



OFFICE BUILDING

FOR LEASE

±3,000 SF OFFICE SPACE FOR LEASE AT BELOW MARKET RATE

200 Daniels Way, Freehold, NJ 07728

For More Information, Contact

JOHN LONGO

Senior Sales Associate

jlongo@blauberg.com

973.379.6644 x129



THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±3000 SF Office Space For Lease at Below Market Rate

PROPERTY HIGHLIGHTS

- ±45,000 SF Office Building Ideal for Professionals
- ±1,000 SF and ±2,000 SF Units (2nd Floor)
- Office Suites and Reception Area Available
- Conference Rooms Possible
- Elevator Available
- Zoned CMX-3
- Abundant Off-Street Parking
- Below Market Lease Rental

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LOCATION DESCRIPTION

0.5 Miles to Routes 9 and 33

Approx. 9 Miles to Garden State Parkway

Approx. 13 Miles to I-95

SPACES	LEASE RATE	SPACE SIZE
Unit 1	Negotiable	1,000 SF
Unit 2	Negotiable	2,000 SF

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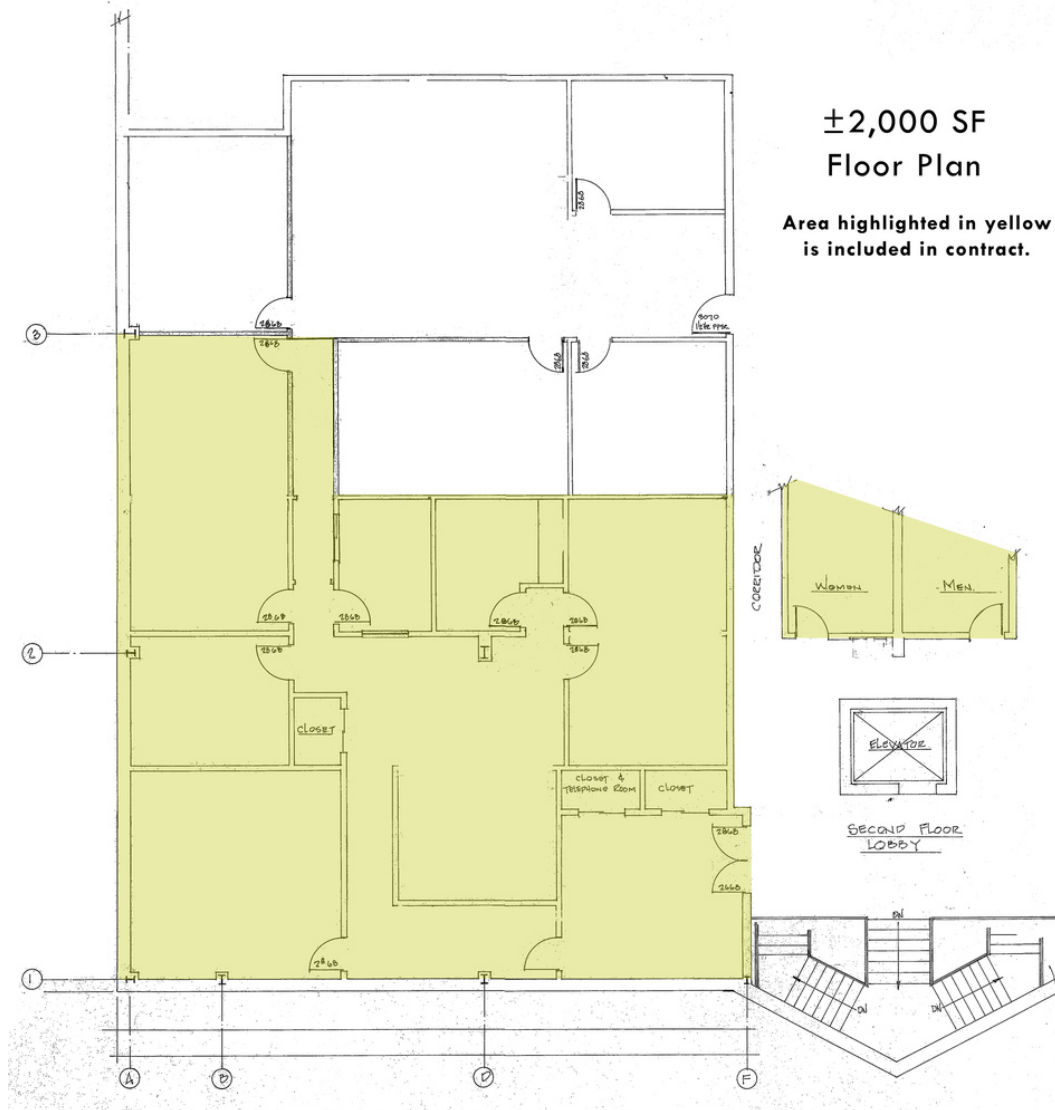
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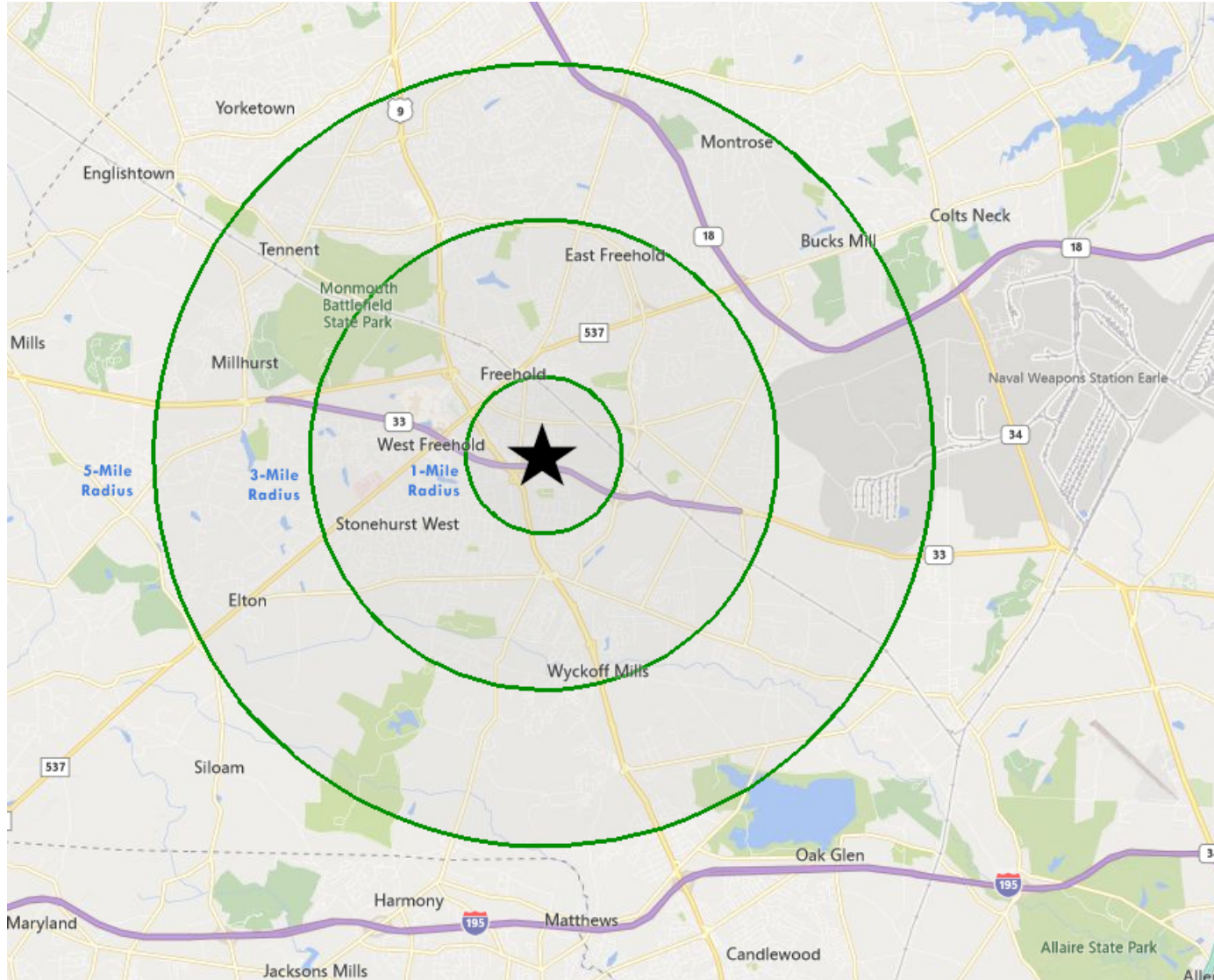
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	8,435	47,710	89,272
2019 Estimate	8,435	48,060	89,553
2010 Census	8,390	49,597	90,493
Growth 2019-2024	0.00%	(0.73%)	(0.31%)
Growth 2010-2019	0.54%	(3.10%)	(1.04%)
2019 Population Hispanic Origin	2,546	8,891	11,775
2019 Population by Race:			
White	6,996	40,313	75,561
Black	757	3,404	4,683
Am. Indian & Alaskan	48	166	214
Asian	446	3,295	7,641
Hawaiian & Pacific Island	12	27	42
Other	175	855	1,412
U.S. Armed Forces:	6	21	38
Households:			
2024 Projection	2,868	17,289	31,085
2019 Estimate	2,868	17,373	31,157
2010 Census	2,846	17,680	31,307
Growth 2019 - 2024	0.00%	(0.48%)	(0.23%)
Growth 2010 - 2019	0.77%	(1.74%)	(0.48%)
Owner Occupied	1,737	13,195	25,810
Renter Occupied	1,131	4,178	5,346
2019 Avg Household Income	\$98,132	\$111,636	\$130,056
2019 Med Household Income	\$73,552	\$86,155	\$104,131
2019 Households by Household Inc:			
<\$25,000	375	2,184	3,278
\$25,000 - \$50,000	516	2,890	4,233
\$50,000 - \$75,000	576	2,654	3,840
\$75,000 - \$100,000	436	2,148	3,631
\$100,000 - \$125,000	261	1,713	3,613
\$125,000 - \$150,000	179	1,463	2,542
\$150,000 - \$200,000	251	2,107	4,235
\$200,000+	274	2,214	5,786

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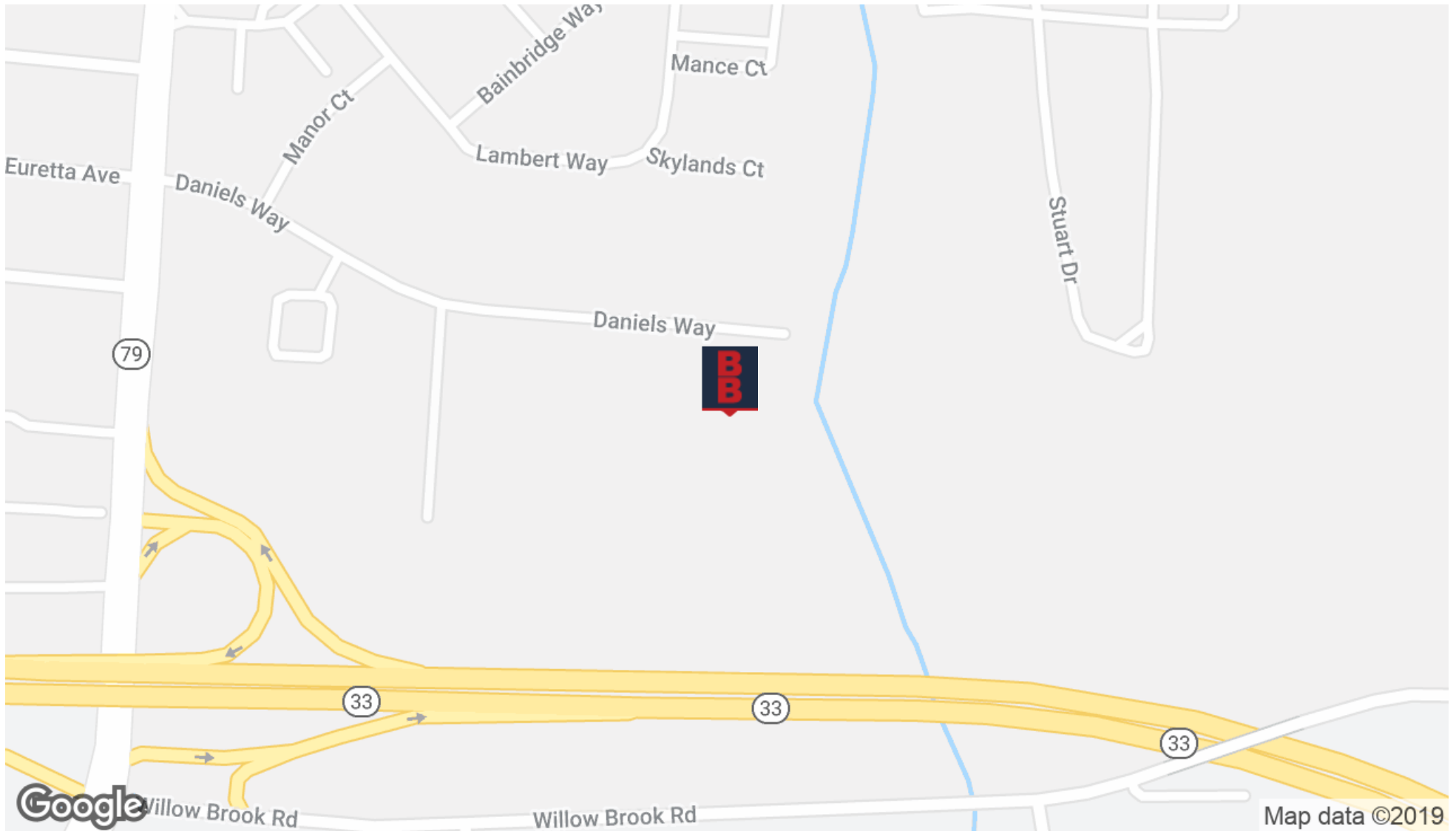
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Direct: 973.379.6644 x129 | **Cell:** 908.803.1876

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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