



AVAILABLE:

Approx. 1.7Acres

Property Type:

- Dual-Tenant Commercial Retail

Occupancy:

- One occupied / one vacant

Location:

- High-traffic commercial corridor

Investment Overview:

- Dual-tenant commercial asset positioned on a heavily trafficked roadway
- One vacant space is available for immediate lease-up
- In-place operating car wash provides current income during repositioning
- Existing car wash also available for sale separately.
- Strong visibility, access, and signage opportunity
- Operational tenant
- Provides income stability while executing value-add strategy

Property Highlights:

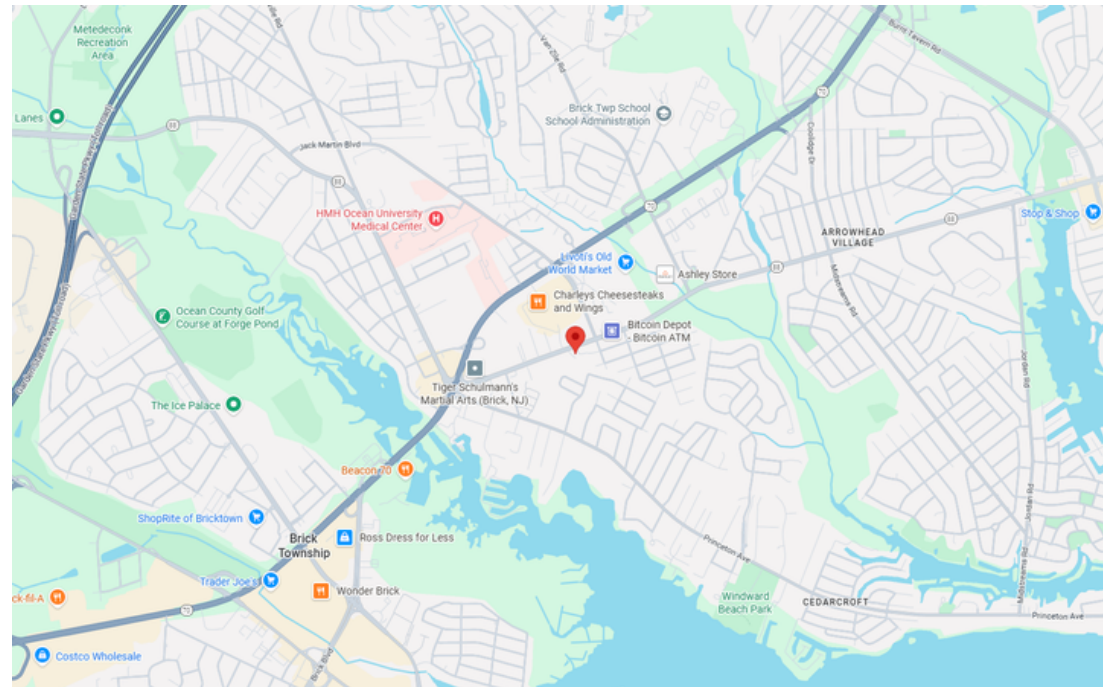
- Located across from Walmart, which is ranked #6 out of 62 in NJ (per Placer Ai).
- Route 88 is a widely traveled main thoroughfare in Brick with a traffic count of 20,318 cars per day.
- Taxes are approx. \$16,000 per year, and there is a rental income currently from the car wash.
- Phase 1 & 2 testing have been completed. Reports available to serious buyers.

Demographics September 2, 2025

	1 Mile	3 Miles	5 Miles
Population:	8,057	85,378	213,805
Avg. HH Income:	\$123,606	\$129,187	\$131,066
Daytime Pop	11,340	74,462	191,112

Traffic Counts-2025

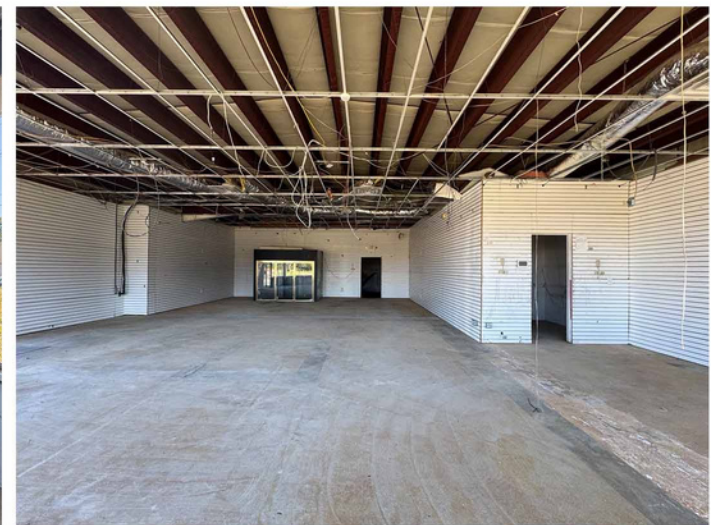
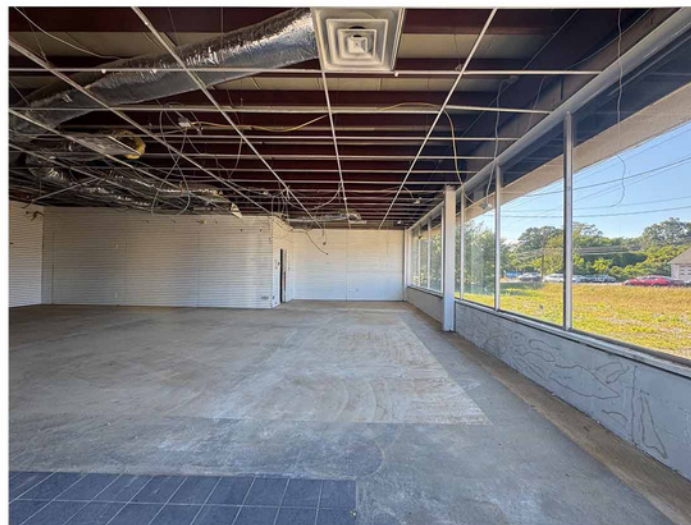
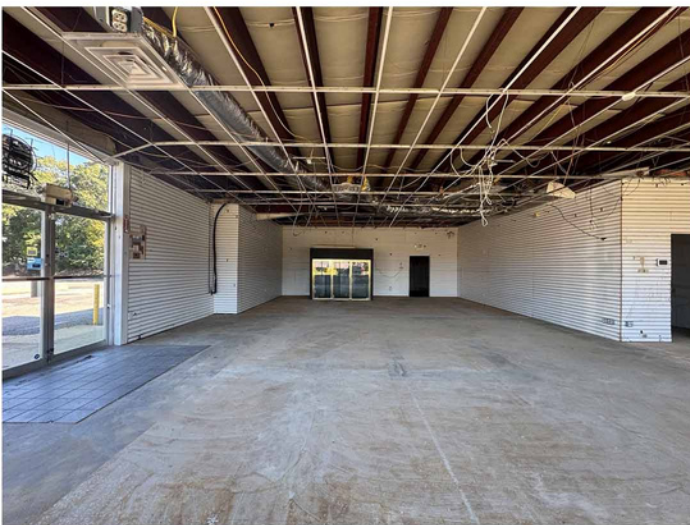
Route 88	20,570 Cars Per Day
Route 70	51,193 Cars Per Day

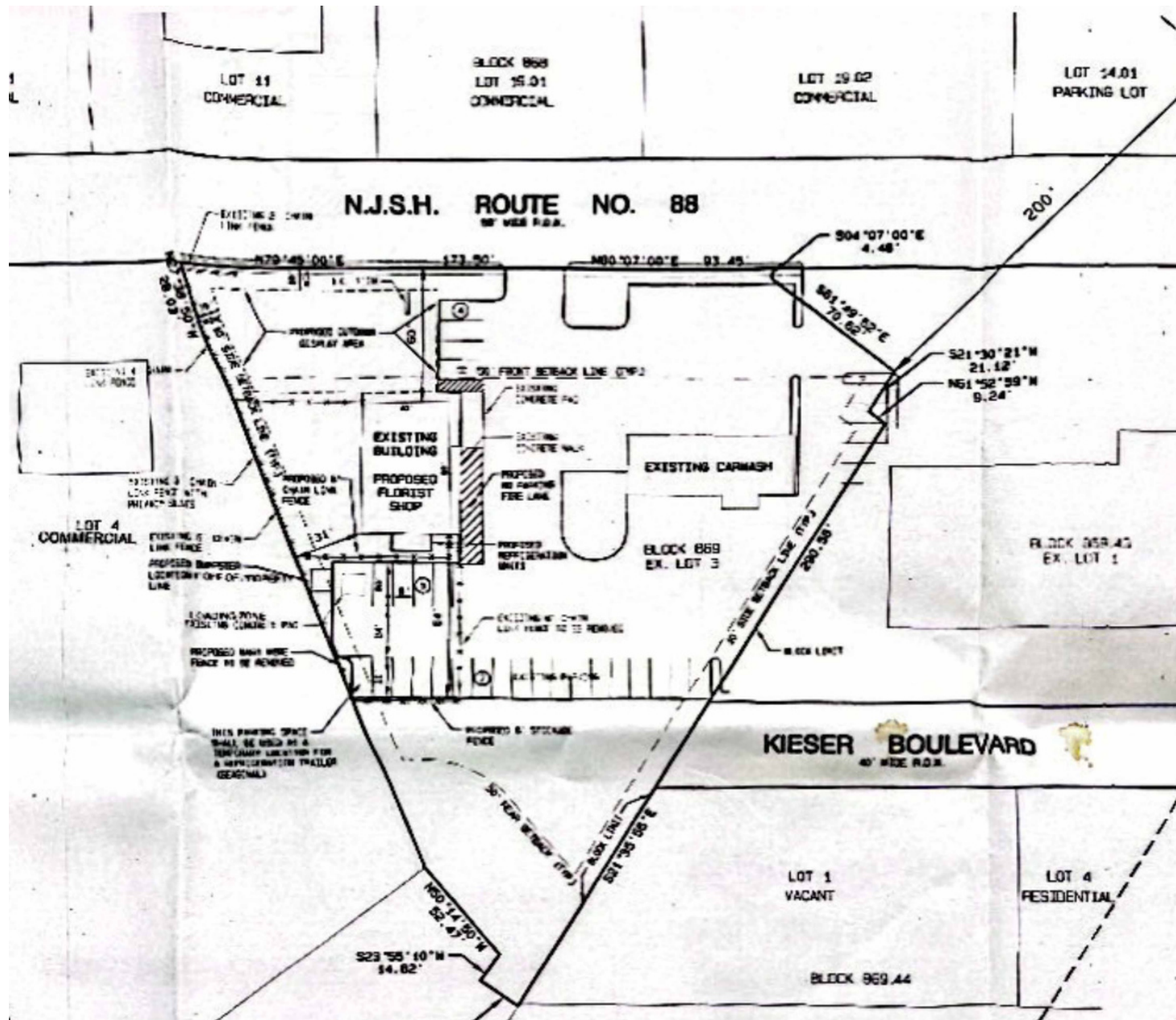






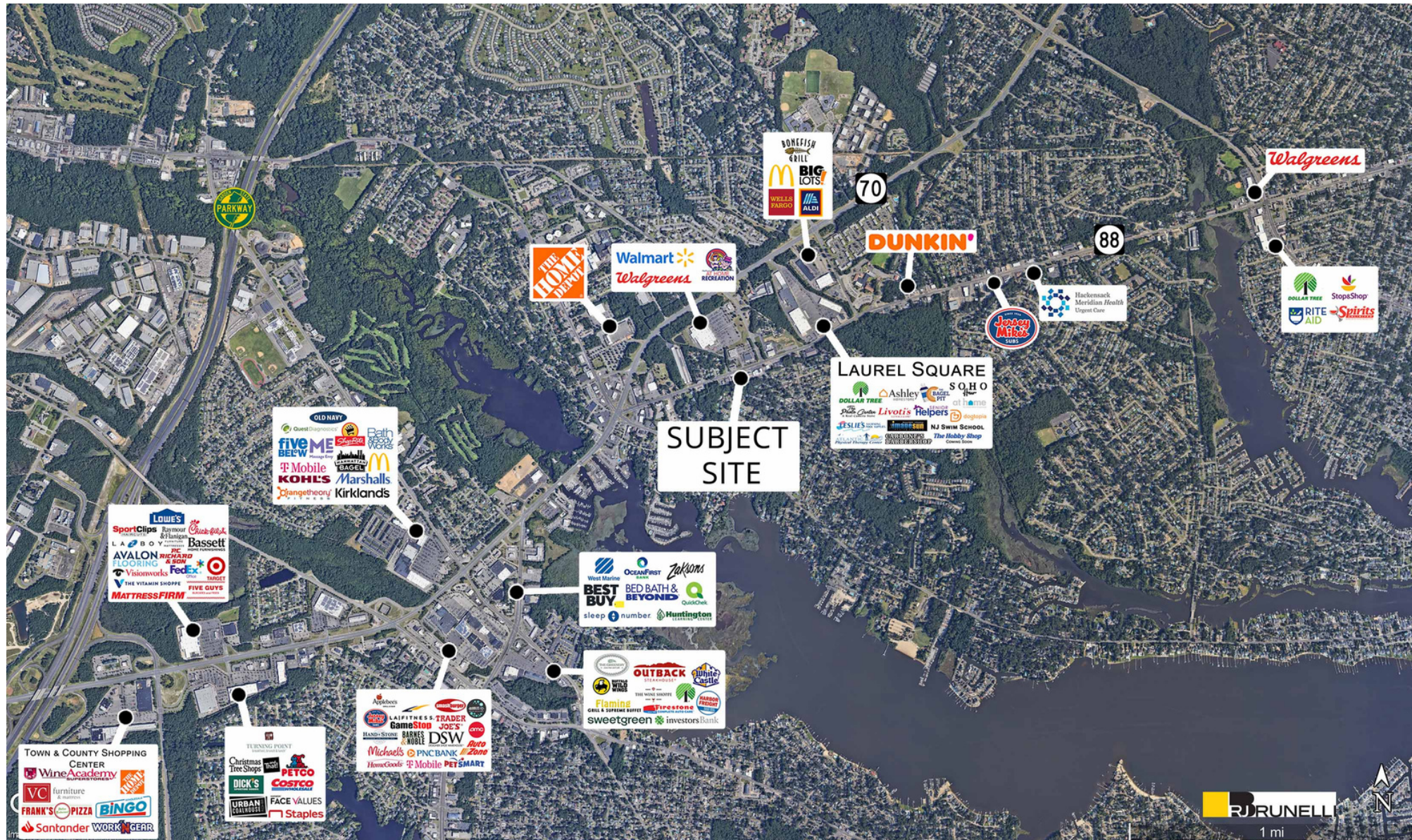
Inside vacant flower shop











1881 Route 88
AVAILABLE FOR SALE

CONNECT WITH US TODAY



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