



LAND

FOR SALE

RETAIL PAD SITE AVAILABLE

2 Saint Peter Drive, Sayreville, NJ 08879

For More Information, Contact

TAMARA BLAU

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

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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, Nightclub, Nursing Home or Assisted Living Facility, Office, Outdoor Storage, Parking Facility / Garage, Public Utility, Restaurant, Retail Sales and Service, Signs, Wholesale Sales & Service

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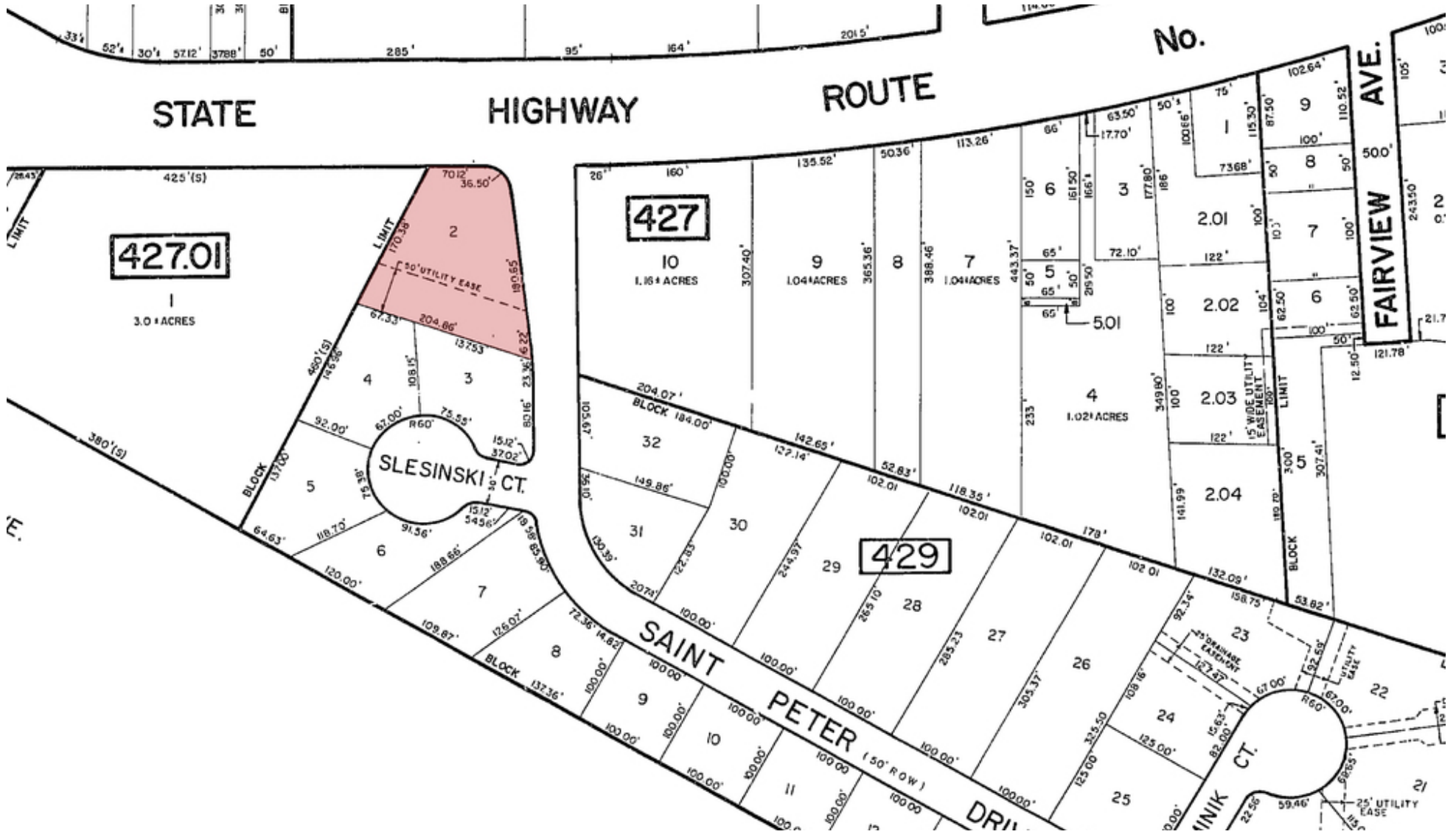
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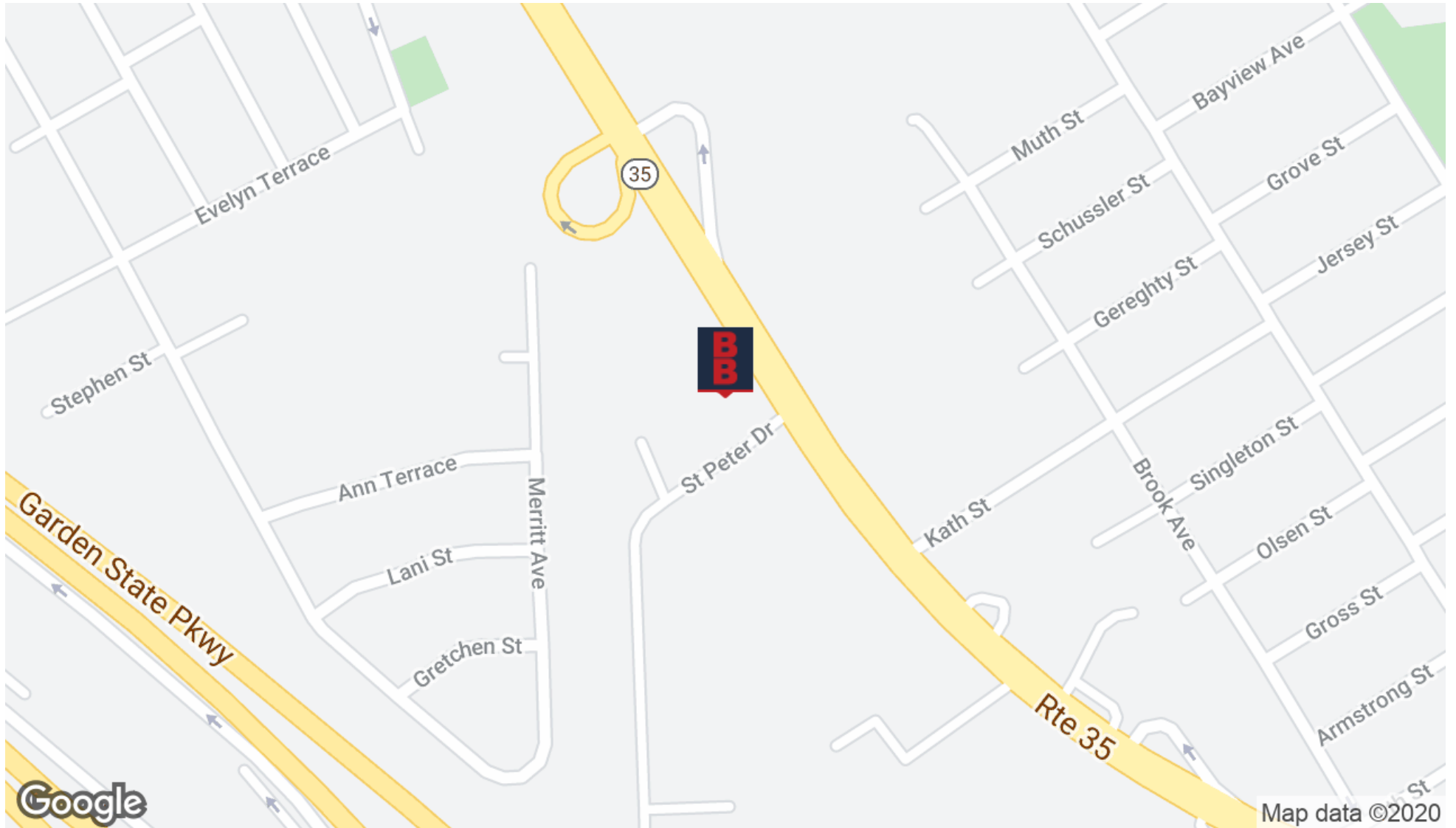
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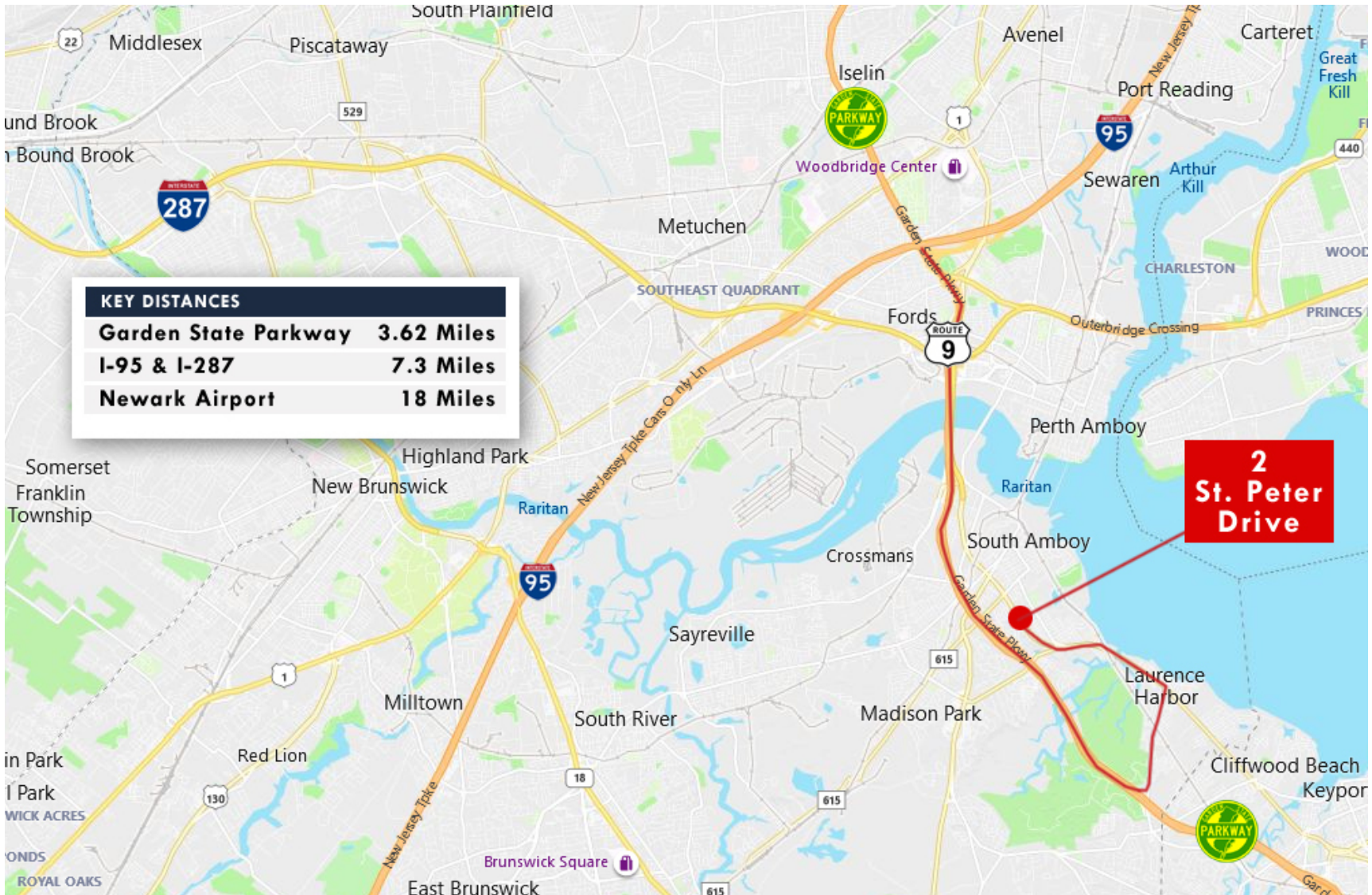
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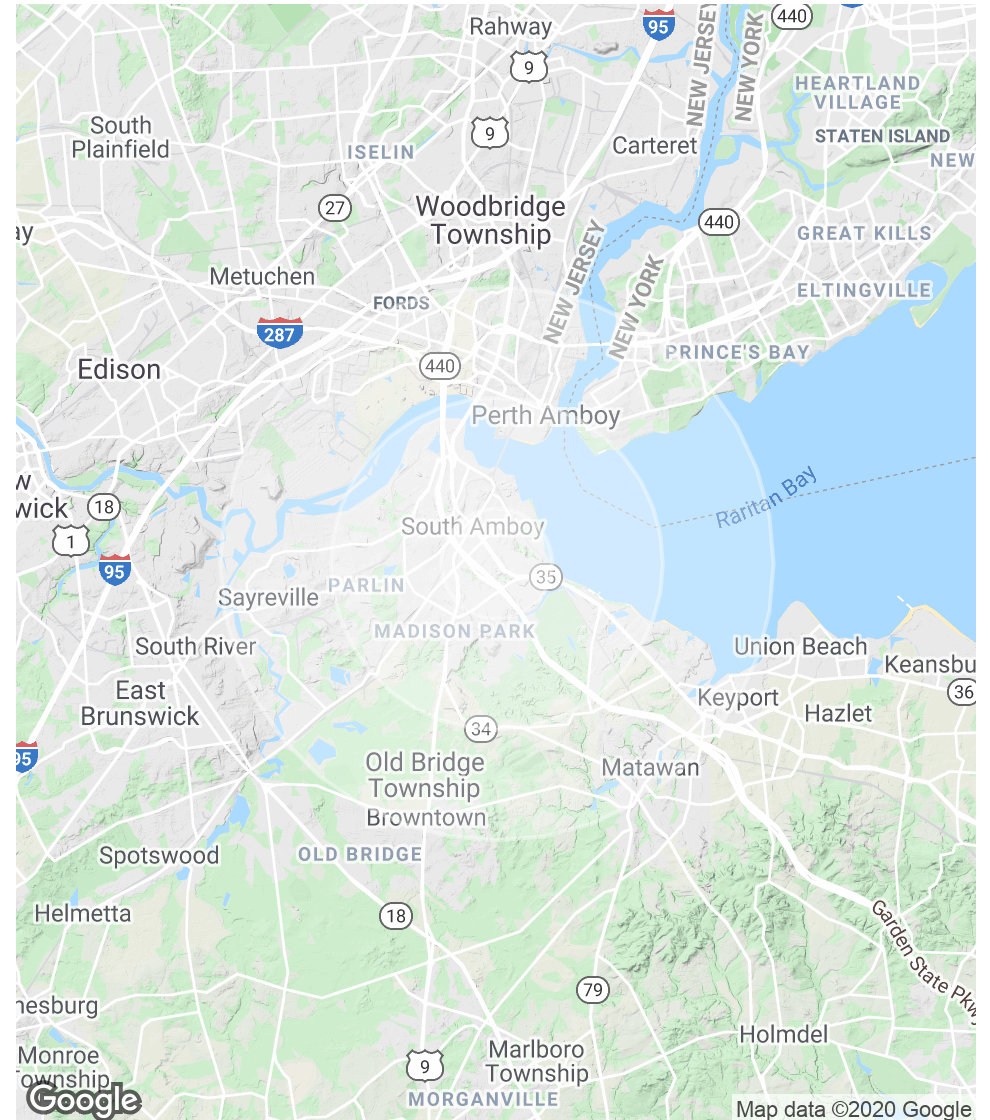
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,407	65,599	190,513
Average age	40.8	38.1	36.5
Average age (Male)	39.9	37.2	35.6
Average age (Female)	41.1	38.7	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,015	24,253	68,173
# 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



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