

RETAIL / OFFICE / MEDICAL + DEVELOPMENT OPPORTUNITY

FOR SALE

# ±15-ACRE VACANT LAND FOR SALE (WETLANDS FREE)

117-185 Route 70, Toms River, NJ 08755

*For More Information, Contact*

**JOHN LONGO**

*Senior Sales Associate*  
jlongo@blauberg.com  
973.379.6644 x129

**SCOTT G. SAVASTANO**

*Director of Capital Markets*  
sgsavastano@blauberg.com  
973.379.6644 x147



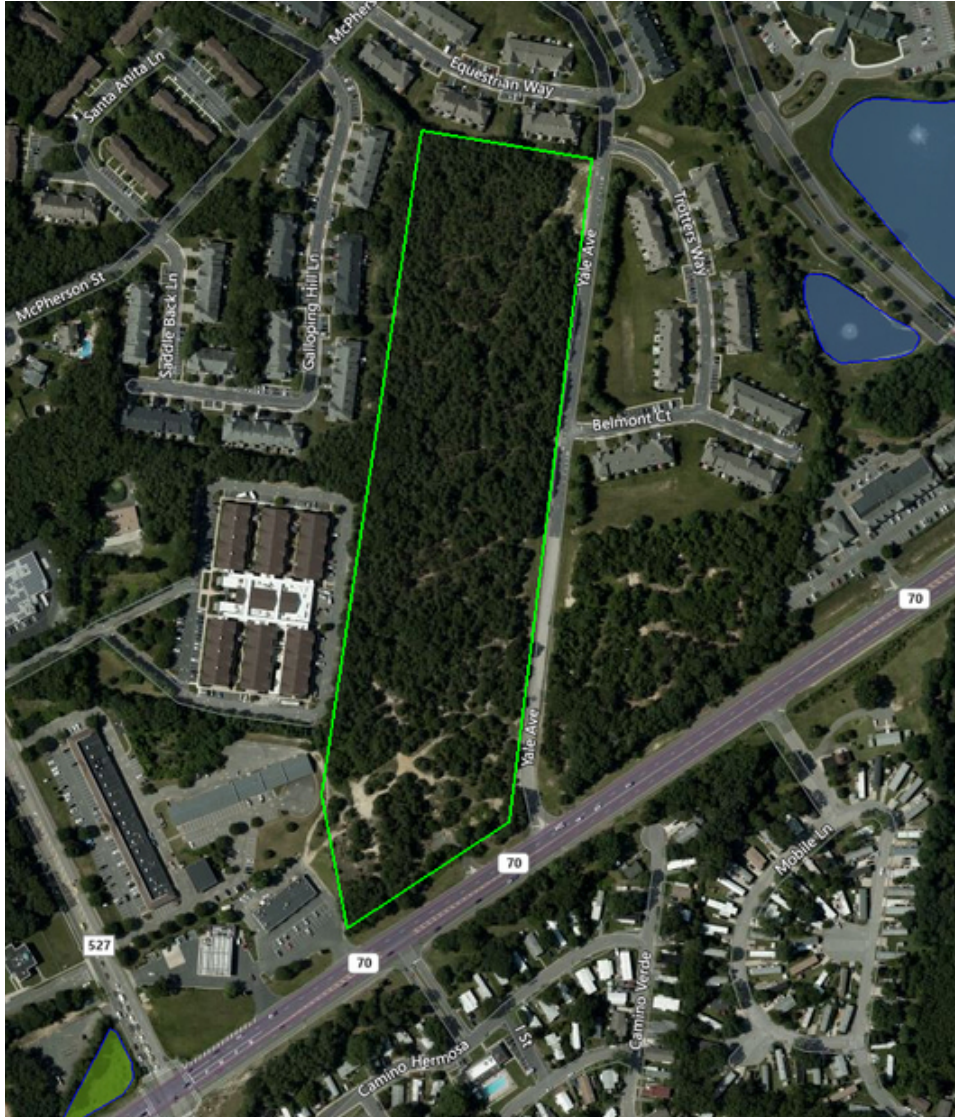
**THE BLAU & BERG COMPANY**

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

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

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117-185 Route 70, Toms River, NJ 08755



## PROPERTY DESCRIPTION

±15-Acre Vacant Land (Wetlands Free) with ±425 Feet Frontage on Route 70

## LOCATION

Less Than 1 Mile to Route 9  
 ±3 Miles to Garden State Parkway  
 AADT +23,000

## FRONT 8 AC ZONE: HB HIGHWAY BUSINESS ZONE

- Retail / Wholesale Fabrication
- Office / Medical / Financial
- Restaurant / Bar
- New / Used Auto Sales
- Vocational Schools
- Contractor Space

## BACK 8 AC ZONE: O-10 OFFICE ZONE

- Office / Medical / Financial
- Child & Adult Care
- Community Residences
- Private & Parochial Schools
- Houses of Worship

## OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	±15 Acres

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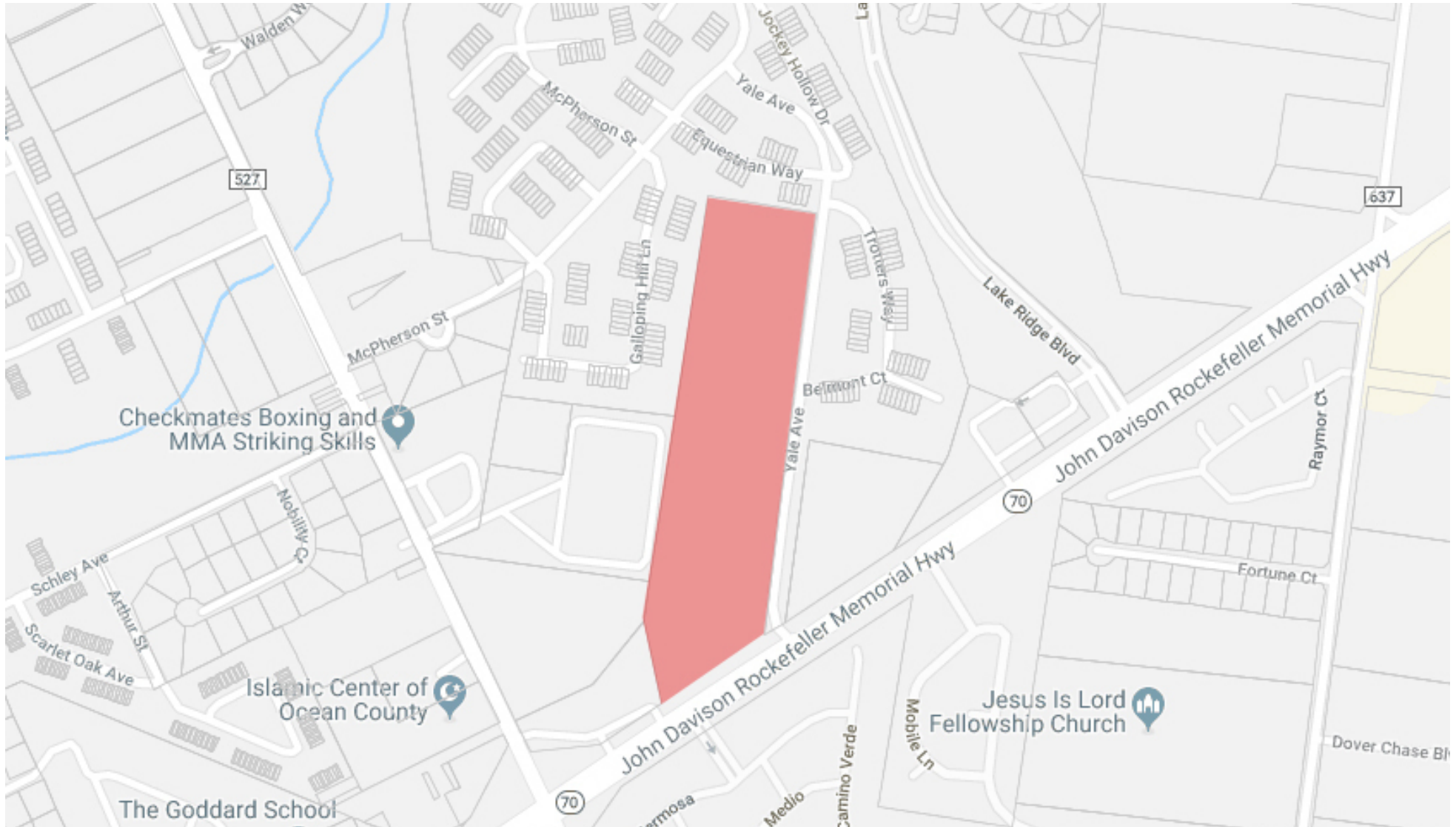
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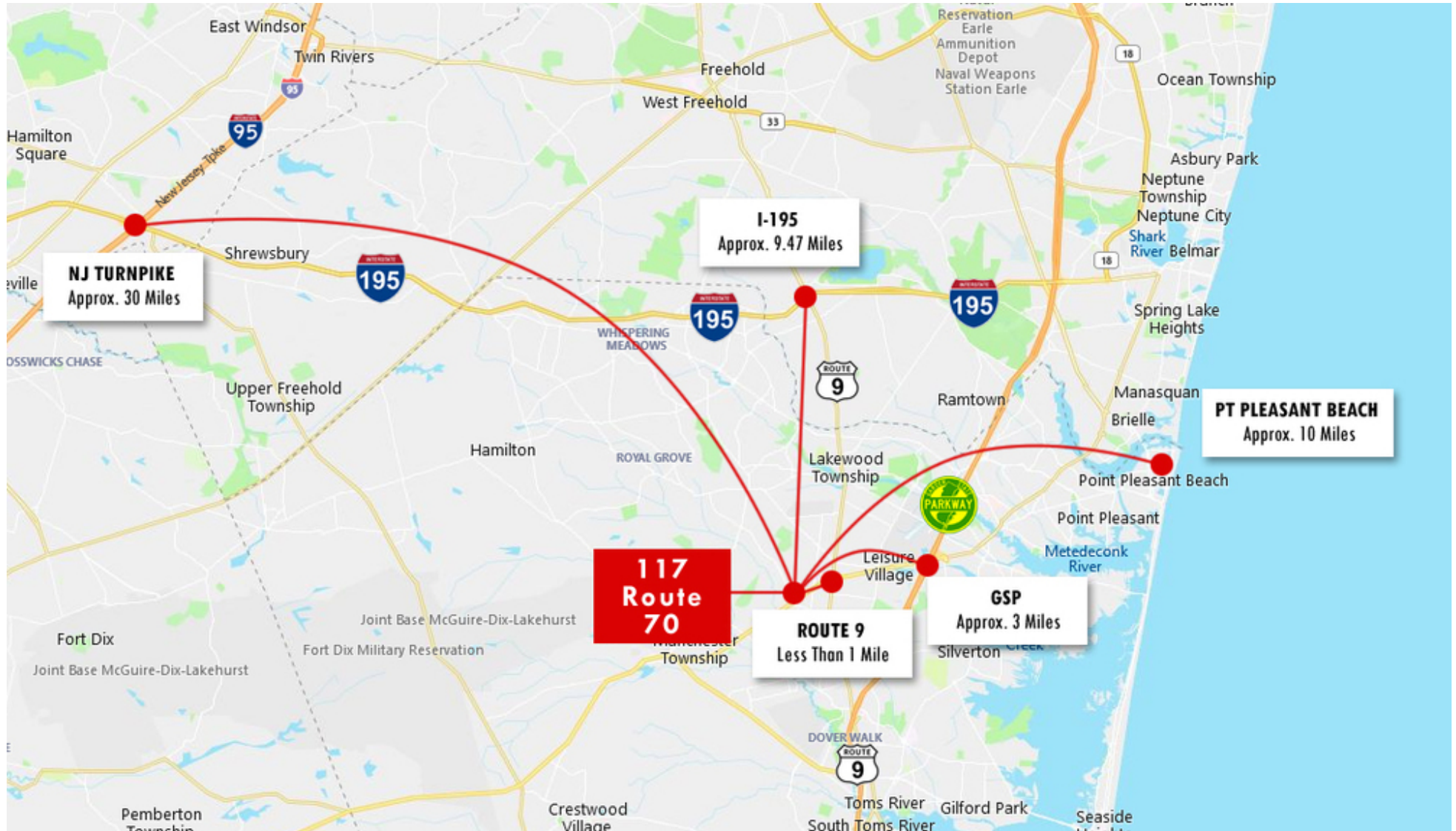
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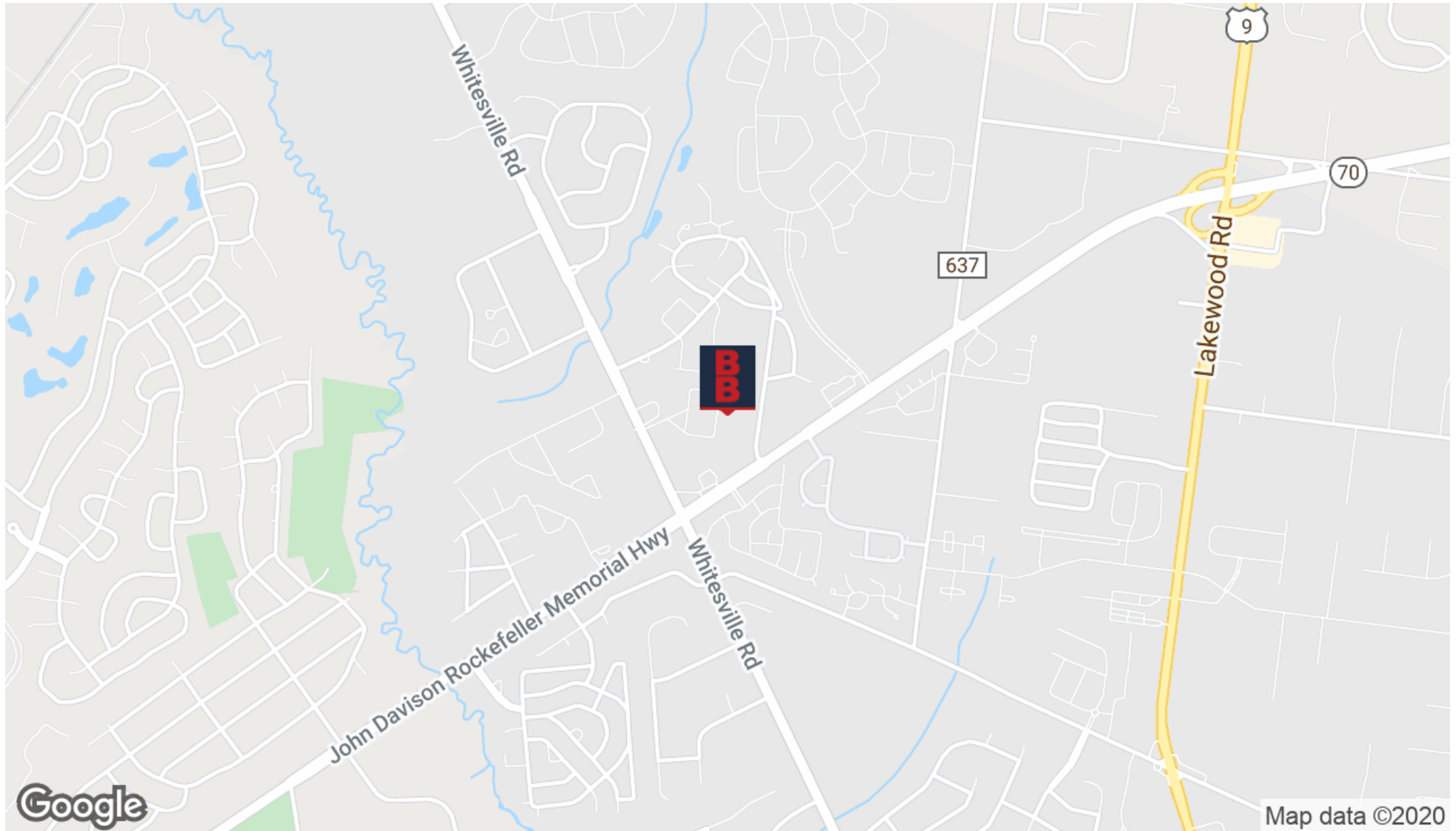
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	7,766	57,499	161,214
2019 Estimate	7,736	56,563	158,241
2010 Census	8,482	58,170	160,893
Growth 2019-2024	0.39%	1.65%	1.88%
Growth 2010-2019	(8.80%)	(2.76%)	(1.65%)
2019 Population Hispanic Origin	726	6,814	23,315
<b>2019 Population by Race:</b>			
White	6,800	50,079	142,450
Black	500	3,751	9,246
Am. Indian & Alaskan	18	219	622
Asian	286	1,737	3,699
Hawaiian & Pacific Island	2	16	108
Other	129	761	2,115
<b>U.S. Armed Forces:</b>			
	0	3	73
<b>Households:</b>			
2024 Projection	3,290	21,190	53,605
2019 Estimate	3,294	21,023	53,024
2010 Census	3,703	22,593	56,130
Growth 2019 - 2024	(0.12%)	0.79%	1.10%
Growth 2010 - 2019	(11.05%)	(6.95%)	(5.53%)
Owner Occupied	2,841	16,865	37,524
Renter Occupied	453	4,158	15,501
<b>2019 Avg Household Income</b>	<b>\$87,825</b>	<b>\$78,638</b>	<b>\$72,802</b>
<b>2019 Med Household Income</b>	<b>\$68,067</b>	<b>\$54,385</b>	<b>\$50,192</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	529	3,963	11,747
\$25,000 - \$50,000	687	5,864	14,688
\$50,000 - \$75,000	571	3,533	8,802
\$75,000 - \$100,000	505	2,301	5,840
\$100,000 - \$125,000	382	1,755	4,078
\$125,000 - \$150,000	154	1,099	2,601
\$150,000 - \$200,000	234	1,224	2,634
\$200,000+	231	1,285	2,633

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908.803.1876

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Director of Capital Markets

973.464.3800

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