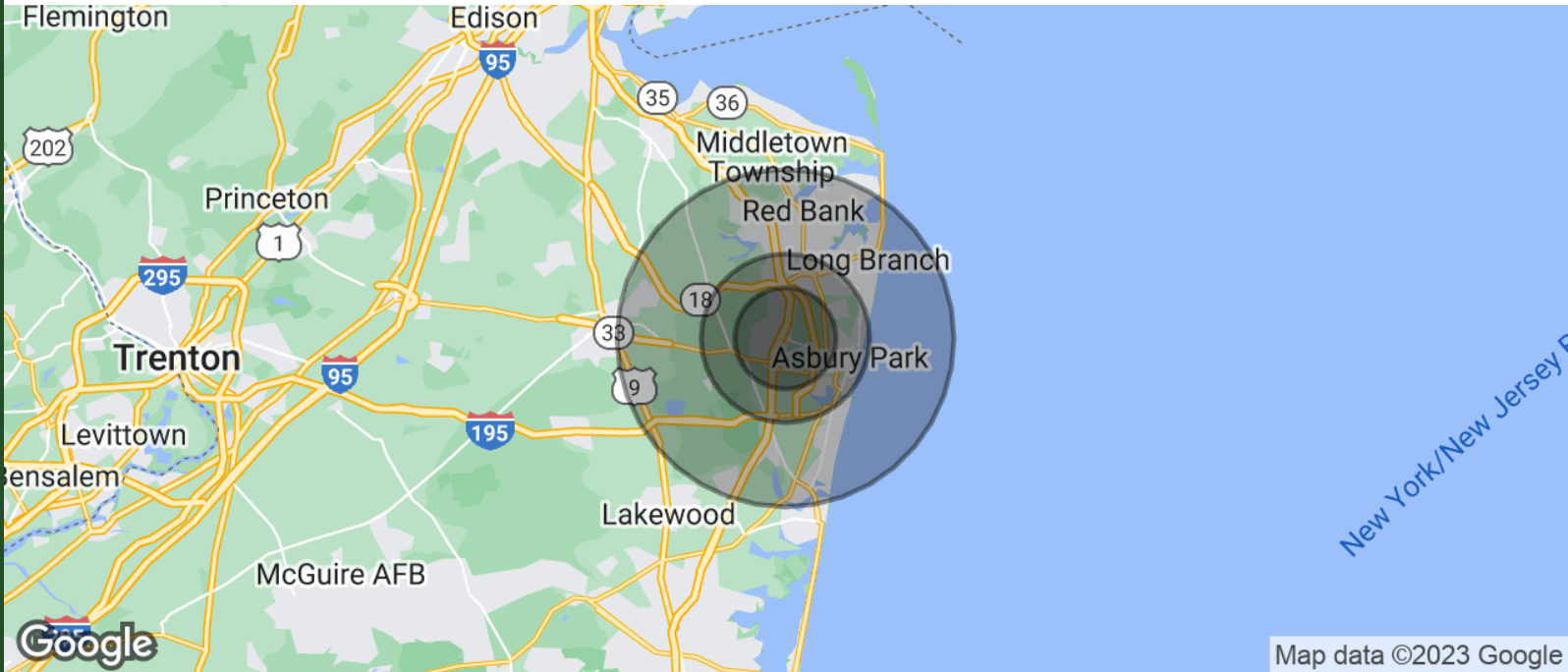
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DEMOGRAPHICS MAP & REPORT



Map data ©2023 Google

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	32,316	112,559	315,007
AVERAGE AGE	46.5	43.8	43.8
AVERAGE AGE (MALE)	45.5	42.6	42.4
AVERAGE AGE (FEMALE)	48.3	45.5	45.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,452	53,688	143,360
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$109,993	\$98,531	\$115,952
AVERAGE HOUSE VALUE	\$472,002	\$453,349	\$549,399

* Demographic data derived from 2020 ACS - US Census

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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