



COMMERCIAL BUILDING PROPERTY

FOR LEASE

# ±10,000 SF COMMERCIAL BUILDING ON ±1.6 AC

1621 Route 35, Oakhurst, NJ 07755

*For More Information, Contact*

**JOHN LONGO**

*Senior Sales Associate*

[jlongo@blauberg.com](mailto:jlongo@blauberg.com)

973.379.6644 x129



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

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±10,000 SF Commercial Building

## LOCATION DESCRIPTION

- ±1 Mile to Route 18
- ±3.4 Miles to Monmouth Mall
- ±3.9 Miles to Garden State Parkway

SPACES	LEASE RATE	SPACE SIZE
±10,000 SF Commercial Building	Negotiable	10,000 SF

## PROPERTY HIGHLIGHTS

- ±10,000 SF on ±1.6 Acres
- Formerly a Children of America Day Care Facility
- Adjacent to the Ocean Town Center Mixed Use Development (Coming Summer of 2021)
- 270' of Frontage on Route 35 with 2 Curb Cuts
- 50 Parking Spaces
- Zoned C3 – General Commercial
- Ideal for Retail/Office
- Taxes at \$29,337.13 (2019)

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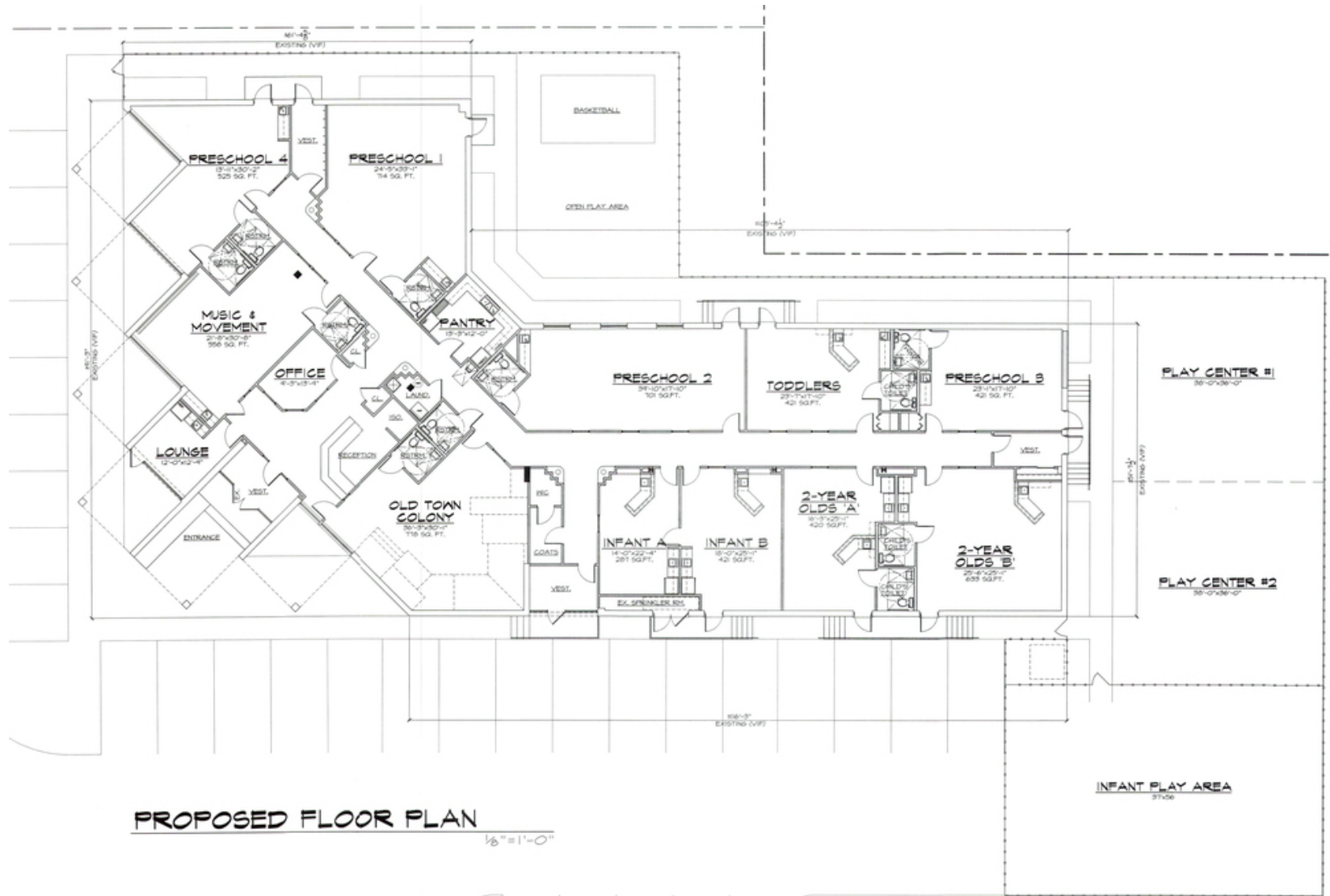
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Site is Adjacent to the New Ocean Town Center Mixed-Use Development

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	8,192	70,267	157,117
2019 Estimate	8,261	70,675	157,143
2010 Census	8,573	72,406	156,438
Growth 2019-2024	(0.84%)	(0.58%)	(0.02%)
Growth 2010-2019	(3.64%)	(2.39%)	0.45%
2019 Population Hispanic Origin	1,019	8,740	25,020
<b>2019 Population by Race:</b>			
White	6,139	50,798	116,541
Black	1,130	14,567	29,160
Am. Indian & Alaskan	23	229	687
Asian	731	3,390	6,436
Hawaiian & Pacific Island	12	80	195
Other	226	1,611	4,124
<b>U.S. Armed Forces:</b>	<b>23</b>	<b>31</b>	<b>135</b>
<b>Households:</b>			
2024 Projection	3,279	27,207	63,761
2019 Estimate	3,327	27,432	63,755
2010 Census	3,556	28,420	63,301
Growth 2019 - 2024	(1.44%)	(0.82%)	0.01%
Growth 2010 - 2019	(6.44%)	(3.48%)	0.72%
Owner Occupied	1,672	17,013	36,522
Renter Occupied	1,655	10,419	27,233
<b>2019 Avg Household Income</b>	<b>\$93,416</b>	<b>\$100,317</b>	<b>\$93,375</b>
<b>2019 Med Household Income</b>	<b>\$69,659</b>	<b>\$72,976</b>	<b>\$67,386</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	512	5,229	11,739
\$25,000 - \$50,000	783	4,733	12,335
\$50,000 - \$75,000	481	4,050	10,897
\$75,000 - \$100,000	415	3,166	7,642
\$100,000 - \$125,000	356	2,855	6,056
\$125,000 - \$150,000	186	1,665	3,698
\$150,000 - \$200,000	307	2,552	5,333
\$200,000+	287	3,181	6,055

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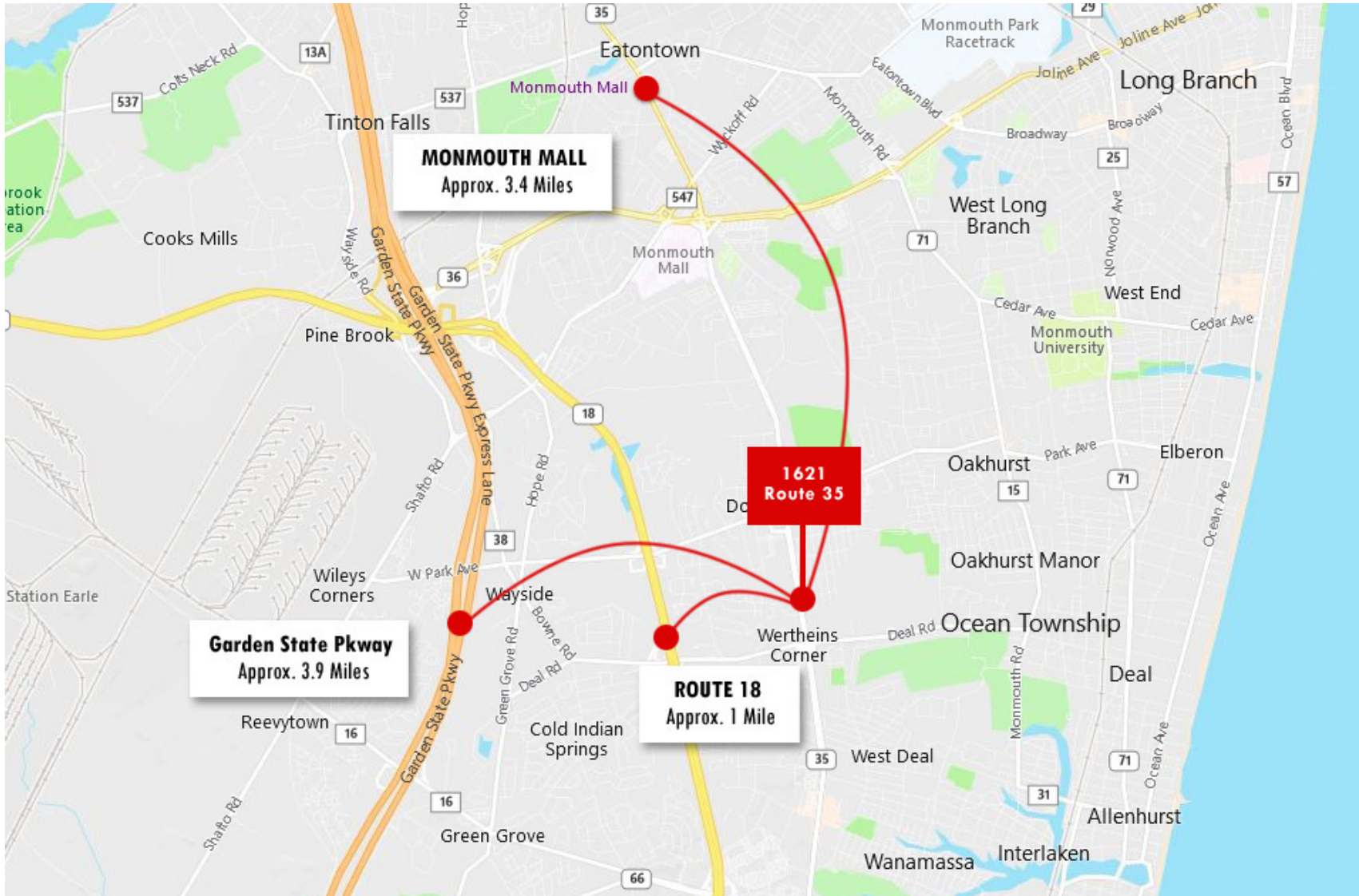
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## PROFESSIONAL BACKGROUND

John, Sales Associate for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

## EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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