



FLEX / OFFICE / RETAIL BUILDING

FOR SALE: RARE MIXED-USE DEVELOPMENT OPPORTUNITY

153-165 FIRST AVENUE

153-165 First Avenue, Atlantic Highlands, NJ 07716

For More Information, Contact

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±18,800 SF Flex / Office / Retail

LOCATION DESCRIPTION

0.4 Miles to Seastreak Ferry Terminal

Close Proximity to Route 36, 35 and Garden State Parkway

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	0.69 Acres
Building Size:	18,800 SF

PROPERTY HIGHLIGHTS

- Commuters' Dream – 5-minute walk to ferry with direct access to Manhattan
- Zoned CBD – Commercial Business District which allows mixed-use development retail-residential-office
- Block 107, Lots 8, 9, 10
- 0.69-Acre Total
- 1 Drive-In Door
- 10' Ceiling Height
- Gas Heat
- Heavy Power

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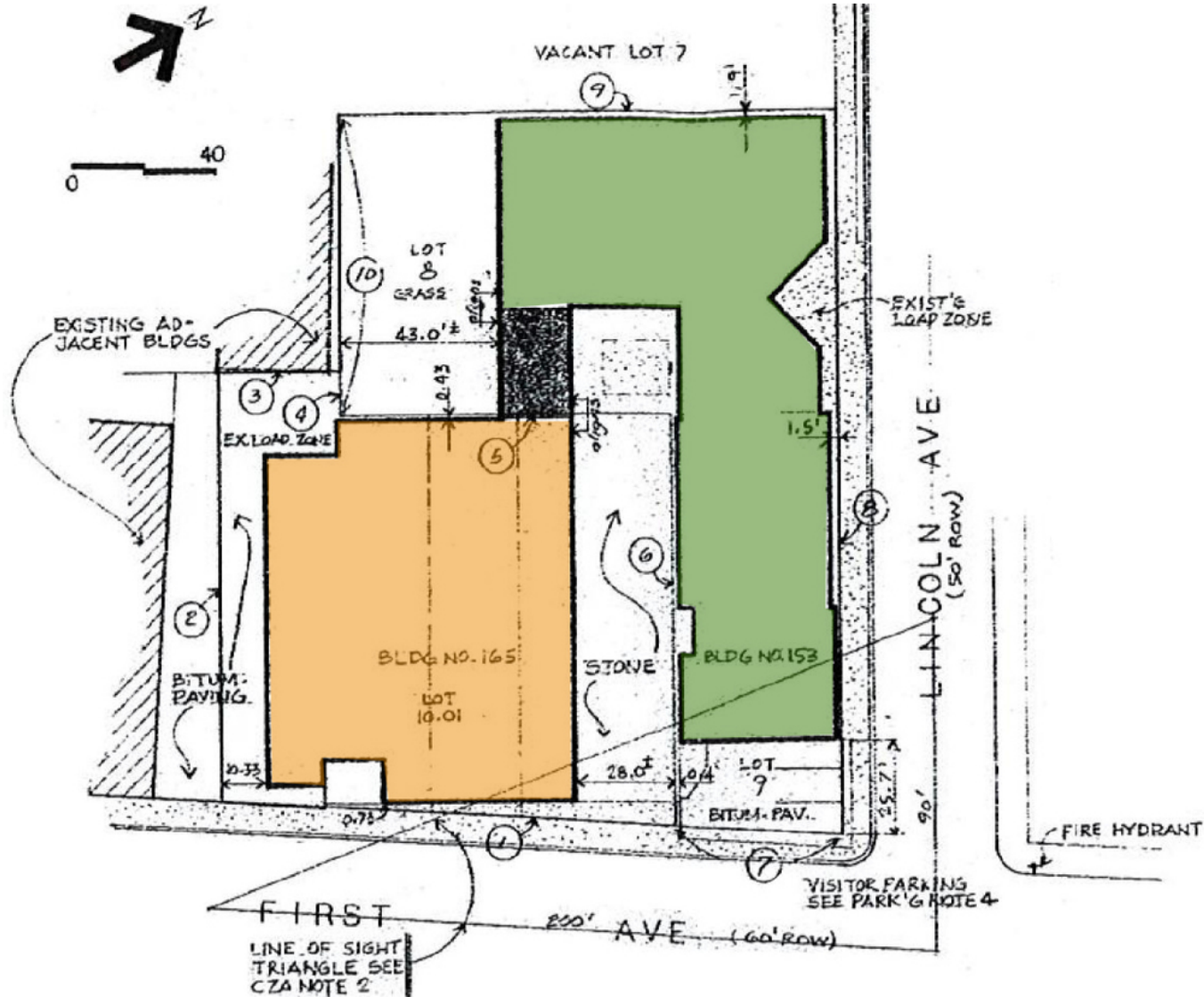
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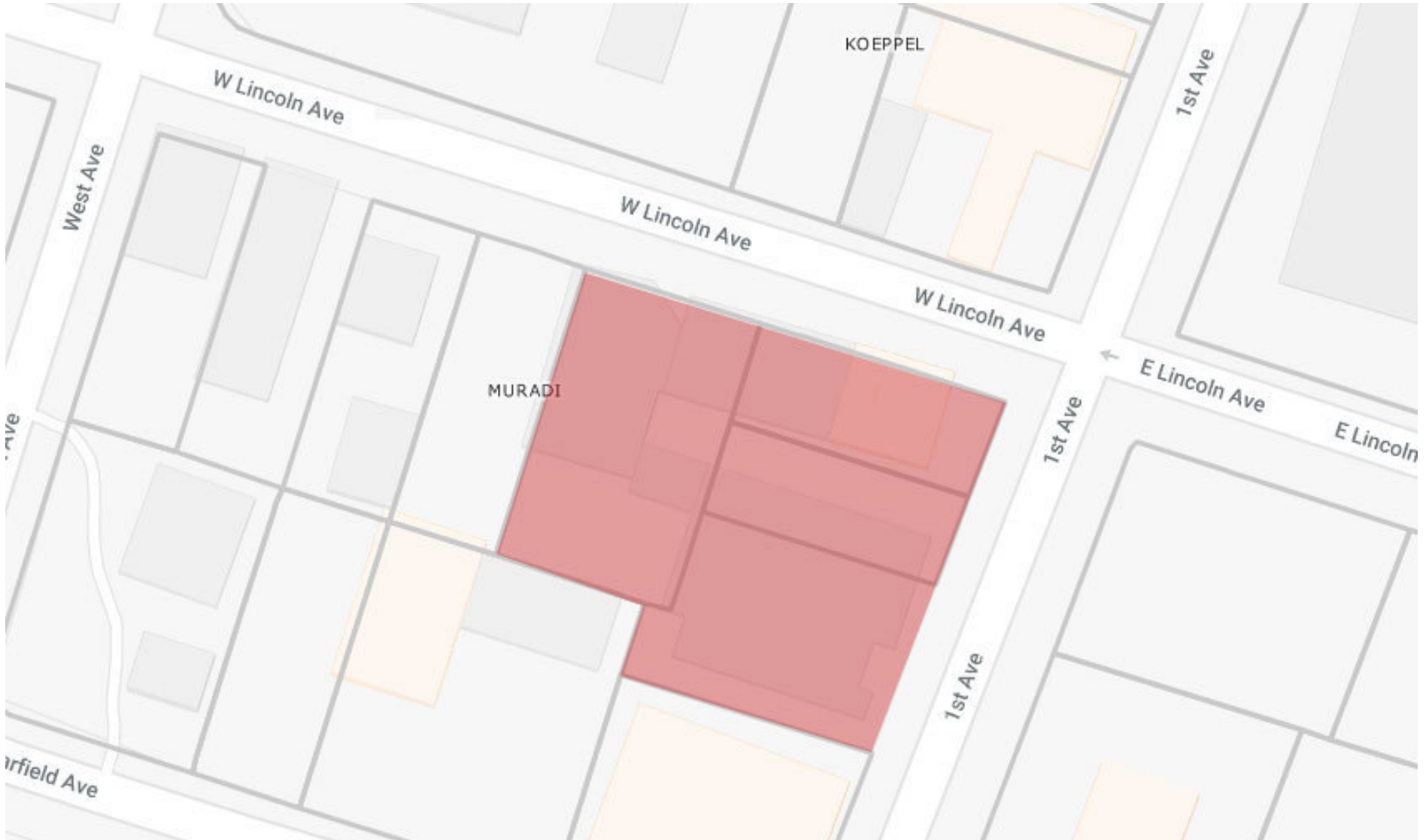
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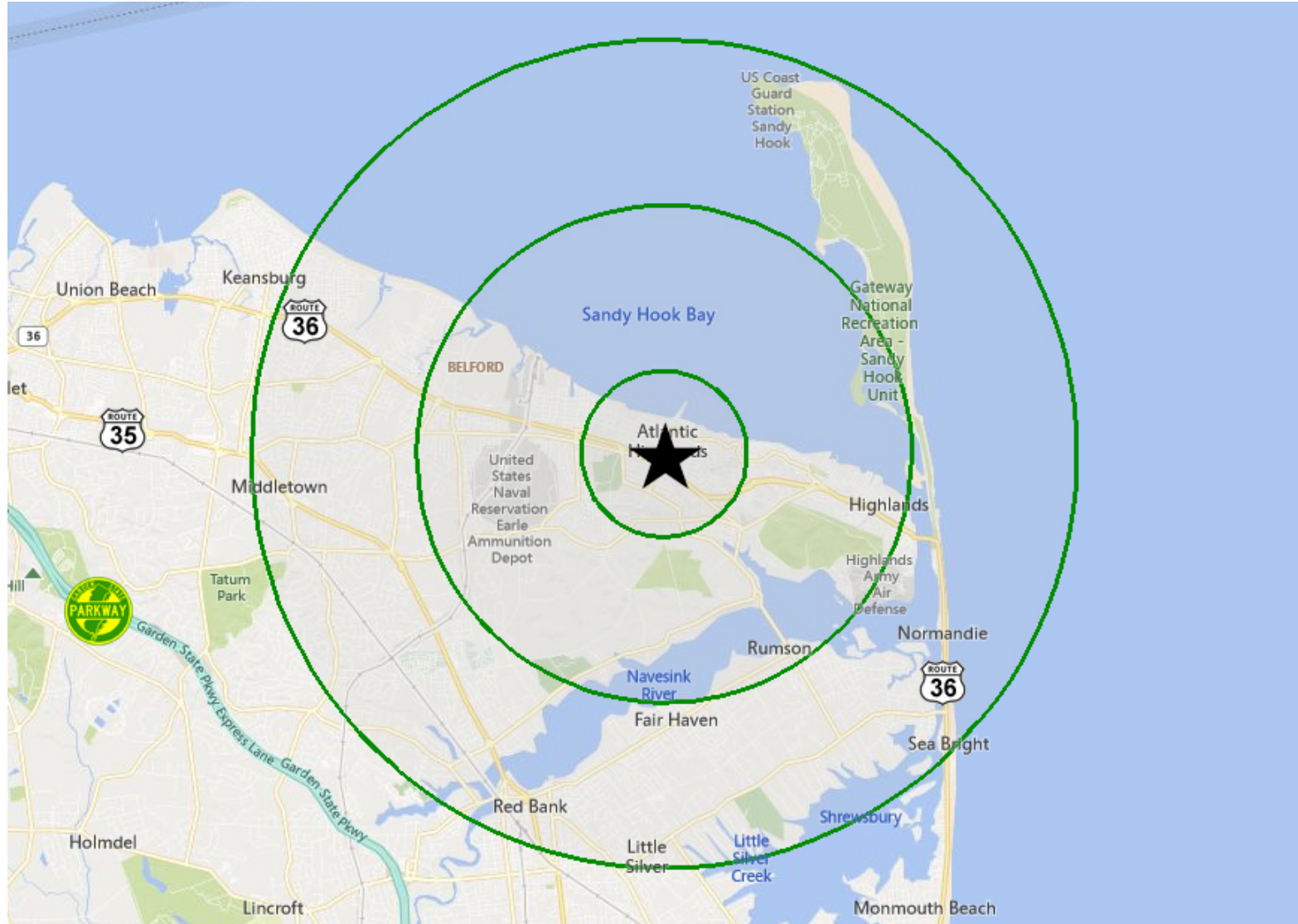
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	7,050	27,164	84,847
2019 Estimate	7,045	27,304	85,287
2010 Census	6,979	27,873	87,090
Growth 2019-2024	0.07%	(0.51%)	(0.52%)
Growth 2010-2019	0.95%	(2.04%)	(2.07%)
2019 Population Hispanic Origin	447	1,810	6,934
2019 Population by Race:			
White	6,538	25,555	80,004
Black	207	566	1,757
Am. Indian & Alaskan	17	53	199
Asian	172	722	2,151
Hawaiian & Pacific Island	0	3	47
Other	111	405	1,129
U.S. Armed Forces:	0	2	18
Households:			
2024 Projection	2,806	11,024	32,255
2019 Estimate	2,804	11,079	32,412
2010 Census	2,769	11,280	33,007
Growth 2019 - 2024	0.07%	(0.50%)	(0.48%)
Growth 2010 - 2019	1.26%	(1.78%)	(1.80%)
Owner Occupied	2,106	8,155	24,948
Renter Occupied	697	2,925	7,465
2019 Avg Household Income	\$116,179	\$113,735	\$128,959
2019 Med Household Income	\$93,488	\$86,615	\$103,141
2019 Households by Household Inc:			
<\$25,000	253	1,236	3,381
\$25,000 - \$50,000	491	1,698	4,539
\$50,000 - \$75,000	428	1,949	4,126
\$75,000 - \$100,000	311	1,413	3,713
\$100,000 - \$125,000	401	1,227	3,562
\$125,000 - \$150,000	245	1,020	3,014
\$150,000 - \$200,000	278	965	4,124
\$200,000+	397	1,571	5,954

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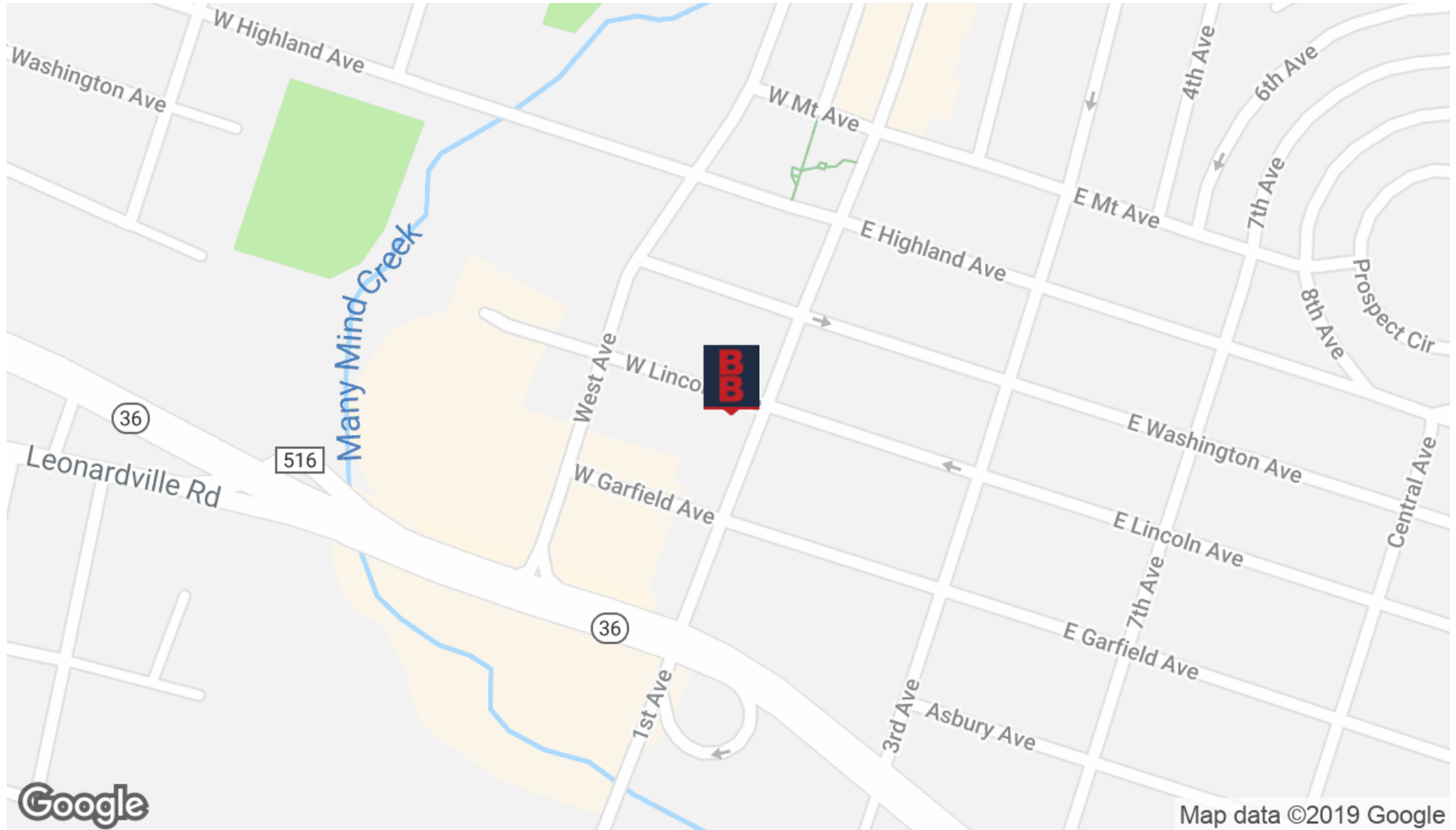
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