

Specifications

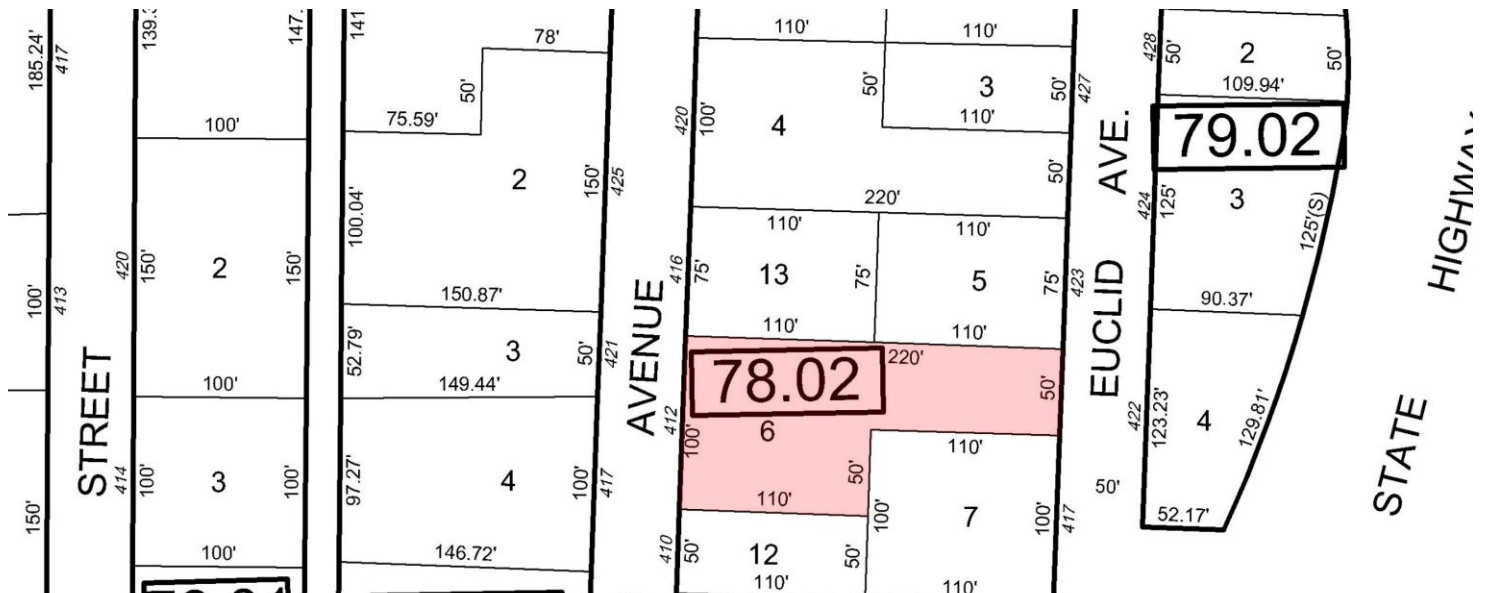
- ±3,300 SF TOTAL BUILDING SIZE
- ±30 Spaces PARKING SPOTS
- ±0.38 Acres (Block 78.02, Lot 6) LOT SIZE
- \$12,288.65 TAXES (2025)
- Zoned C1 – Central Commercial Zone
Retail / Professional Offices / Medical
Restaurants
Located in a Designated Redevelopment
Zone
ZONING
- Currently Leased to US Post Office
Lease Ends 5/31/30
No Tenant Extensions
COMMENTS
- 0.3 Miles to Route 35
1.3 Miles to Route 70
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive broker:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Patrick Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com

A unique opportunity to own a free-standing commercial building with abundant parking in one of New Jersey's most desirable shore towns. Conveniently located near amenities such as marinas / golf courses / high-end restaurants and new residential developments.

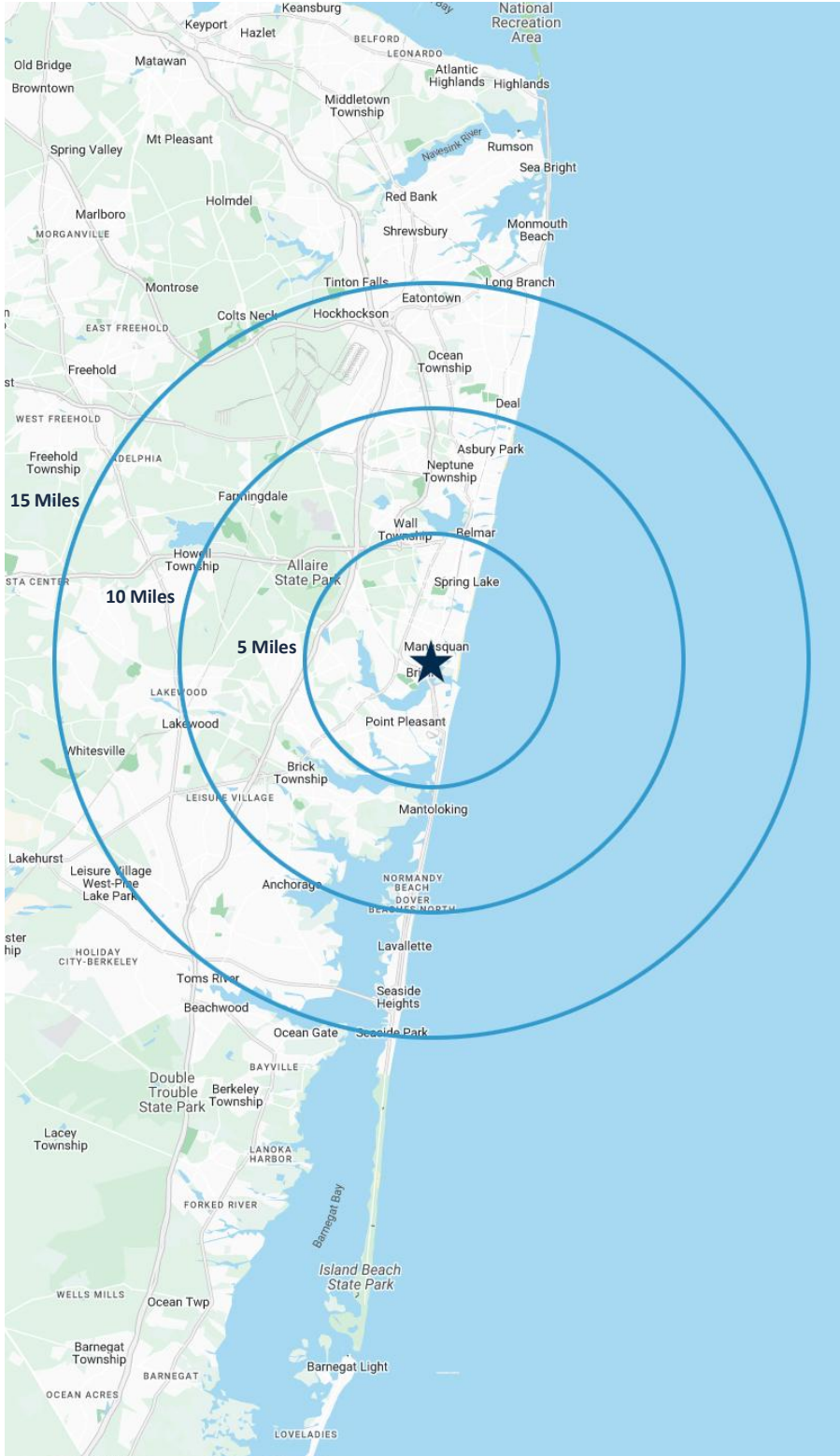


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5 MILES

- Total Population: 124,351
- Households: 50,592
- Median Household Income: \$132,037
- Average Household Size: 2.4
- Transportation to Work: 64,864
- Labor Force: 101,634

10 MILES

- Total Population: 425,512
- Households: 154,266
- Median Household Income: \$110,354
- Average Household Size: 2.7
- Transportation to Work: 200,111
- Labor Force: 330,342

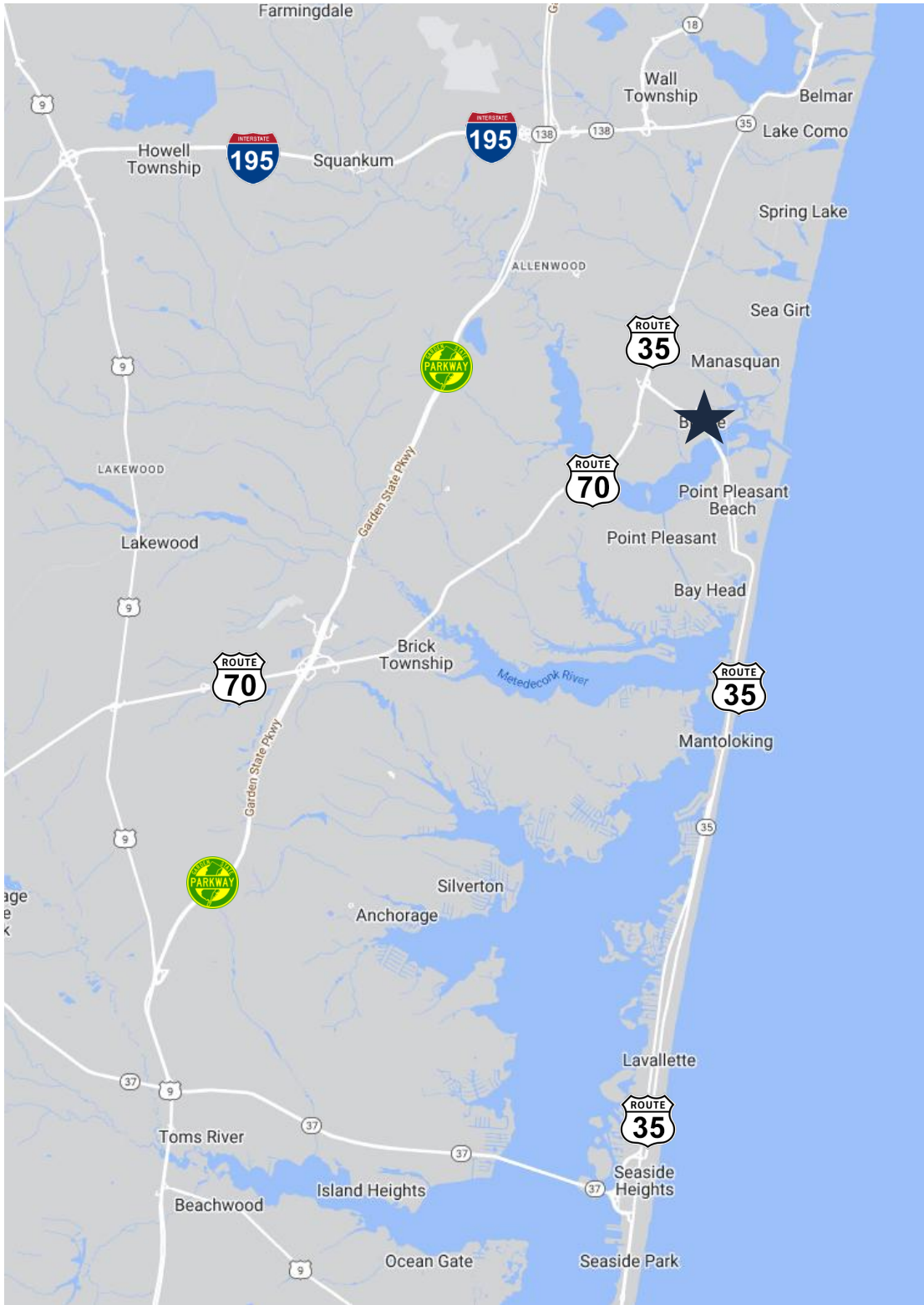
15 MILES

- Total Population: 763,295
- Households: 285,858
- Median Household Income: \$107,334
- Average Household Size: 2.6
- Transportation to Work: 359,524
- Labor Force: 601,761

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ACCESSIBILITY



0.3 MI
Route 35



1.3 MI
Route 70



5.6 MI
GSP Exit 91



5.6 MI
I-195 Exit 35

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