

FOR LEASE | LAND

132 ATLANTIC CITY BLVD. (ROUTE 9)



132 Atlantic City Blvd. (ROUTE 9) | Bayville, NJ 08721



PROPERTY SUMMARY

Lease Rate:	Negotiable
Lot Size:	± 1.72 Acres
Cross Streets:	Atlantic City Boulevard (Route 9) and Hickory

PROPERTY OVERVIEW

1.72 Acre Route 9 Corner for Lease in Area of 160 New Homes
Ability For 2 or 3 Pad Sites

PROPERTY HIGHLIGHTS

- Block 858, Lots 30 and 31
- Lot measures 424' x 177'
- 424' of frontage on Route 9
- Ideal for Pharmacy, Gas station, Restaurants, and other retail use
- 160 new homes are currently being constructed down Hickory Lane

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 | C: 732.579.7002 | vasilis@sitarcompany.com
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



FOR LEASE | LAND

132 ATLANTIC CITY BLVD. (ROUTE 9)



132 Atlantic City Blvd. (ROUTE 9) | Bayville, NJ 08721



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 | C: 732.579.7002 | vasilis@sitarcompany.com

Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



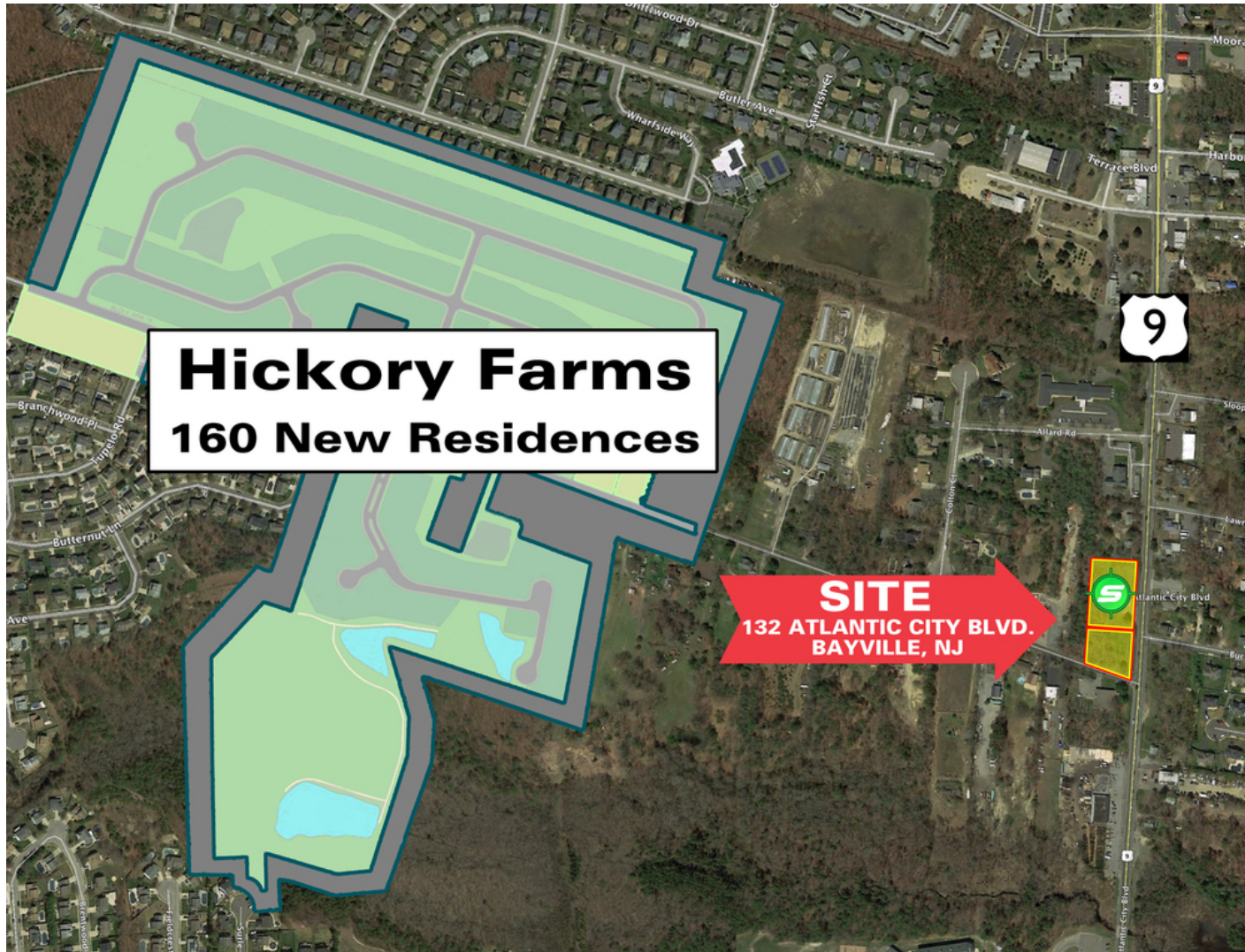
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | LAND

132 ATLANTIC CITY BLVD. (ROUTE 9)



132 Atlantic City Blvd. (ROUTE 9) | Bayville, NJ 08721



Hickory Farms
160 New Residences

SITE
132 ATLANTIC CITY BLVD.
BAYVILLE, NJ

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 | C: 732.579.7002 | vasilis@sitarcompany.com
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



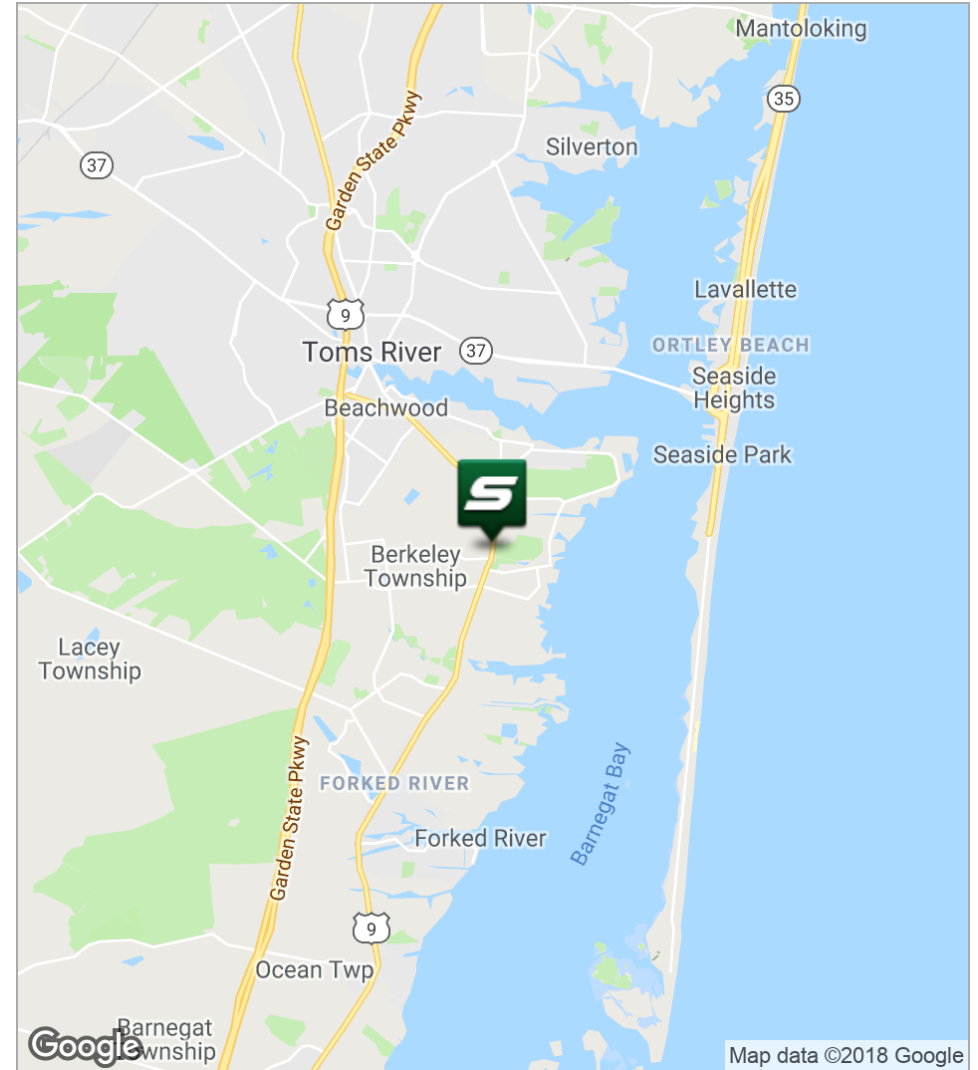
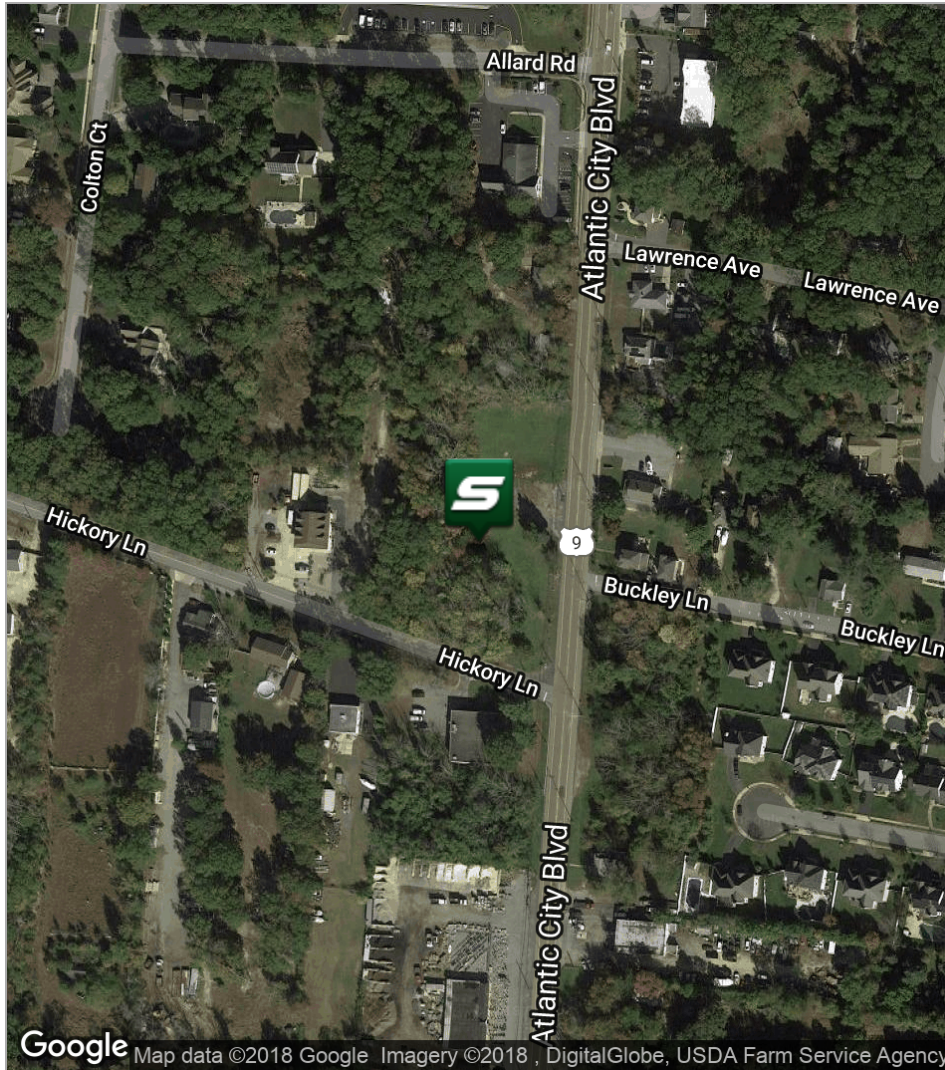
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | LAND

132 ATLANTIC CITY BLVD. (ROUTE 9)



132 Atlantic City Blvd. (ROUTE 9) | Bayville, NJ 08721



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 | C: 732.579.7002 | vasilis@sitarcompany.com
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

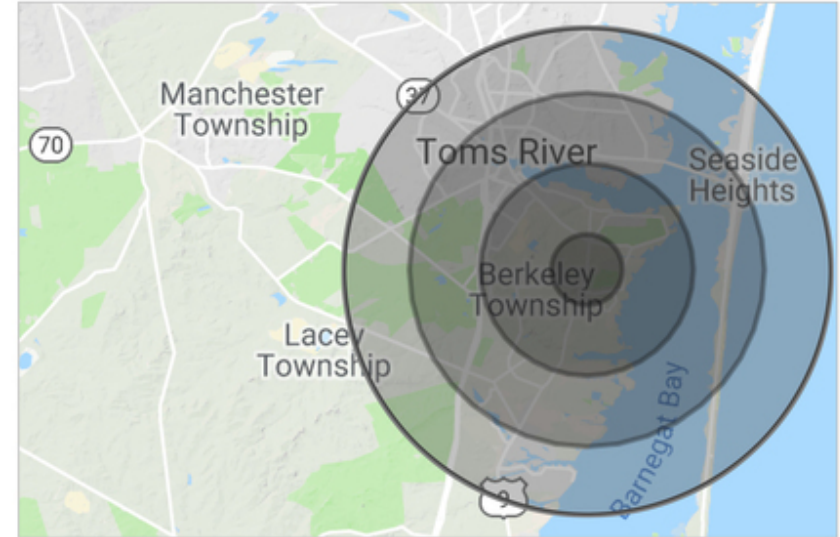
FOR LEASE | LAND

132 ATLANTIC CITY BLVD. (ROUTE 9)



132 Atlantic City Blvd. (ROUTE 9) | Bayville, NJ 08721

Radius	3 Mile	5 Mile	10 Mile
Population			
2023 Projection	64,350	118,378	308,405
2018 Estimate	63,185	116,137	301,593
2010 Census	62,967	115,199	293,868
Growth 2018 - 2023	1.84%	1.93%	2.26%
Growth 2010 - 2018	0.35%	0.81%	2.63%
2018 Population by Hispanic Origin			
2018 Population	6,986	10,560	26,009
2018 Population	63,185	116,137	301,593
White	57,168 90.48%	106,715 91.89%	279,393 92.64%
Black	2,789 4.41%	3,945 3.40%	10,227 3.39%
Am. Indian & Alaskan	224 0.35%	320 0.28%	786 0.26%
Asian	1,807 2.86%	3,325 2.86%	6,900 2.29%
Hawaiian & Pacific Island	25 0.04%	38 0.03%	132 0.04%
Other	1,172 1.85%	1,794 1.54%	4,154 1.38%
U.S. Armed Forces	9	34	182
Households			
2023 Projection	22,738	44,668	126,679
2018 Estimate	22,364	43,902	124,095
2010 Census	22,506	44,015	122,148
Growth 2018 - 2023	1.67%	1.74%	2.08%
Growth 2010 - 2018	-0.63%	-0.26%	1.59%
Owner Occupied	17,645 78.90%	36,476 83.09%	103,069 83.06%
Renter Occupied	4,719 21.10%	7,425 16.91%	21,026 16.94%
2018 Households by HH Income			
Income: <\$25,000	3,429 15.33%	7,575 17.26%	24,566 19.80%
Income: \$25,000 - \$50,000	4,411 19.73%	9,109 20.75%	29,472 23.75%
Income: \$50,000 - \$75,000	3,854 17.23%	7,410 16.88%	20,479 16.50%
Income: \$75,000 - \$100,000	3,192 14.27%	6,320 14.40%	16,024 12.91%
Income: \$100,000 - \$125,000	2,985 13.35%	5,003 11.40%	12,011 9.68%
Income: \$125,000 - \$150,000	1,865 8.34%	3,402 7.75%	7,808 6.29%
Income: \$150,000 - \$200,000	1,441 6.44%	2,758 6.28%	7,386 5.95%
Income: \$200,000+	1,185 5.30%	2,323 5.29%	6,349 5.12%
2018 Avg Household Income	\$86,921	\$84,201	\$79,022
2018 Med Household Income	\$71,639	\$67,491	\$59,171



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 | C: 732.579.7002 | vasilis@sitarcompany.com
 Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

503 Washington Boulevard
 Sea Girt, NJ 08750
 T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



FOR LEASE | LAND

132 ATLANTIC CITY BLVD. (ROUTE 9)



132 Atlantic City Blvd. (ROUTE 9) | Bayville, NJ 08721

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 | C: 732.579.7002 | vasilis@sitarcompany.com

Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com

