



LAND

FOR SALE

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879



LOCATION DESCRIPTION

Less Than 3 Miles from The Point at Sayreville, a 450+ Acre Planned Re-Development Site Featuring Upscale Residential Units, Office Space, Hotels, Retail Space and Waterfront Dining and Entertainment

Property Located Close to Signalized Intersection

±3.62 Miles to Garden State Parkway

±7.3 Miles to I-95 and I-287

OFFERING SUMMARY

| | |
|-------------|-------------------|
| Sale Price: | \$300,000 |
| Taxes: | \$3,652.63 (2019) |

PROPERTY HIGHLIGHTS

- ±0.63-Acre Vacant Land (Block 429, Lot 2)
- Site is Leveled and Cleared
- Great Demographics and Strong Daytime Population
- Located Along Busy Commuter Corridor with 28,000 Daily Vehicle Count
- Property Located Close to Signalized Intersection
- Zoned B-3 Highway Business

POSSIBLE USES

Automatic Car Wash, Automobile Repair & Sales, Bar, Child Care Center, Essential Service, Hotel, Gas Station, Health Club or Gym, House of Worship, Indoor Theater, Institutional and Public Uses, Nighclub, Nursing Home or Assisted Living Facility, Office, Outdoor Storage, Parking Facility / Garage, Public Utility, Restaurant, Retail Sales and Service, Signs, Wholesale Sales & Service

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

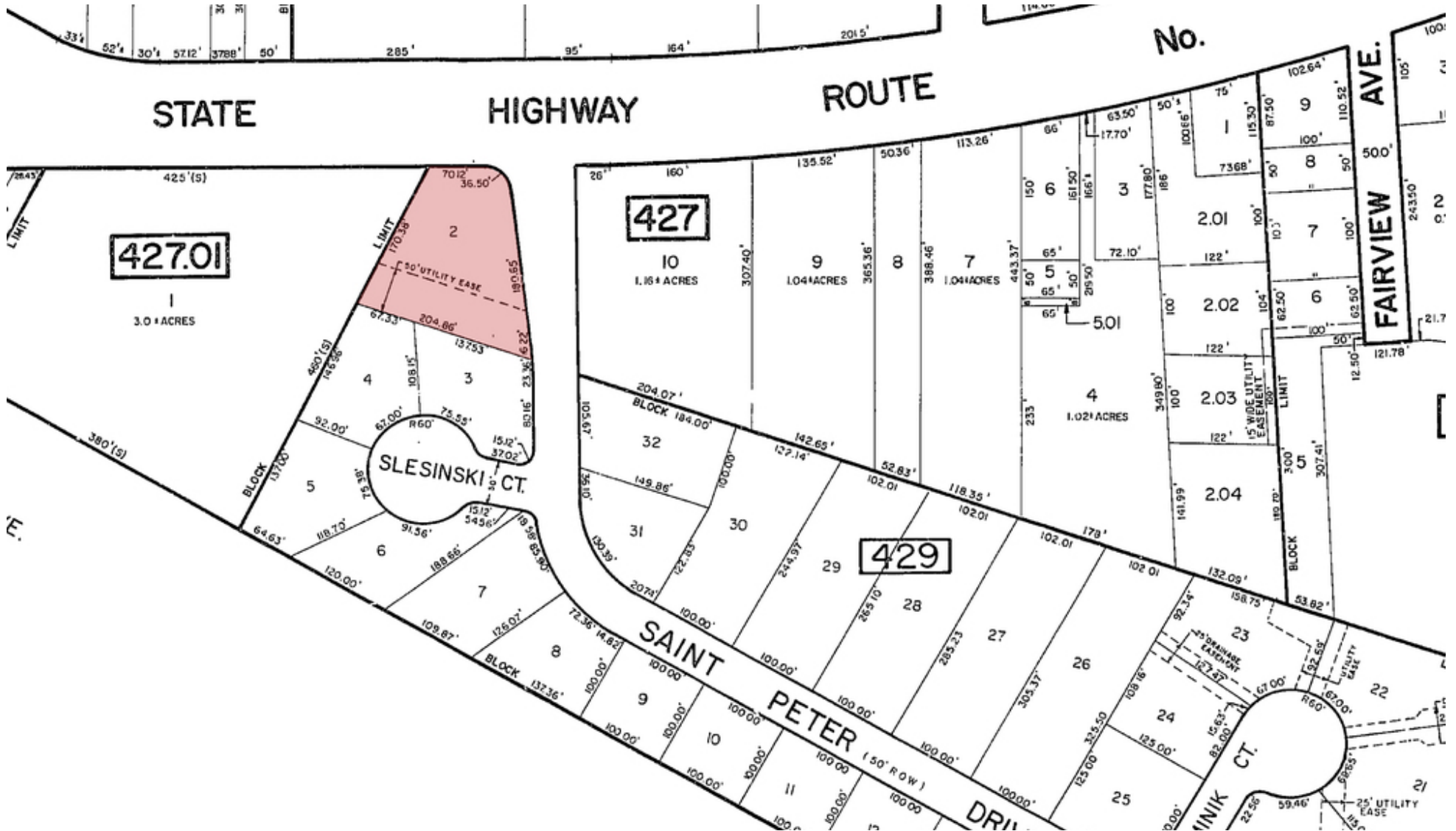
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

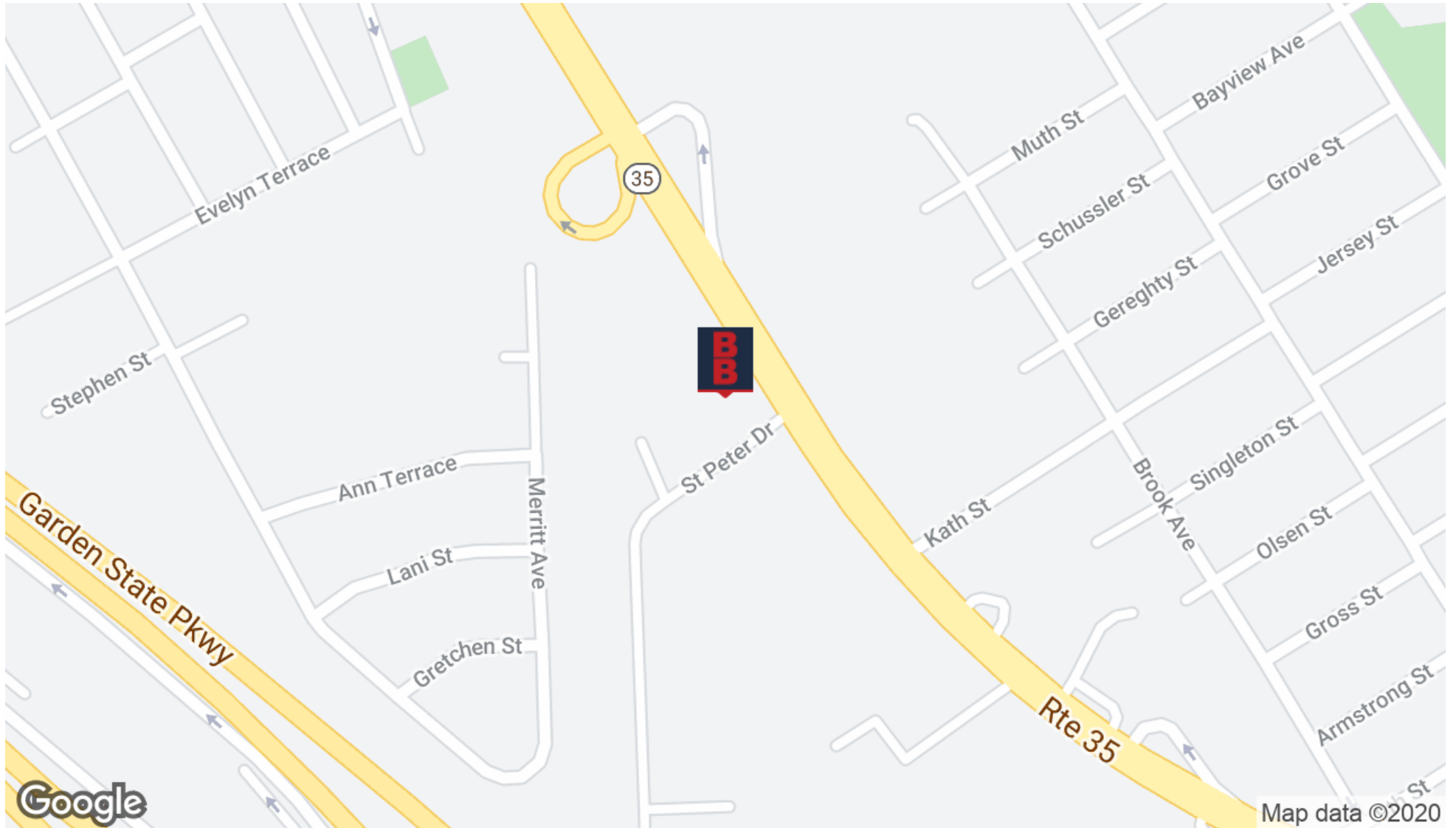
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

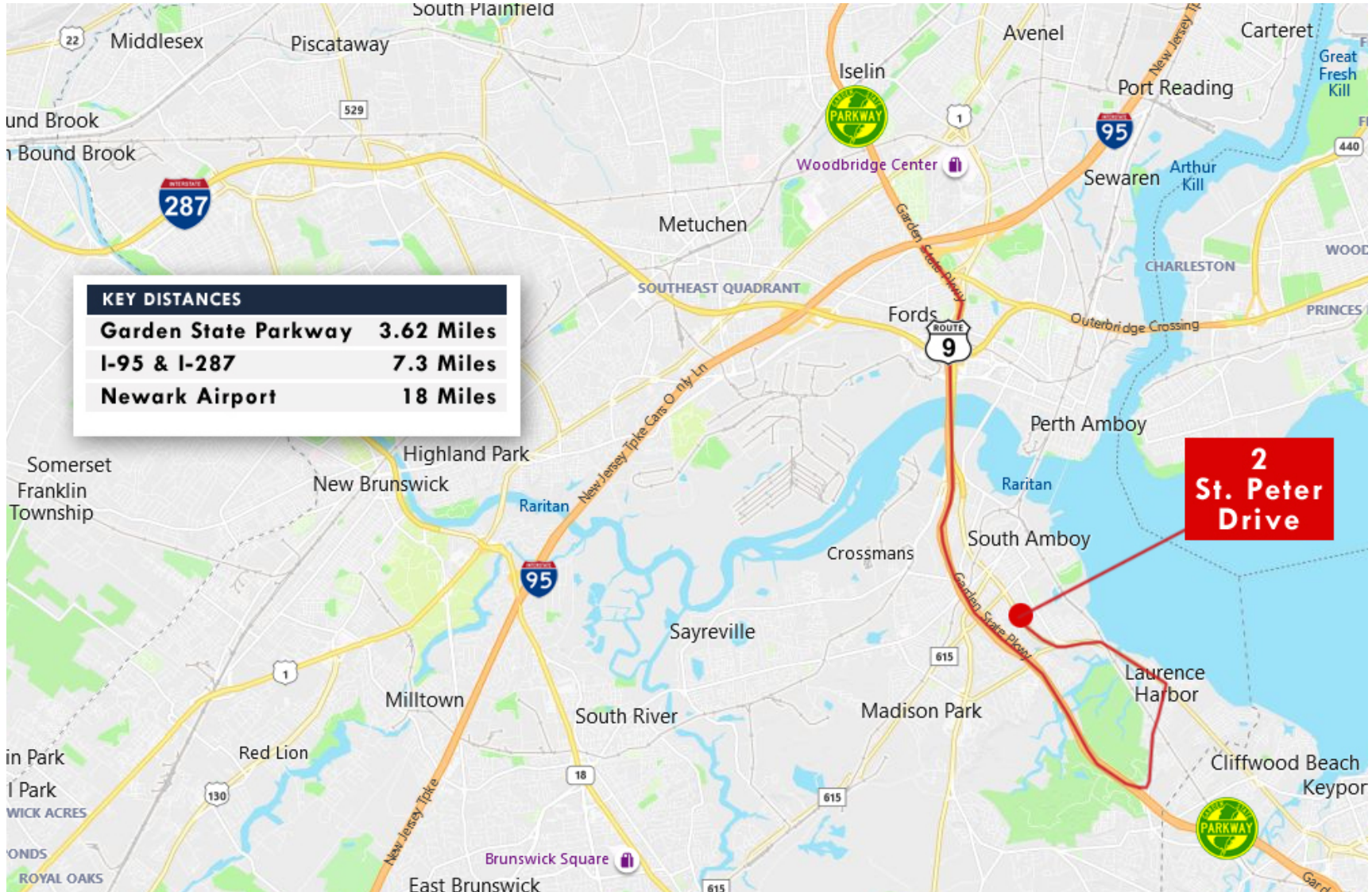
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



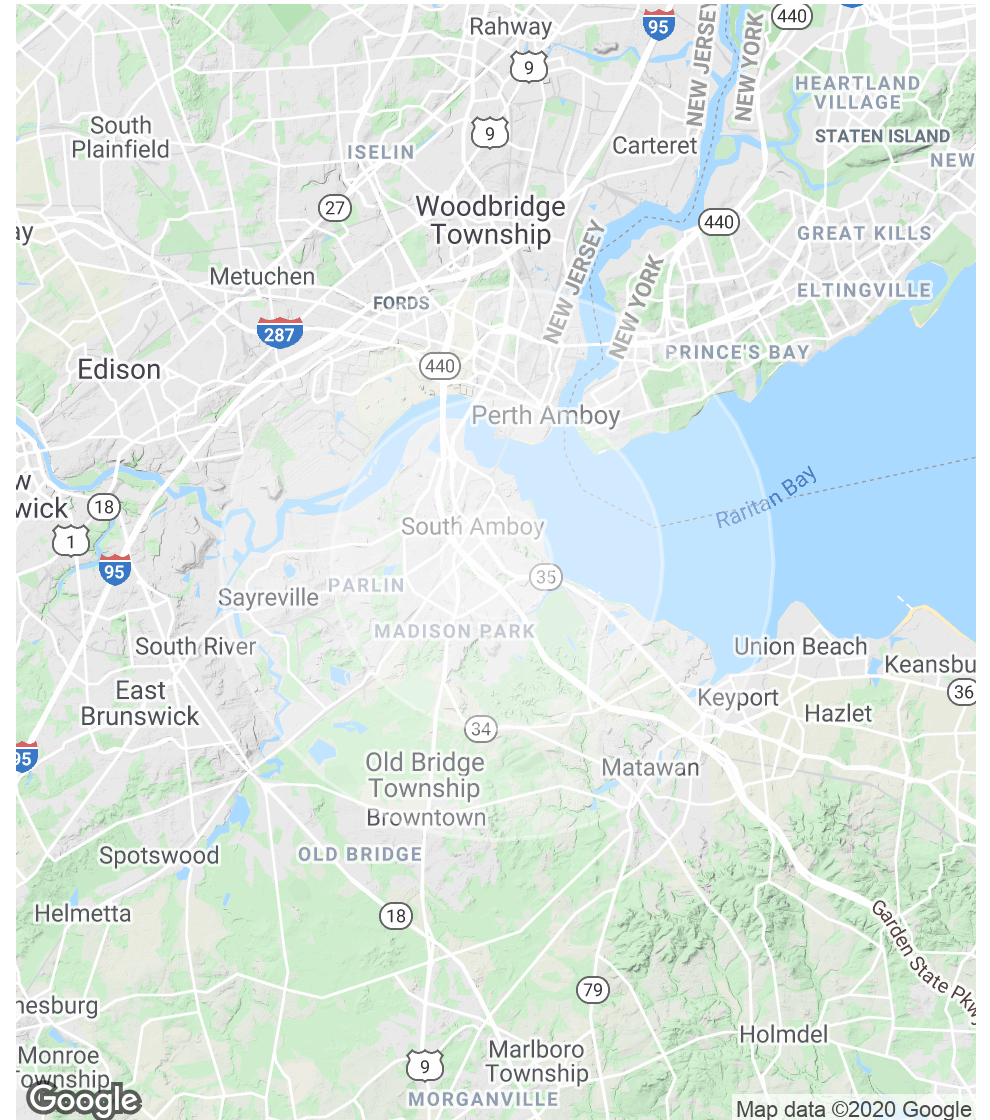
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 10,407 | 65,599 | 190,513 |
| Median age | 40.8 | 38.1 | 36.5 |
| Median age (Male) | 39.9 | 37.2 | 35.6 |
| Median age (Female) | 41.1 | 38.7 | 37.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,015 | 24,253 | 68,173 |
| # of persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH income | \$79,232 | \$73,713 | \$78,790 |
| Average house value | \$356,133 | \$343,877 | \$366,405 |

* Demographic data derived from 2010 US Census



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, South Amboy, NJ 08879



TAMARA BLAU

Director

917.488.6846

tblau@blauberg.com



BRAD JACOBS

Director

732.997.9511

bjacobs@blauberg.com

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com

732.997.9511

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.