



LAND

FOR SALE

±5.05 ACRES OF LAND

11-17 Major Road, Monmouth Junction, NJ 08852

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

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

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LOCATION DESCRIPTION

4.8 Miles to NJ Turnpike
 ±35 Miles to Newark Liberty International Airport
 ±39 Miles to New York City

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	5.05 Acres

PROPERTY HIGHLIGHTS

- Total Acreage: ±5.05 Acres (Block 86, Lots 61.02 and 61.11)
- Building 1: ±2,500 SF
- Building 2: ±700 SF
- Ceiling Height: ±16 Feet
- Loading: 3 DI
- Zoned: Industrial
- Taxes: \$18,831.13
- Comments: Industrial property with plenty of empty land (only land). Approved for auto and truck repairs, towing and residence.

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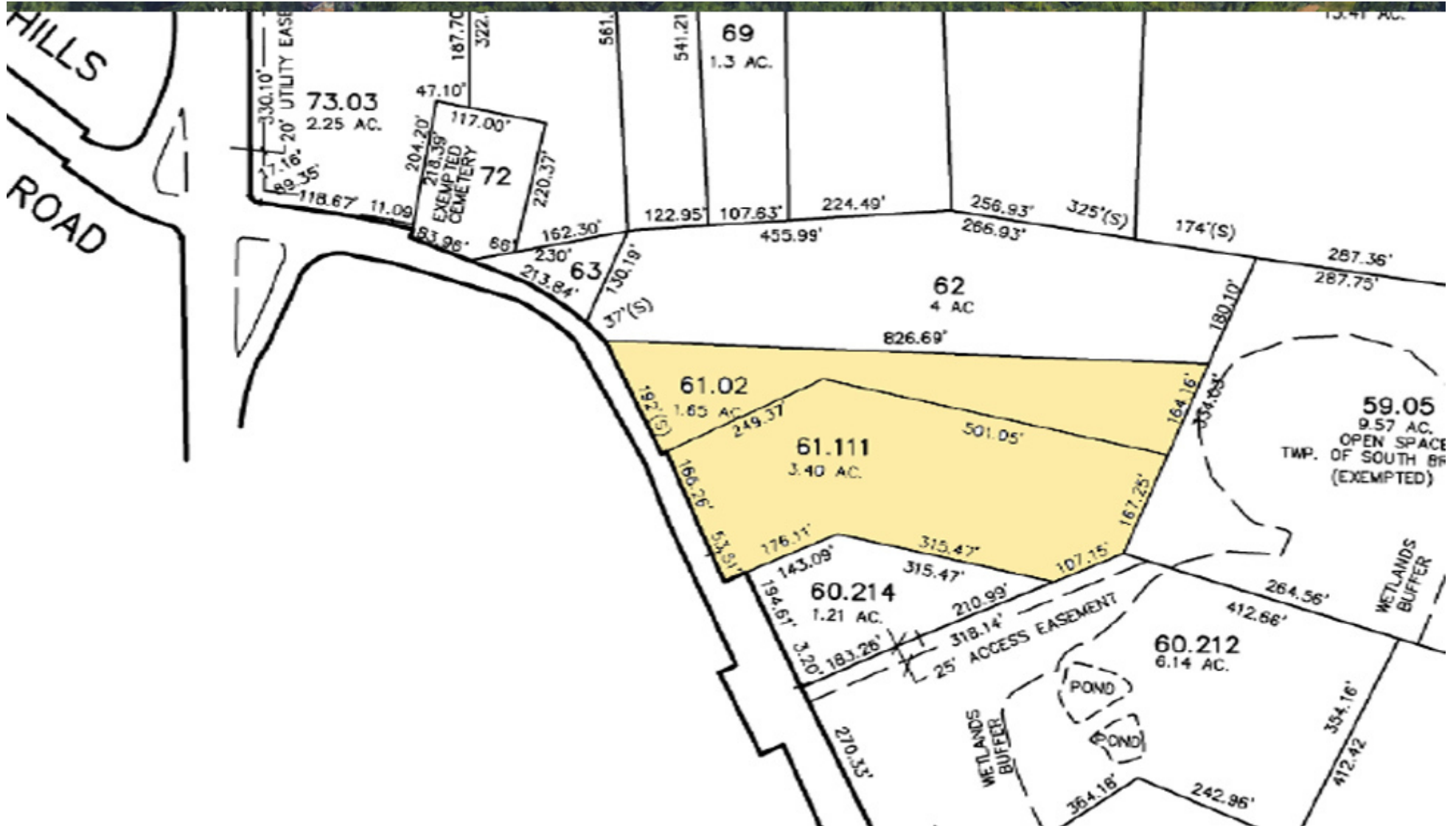
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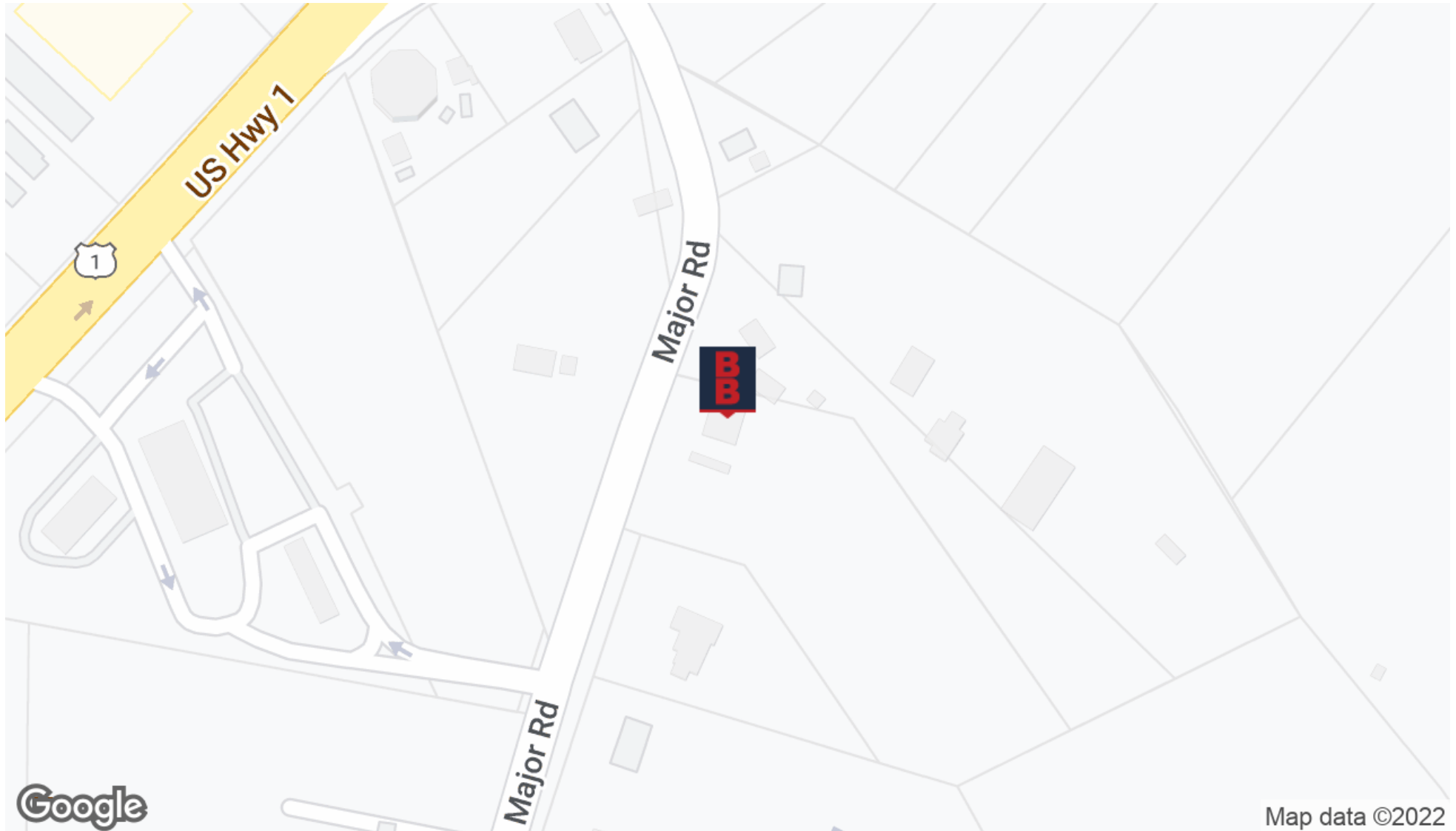
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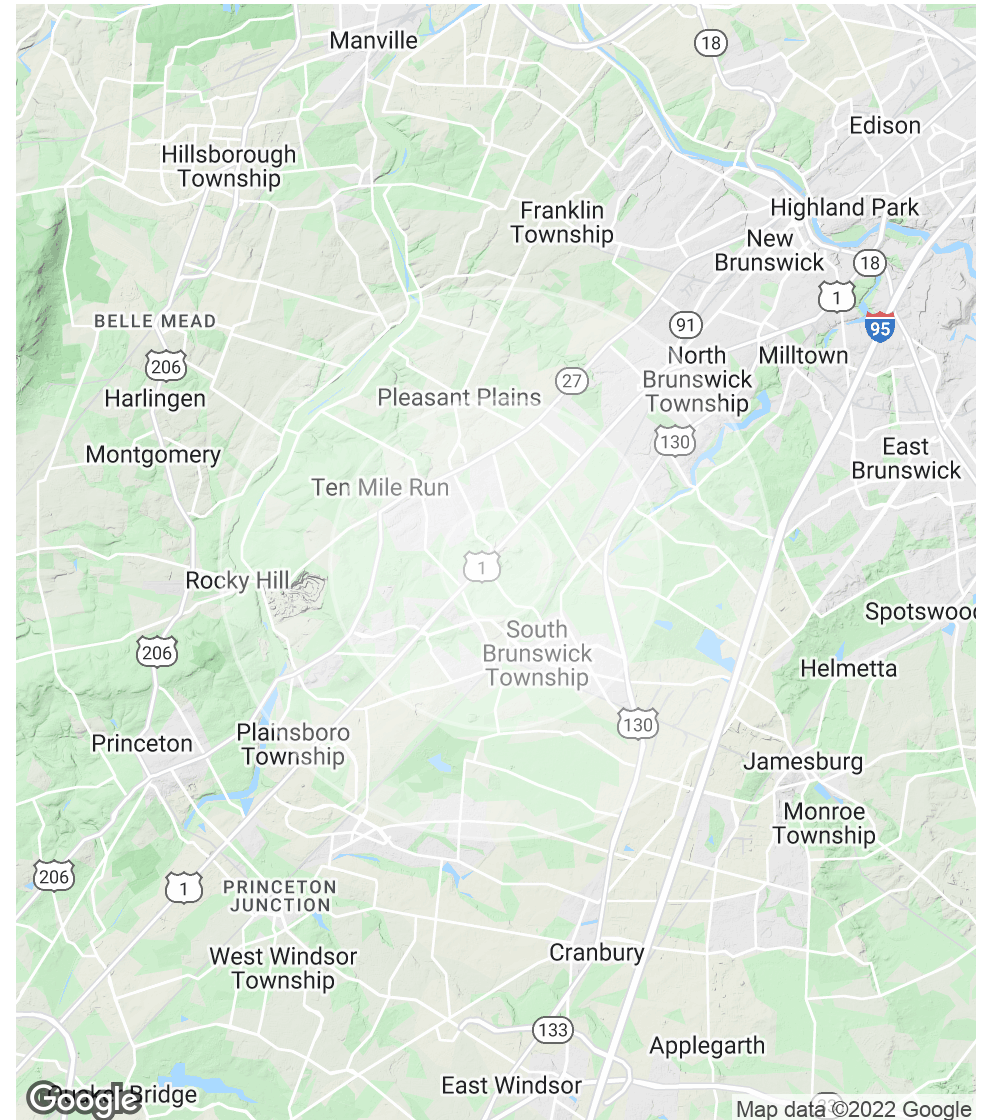
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,619	51,202	103,464
Average Age	37.1	37.0	36.5
Average Age (Male)	37.1	36.6	36.0
Average Age (Female)	37.3	37.4	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,119	18,439	37,181
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$96,249	\$109,862	\$112,436
Average House Value	\$381,651	\$410,056	\$428,388

* Demographic data derived from 2010 US Census



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