



COMMERCIAL RETAIL LAND

FOR SALE & LEASE

# ±2.3-ACRE VACANT LAND

2265 Route 37 West, Manchester, NJ 08759

*For More Information, Contact*

**JOHN LONGO**

*Senior Sales Associate*

[jlongo@blauberg.com](mailto:jlongo@blauberg.com)

973.379.6644 x129



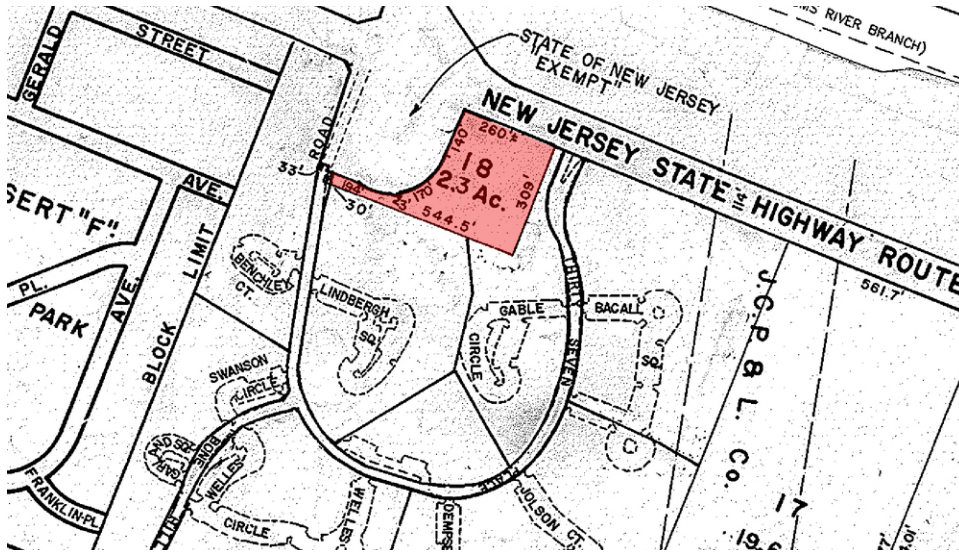
**THE BLAU & BERG COMPANY**

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

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

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## PROPERTY DESCRIPTION

±2.32 Acres Vacant Commercial Land & C-Liquor License

## LOCATION DESCRIPTION

A Jug Handle with Access to Side Street for Corner Ingress and Egress

Corner Access to Traffic Light

±3.5 Miles from Exit 82A of Garden State Parkway

East of Lakehurst Naval Air Base

## OFFERING SUMMARY

Sale Price / Lease Rate:	Please Call
C-Liquor License Price:	Please Call
Lot Size:	2.32 Acres

## PROPERTY HIGHLIGHTS

- ±2.3 Acres Vacant Land (Block 44, Lot 18)
- Over 260 Feet Frontage Along Route 37 West
- Zoned HD-3
- Permitted Uses Include Retail Shopping Centers, Bank, Fast Food, Daycare, Medical and Non-Medical Offices, Automotive, Bar / Restaurant, Liquor Store, C-Store and Related Uses
- Traffic Count Approx. 35,000 Cars Daily
- Utilities: City Water, Sewer in Street
- Owner Offering C-Liquor License

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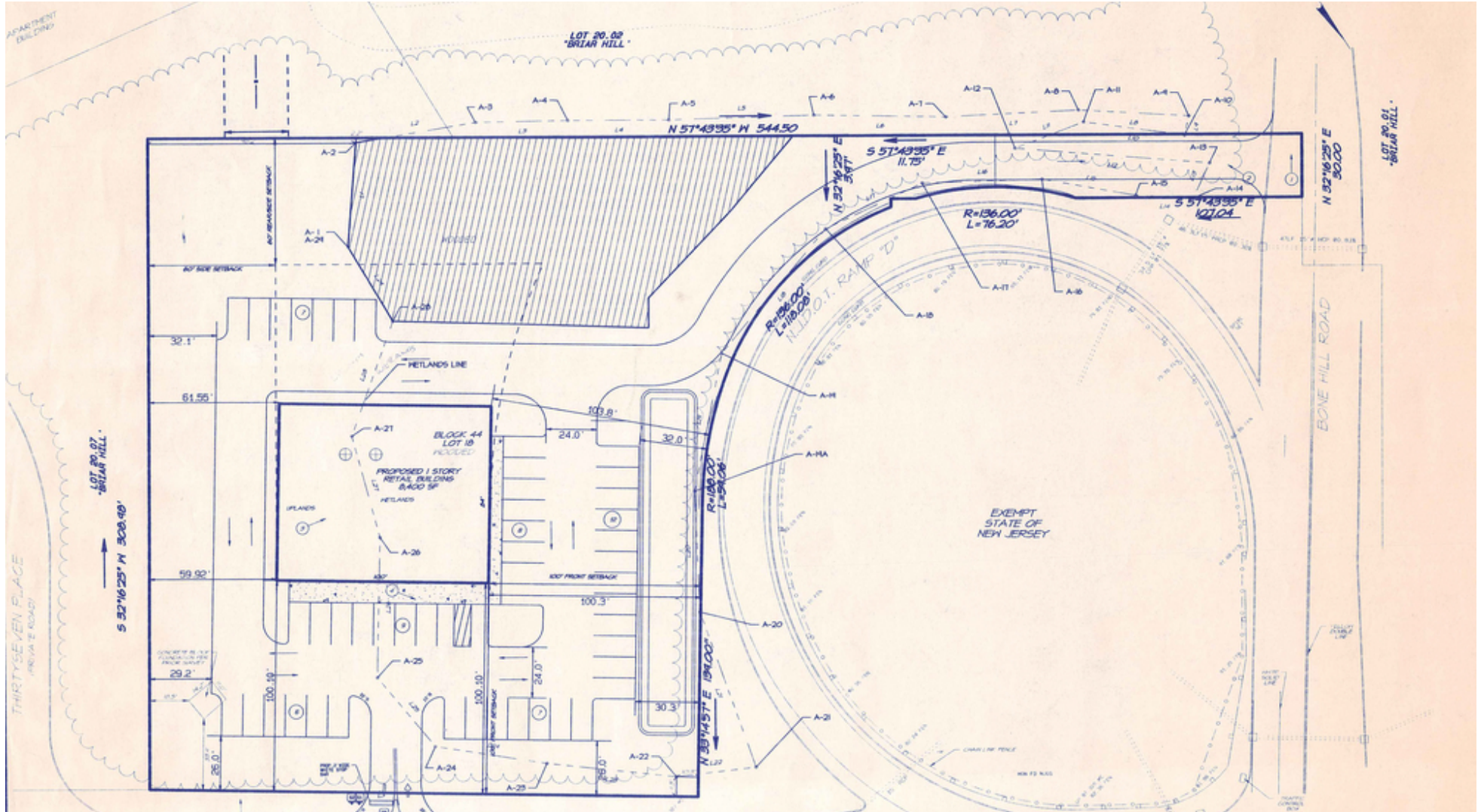


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Preliminary Site Plan: ±8,000 SF Retail Building (80' x 100') with 49 Parking Spaces (Avoiding CAFRA)

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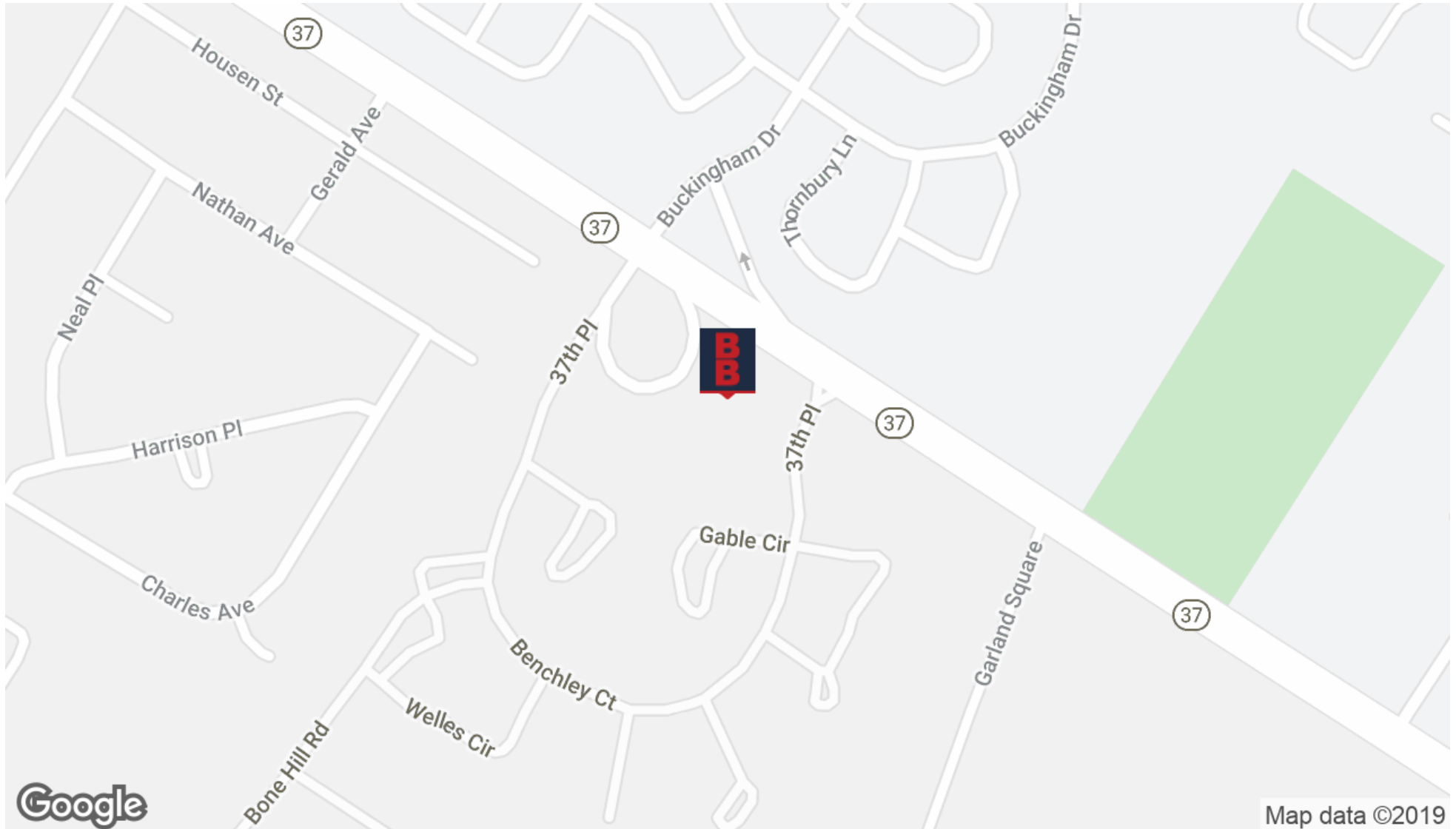
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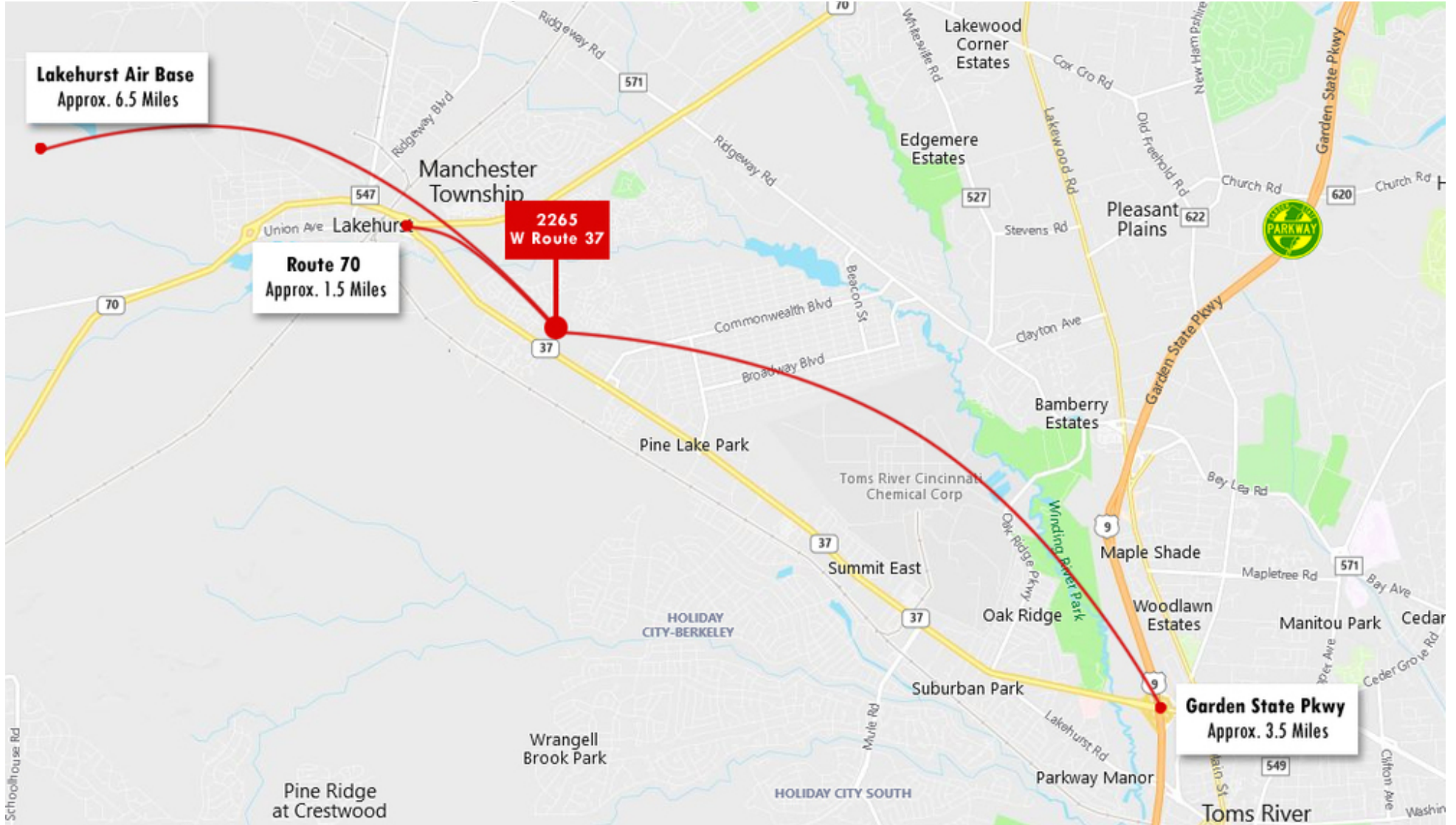


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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	4,582	26,546	71,751
2019 Estimate	4,654	26,271	71,065
2010 Census	5,586	27,884	75,740
Growth 2019-2024	(1.55%)	1.05%	0.97%
Growth 2010-2019	(16.68%)	(5.78%)	(6.17%)
2019 Population Hispanic Origin	346	1,949	4,486
<b>2019 Population by Race:</b>			
White	4,149	23,616	64,938
Black	330	1,511	3,001
Am. Indian & Alaskan	12	52	127
Asian	87	643	2,059
Hawaiian & Pacific Island	5	19	29
Other	71	429	910
<b>U.S. Armed Forces:</b>	<b>24</b>	<b>53</b>	<b>75</b>
<b>Households:</b>			
2024 Projection	2,155	12,224	34,912
2019 Estimate	2,213	12,182	34,754
2010 Census	2,788	13,392	37,982
Growth 2019 - 2024	(2.62%)	0.34%	0.45%
Growth 2010 - 2019	(20.62%)	(9.04%)	(8.50%)
Owner Occupied	1,803	10,480	30,904
Renter Occupied	410	1,702	3,850
<b>2019 Avg Household Income</b>	<b>\$62,333</b>	<b>\$66,931</b>	<b>\$65,101</b>
<b>2019 Med Household Income</b>	<b>\$45,152</b>	<b>\$46,428</b>	<b>\$42,953</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	530	2,879	9,459
\$25,000 - \$50,000	656	3,517	9,891
\$50,000 - \$75,000	382	1,967	5,266
\$75,000 - \$100,000	262	1,364	3,657
\$100,000 - \$125,000	155	922	2,317
\$125,000 - \$150,000	120	664	1,473
\$150,000 - \$200,000	55	448	1,349
\$200,000+	53	421	1,342

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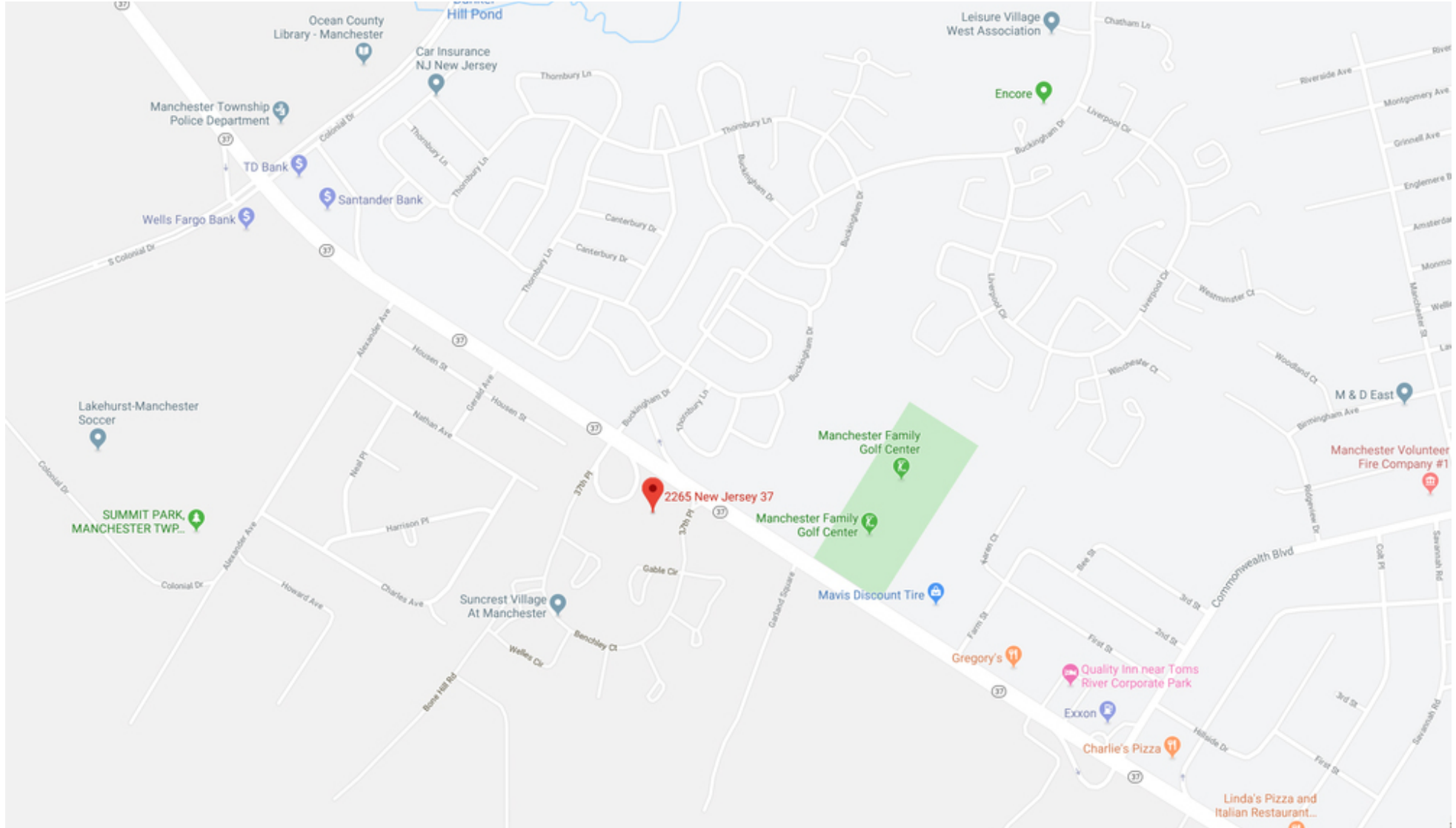
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## PROFESSIONAL BACKGROUND

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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