



OFFICE BUILDING

FOR SALE

MEDICAL / PROFESSIONAL OFFICE BUILDING

59 Memorial Parkway, Atlantic Highlands, NJ 07716

For More Information, Contact

JOHN LONGO

Senior Sales Associate

jlongo@blauberg.com

973.379.6644 x129



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

www.blauberg.com

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59 Memorial Parkway, Atlantic Highlands, NJ 07716



PROPERTY DESCRIPTION

±1,396 SF Office Building

LOCATION DESCRIPTION

Excellent Highway Visibility and Access
Minutes to New York Ferries, GSP and Other Major Highways
Approx. 3.5 Miles to Route 35
Approx. 6.5 Miles to Garden State Parkway Exit 114
NJ Transit Runs Directly in Front of the Office

PROPERTY HIGHLIGHTS

Building Square Footage at ±1,396 SF
±0.14 Acres (Block 84, Lot 8)
Zoned OR (Office Residential)
Former Optometrist Office
Medical Office with 2 Exam Lanes
Ideal for Medical / Professional Use
Can Easily be Reconfigured for Many Other Professional Uses
Basement and Attic for Storage
8 Parking Spots
Great Jersey Shore Location
Daily Traffic Count at ±23,000 Vehicles Per Day
Taxes at \$6,210.44 (2019)

COMMENT

For Sale - In the market for medical/office space at the Jersey Shore, then I have the perfect space for you. A well maintained professional/medical office building in beautiful Atlantic Highlands NJ. Excellent highway exposure, close to major highways and commuter ferries. Offered at \$368,000. Approximately 1,400 square feet former eye care facility that is ideal for doctors, dentists, lawyers, architects, massage therapists, wellness space and, especially, professionals looking to ditch the NYC commute. Perfect for a learning center, local clubs and community groups as well.

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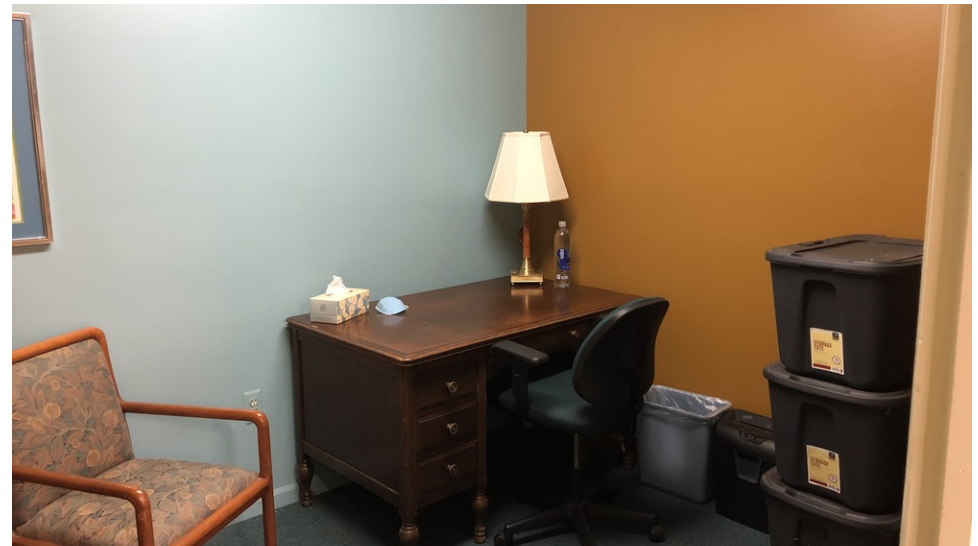
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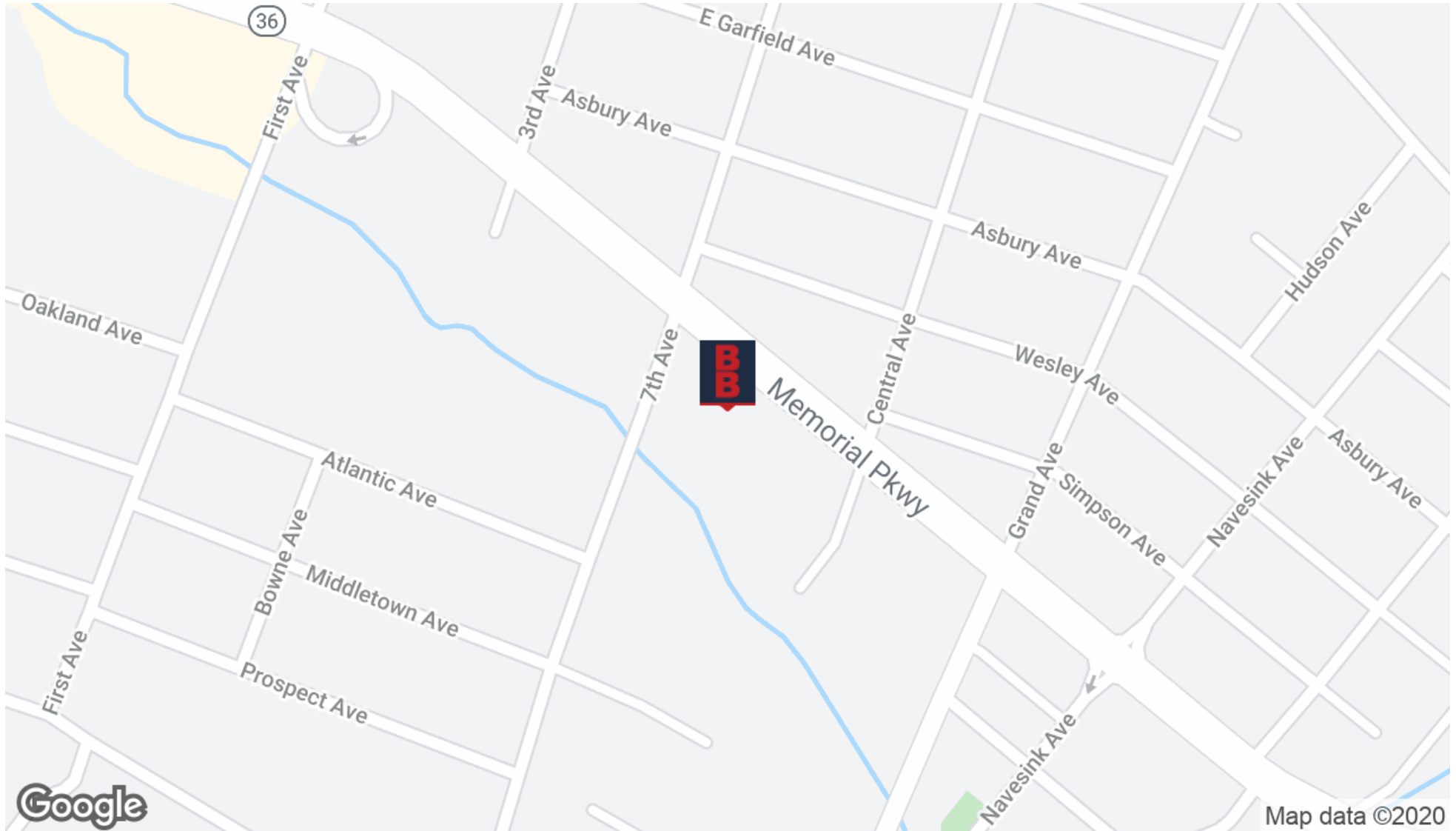
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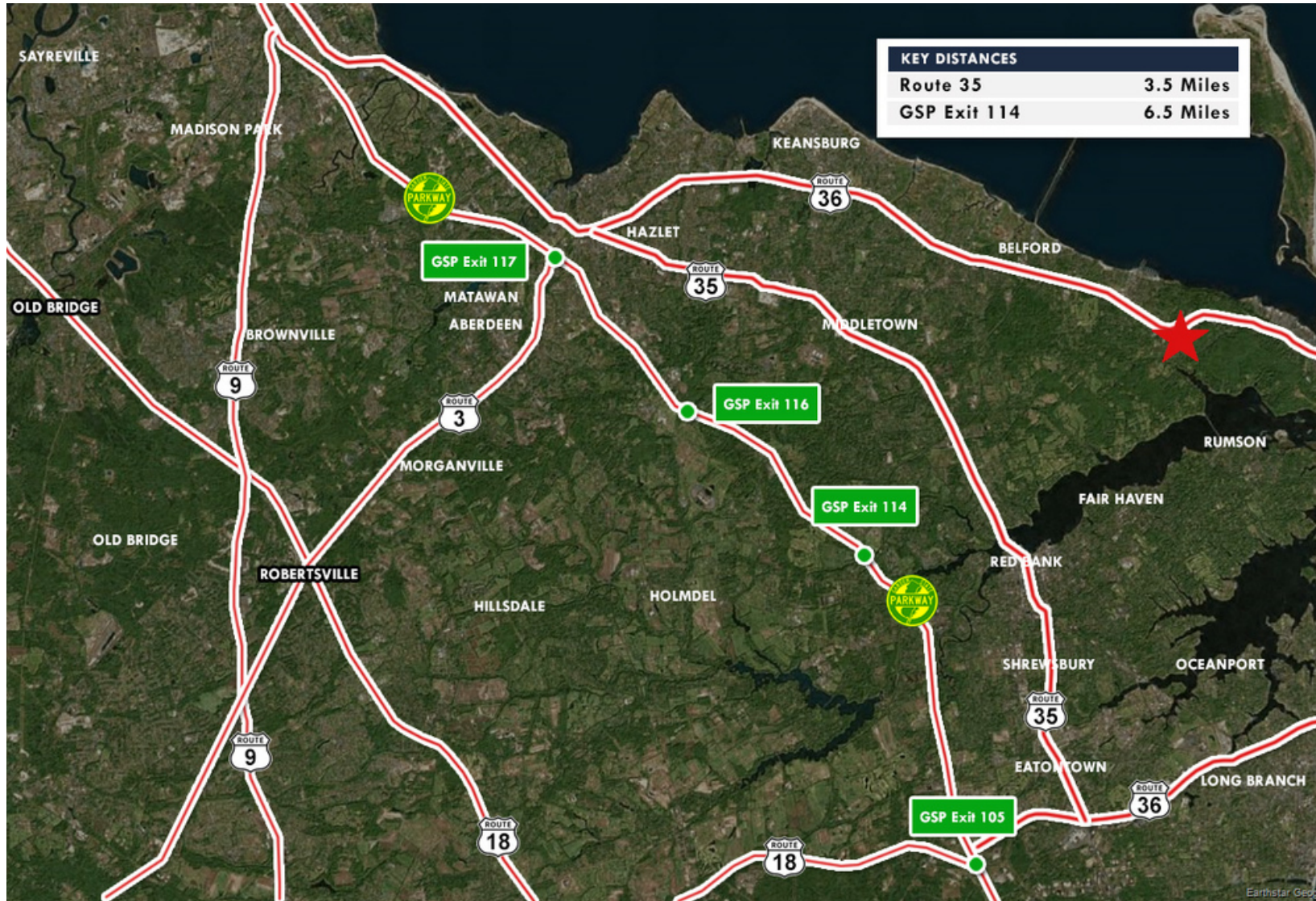
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| Radius | 1 Mile | 3 Mile | 5 Mile |
|--|------------------|------------------|------------------|
| Population: | | | |
| 2025 Projection | 7,226 | 26,441 | 85,388 |
| 2020 Estimate | 7,247 | 26,653 | 85,911 |
| 2010 Census | 7,327 | 27,632 | 88,212 |
| Growth 2020-2025 | (0.29%) | (0.80%) | (0.61%) |
| Growth 2010-2020 | (1.09%) | (3.54%) | (2.61%) |
| 2020 Population Hispanic Origin | 431 | 1,648 | 8,035 |
| 2020 Population by Race: | | | |
| White | 6,729 | 25,139 | 80,222 |
| Black | 208 | 526 | 2,105 |
| Am. Indian & Alaskan | 16 | 49 | 279 |
| Asian | 182 | 542 | 2,068 |
| Hawaiian & Pacific Island | 0 | 3 | 57 |
| Other | 112 | 394 | 1,179 |
| U.S. Armed Forces: | 0 | 2 | 25 |
| Households: | | | |
| 2025 Projection | 2,941 | 10,595 | 32,349 |
| 2020 Estimate | 2,951 | 10,679 | 32,559 |
| 2010 Census | 2,984 | 11,044 | 33,442 |
| Growth 2020 - 2025 | (0.34%) | (0.79%) | (0.64%) |
| Growth 2010 - 2020 | (1.11%) | (3.30%) | (2.64%) |
| Owner Occupied | 2,115 | 7,988 | 24,997 |
| Renter Occupied | 835 | 2,692 | 7,563 |
| 2020 Avg Household Income | \$135,704 | \$131,268 | \$138,403 |
| 2020 Med Household Income | \$104,637 | \$98,494 | \$110,679 |
| 2020 Households by Household Inc: | | | |
| <\$25,000 | 235 | 1,131 | 3,357 |
| \$25,000 - \$50,000 | 408 | 1,212 | 3,524 |
| \$50,000 - \$75,000 | 445 | 1,850 | 4,339 |
| \$75,000 - \$100,000 | 330 | 1,221 | 3,648 |
| \$100,000 - \$125,000 | 310 | 987 | 3,303 |
| \$125,000 - \$150,000 | 295 | 1,058 | 3,065 |
| \$150,000 - \$200,000 | 276 | 1,009 | 4,189 |
| \$200,000+ | 652 | 2,213 | 7,133 |

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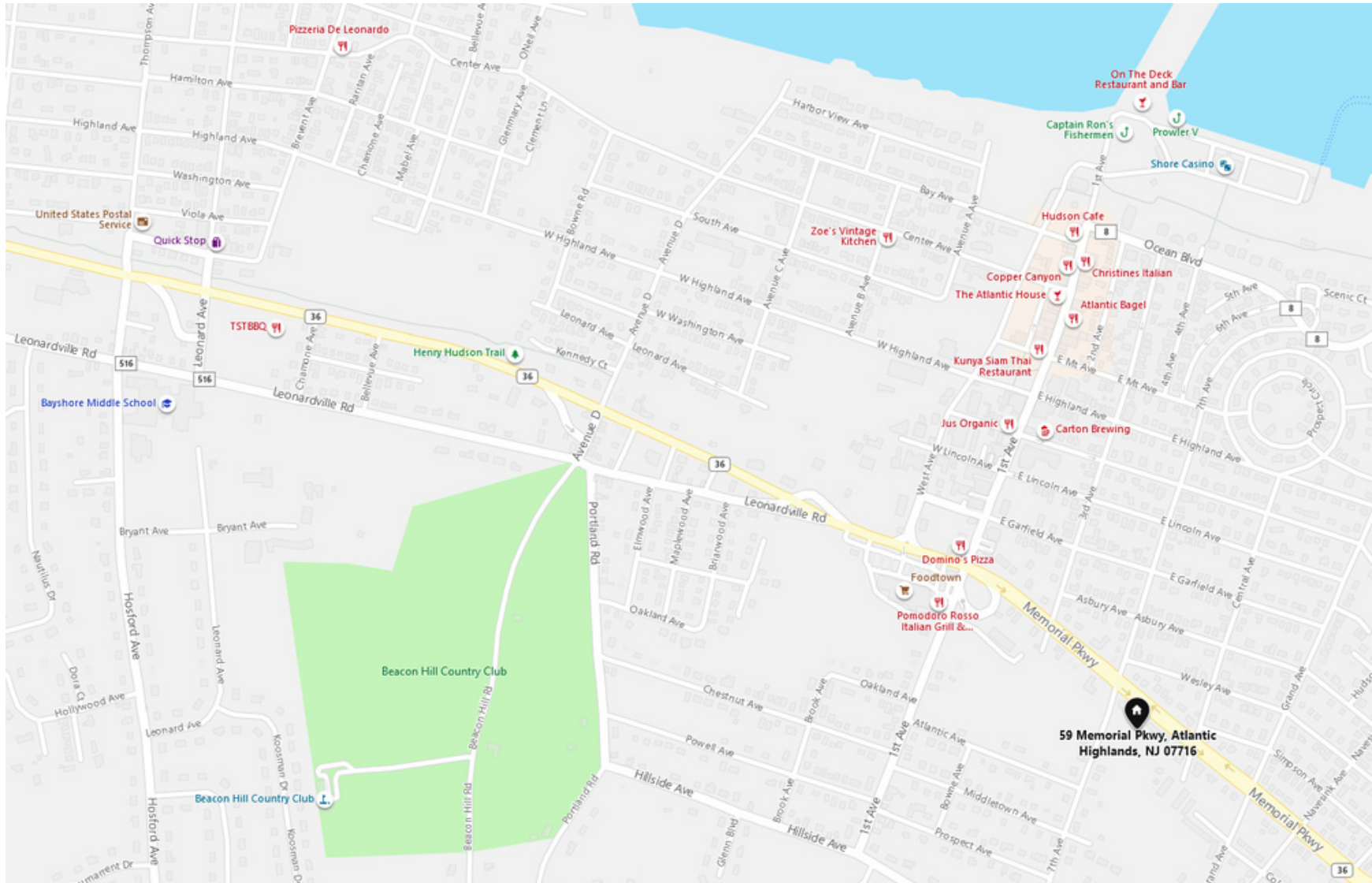
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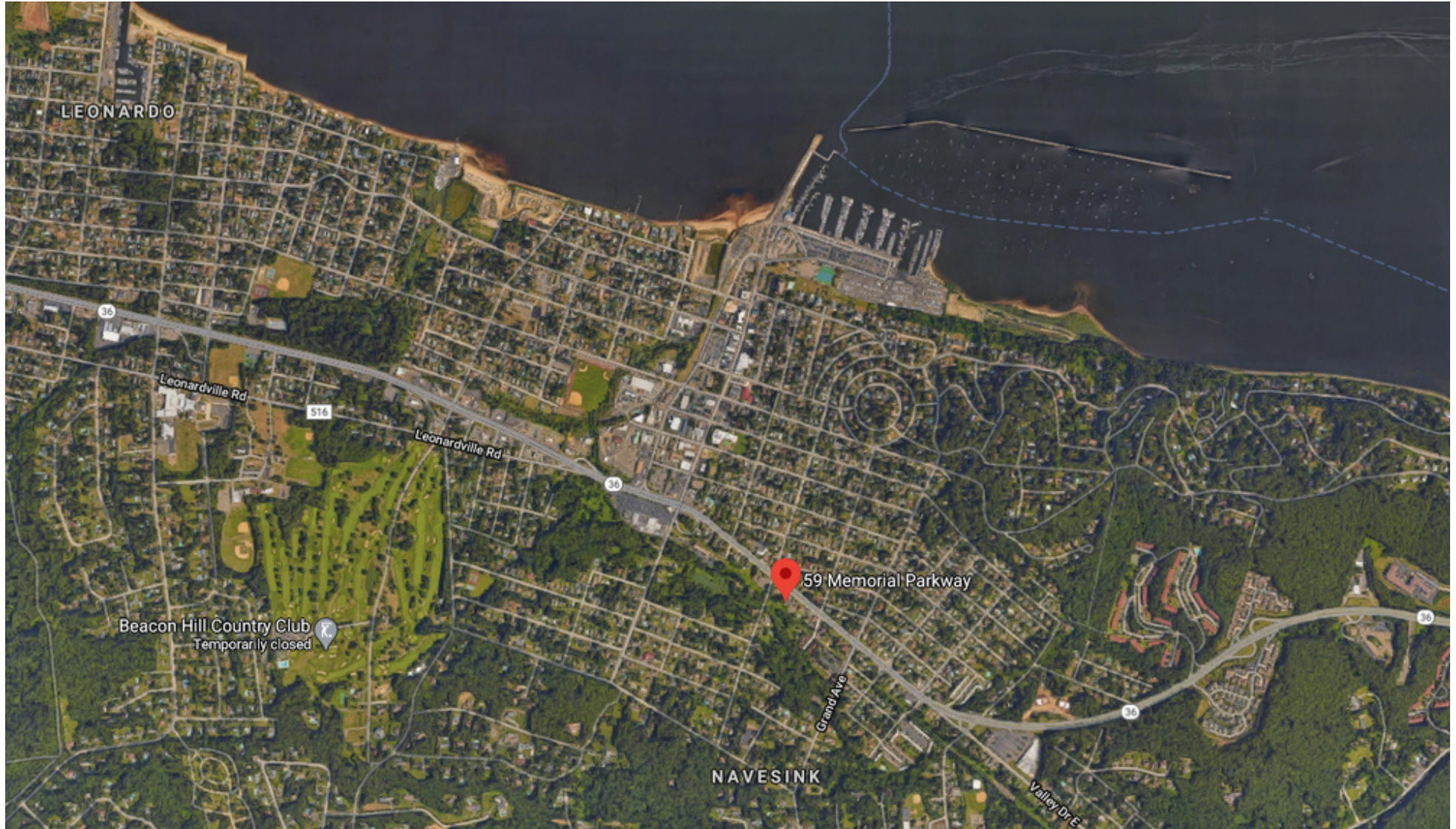
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PROFESSIONAL BACKGROUND

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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