

# LEGACY

Commercial Realty, LLC

## Medical/Professional Office Condo for Sale



### PROPERTY DETAILS

**2911 Route 88, Suite #8, Point Pleasant, NJ 08742**

**TOTAL SQ FT:** 1,200 SF

**CONDO ASSOC. FEES:** \$250.00 / Month

**ZONING:** GC - General Commercial

**PROPERTY TAX (2018):** \$4,572.88

**PARKING SPACES:** 50

**ASKING PRICE** \$232,400.00 or \$193.00 PSF

- Located on highly traveled Route 88 at the corners of Hardenberg Ave. & Butler Ave.
- End Unit: Full Basement, 5 Private Offices, 2 Lavatories, Kitchenette, reception-secretarial area and waiting room.
- Currently leased to a medical office tenant with a lease expiration of 4/16/2021.

(Tenant Does Not Have the Option to Renew)

Seth Katz, Broker of Record

Derin Goodman, Sales Associate

Legacy Commercial Realty, L.L.C.

510 Route 9 N, 2<sup>nd</sup> Floor Manalapan, NJ 07726

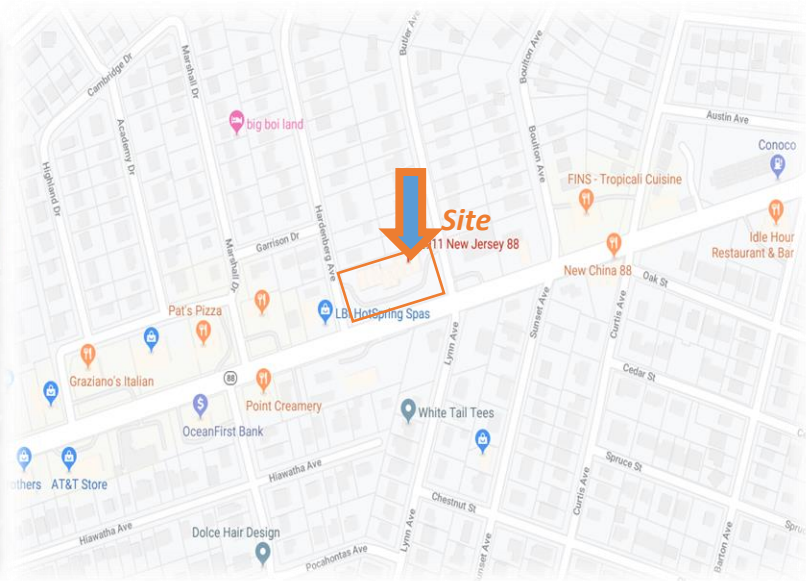
[www.LegacyRealtyNJ.com](http://www.LegacyRealtyNJ.com) P: 732.333.6380 | F: 732. 333.6381



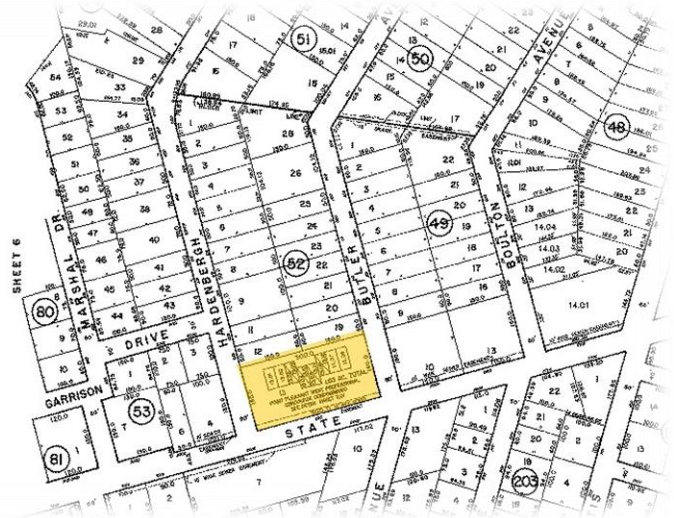
All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

# LEGACY

Commercial Realty, LLC



*Side View of the Unit*



Seth Katz, Broker of Record

Derin Goodman, Sales Associate

Legacy Commercial Realty, L.L.C.

510 Route 9 N, 2<sup>nd</sup> Floor Manalapan, NJ 07726

[www.LegacyRealtyNJ.com](http://www.LegacyRealtyNJ.com) P: 732.333.6380 | F: 732. 333.6381



All information furnished regarding property of 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, change of price, rental or withdrawal without notice.



## **19-13 GC GENERAL COMMERCIAL.**

### **19-13.1 General Purpose and Intent.**

The GC Districts are intended to provide for a wide range of commercial uses serving not only local needs but the traveling public as well. Lot sizes are considerably larger than in the other commercial districts in order to minimize the adverse impacts on traffic flow which can occur from frequent curb cuts. (Ord. #90-8, S 5)

### **19-13.2 Permitted Uses.**

- a. All uses permitted in the NC District.
  - b. Laundromats, machine laundry and dry cleaning, including accessory dyeing plant.
  - c. Printing and publishing.
  - d. Wholesale and retail storage and sale of lumber, plumbing materials and other products, including garden supplies; contractor's office and yards; moving and storage agencies; provided that all open storage of materials and equipment shall be screened on all sides and that the storage and sale of used materials and equipment shall only be permitted as a clearly subordinate use to the principal use on the lot.
  - e. General repair and custom fabrication including carpentry, cabinet making, furniture or upholstery shop, electrician's shop, metal working, blacksmith, tinsmith, plumbing, refrigeration and gas, steam or hot water fitting, paint and paperhanger's shop, provided all open storage of materials and equipment shall be screened on all sides, and that all repair or fabrication activities shall be carried on within an enclosed building.
  - f. Automobile body or mechanical repairs, car washing and painting activities, but excluding vehicle storage, supply storage, or any other type of storage as a principal use for any such business or activity, provided that:
    1. All vehicles shall be stored off the street.
    2. All repair, paint or washing activities shall be carried on within an enclosed building.
    3. No used vehicles or parts thereof shall be offered for sale.
    4. No vehicles shall be abandoned or sold as junk or scrap.
    5. All open storage of materials and equipment shall be screened on all sides.
  - g. Urgent care medical service facilities.
- (Ord. #90-8, S 5; Ord. #2003-33, S 2)

### **19-13.3 Accessory Uses.**

- a. Parking lots and loading areas.
  - b. No more than two (2) video game/automatic amusement device facilities, as defined in this Chapter.
- (Ord. #90-8, S 5)

### **19-13.4 Area and Bulk Regulations.**

See Schedule of District Regulations. (Ord. 90-8, S 5)

**Editor's Note:** The Schedule of District Regulations may be found at the end of this Chapter.

- a. Notwithstanding the foregoing, single-family residential dwellings located on corner lots shall have a rear yard setback of seven and one-half (7.5') feet.
- (Ord. No. 2017-04 § 7)
- (Ord. No. 2017-04 § 7)

### **19-13.5 Conditional Uses.**

- a. Video game/automatic amusement device facilities establishments under the conditions set forth in the NC District, with the exception that the limitation as to the number of video games shall be thirty (30) devices per establishment.
- b. Gas stations, provided that:
  1. No part of the storage or workshop shall be nearer than twenty-five (25') feet to any public street.
  2. All entrance driveways shall have an unobstructed width of at least fifteen (15') feet.
  3. No commercial repair work, shall be carried on out-of-doors.
  4. Sale or storage of automobiles or used parts thereof shall be prohibited on the premises.
  5. The renting or leasing of automobiles, travel trailers or other vehicles or equipment shall be prohibited on the premises.
  6. Vehicles serviced or to be serviced may be stored temporarily on the premises for up to thirty (30) days.
  7. No gasoline service station, for the retail sale of motor vehicle fuel, shall be located on any lot which is within two hundred (200') feet of a public or private school, playground, public library, or religious house of worship.
- c. Commercial recreation such as bowling alleys, and miniature golf, provided that:
  1. The structures involved are permanent and meet Borough specifications.

2. Satisfactory on-site parking is provided.
  3. All uses shall meet the setback requirements for this District as set forth for principal buildings in the Schedule of District Regulations.
- d. Animal hospital, which is defined as an establishment for the treatment, care or boarding of domestic animals, provided that runways and exercise pens, if any, shall be enclosed within the principal building.
  - e. Duly franchised dealers of new motor vehicles, boats and equipment sales, in conjunction with which repairs and sale of used items shall be permitted. Showrooms in connection with these uses shall have minimum square footage of one thousand six hundred (1,600) square feet and at least two hundred (200) square feet of land area shall be provided for display of each vehicle or boat in order to provide sufficient room for adequate fire protection, and further provided that there be no stacking of any type above fifteen (15') feet.
  - f. Motels and efficiency apartments, provided the efficiency apartments are in conjunction with the motels. One (1) efficiency apartment shall be permitted for every two (2) motel rooms. Minimum size of each efficiency apartment shall be three hundred fifty (350) square feet and the maximum size shall be five hundred (500) square feet. Minimum size for each motel unit or room shall be two hundred fifty (250) square feet. The minimum number of units overall shall be ten (10). Off-street parking shall be provided in accordance with the off-street parking requirements of this Chapter, with efficiency apartments meeting the standard for dwelling units.
  - g. Nightclubs, as defined in this Chapter, subject to the off-street parking requirements of this Chapter, and subject further to the provisions of a stabilized and plated earth berm six (6') feet in height between the parking lot and any adjoining residential use.
  - h. Facilities used for organized services, meetings, and/or gatherings presided over by an officially recognized leader, and educational facilities shall be permitted in the above referenced zones subject to the following:
    1. The lot shall have a lot frontage of at least two hundred fifty (250') feet.
    2. The lot shall have a lot area of at least one hundred eight thousand nine hundred (108,900) square feet (two and one-half (2 1/2) acres).
    3. The lot shall have a front yard setback of at least fifty (50') feet.
    4. The lot shall have a side yard setback of at least thirty (30') feet.
    5. The lot shall have a rear yard setback of at least forty (40') feet.
    6. The lot shall have a building coverage of not more than twenty (20%) percent.
    7. The lot shall have a lot coverage of not more than seventy (70%) percent.
    8. The lot shall have a frontage on a primary or secondary arterial street as noted on Figure 7 – Circulation Plan delineated in the Master Plan, last revised 1999. These streets are limited to State Highway Route 88, Herbertsville Road, Bridge Avenue, Beaver Dam Road, Arnold Avenue, and Bay Avenue.
    9. The primary structure on the lot (i.e., the church) shall not exceed one story.
    10. The height of the primary structure (i.e., the church) on the lot shall not exceed forty-five (45') feet at the ridge with a maximum eave height of thirty-two (32') feet.
    11. Any secondary structures on the lot shall not exceed two (2) stories or thirty-two (32') feet.
    12. Parking requirements will be based on the design standards.
    13. Secondary structures shall follow the same setbacks as the primary structure.

The parsonage facility used for the housing of the officially recognized religious leader(s), who is actively officiating within a church within the Borough, shall be required to be located on the same property as the church for which it serves.

An educational facility or spiritual center will be permitted as a secondary structure to a church.

Religious schools and parsonages (ancillary uses) shall be permitted as conditional uses on the same lot and as part of an accessory use to a church. Under these circumstances the religious school, parsonage, or other permitted ancillary use must comply with all applicable design standards.  
(Ord. #90-8, S 5; Ord. #2004-06, S 1; Ord. #10-2004, S 2; Ord. #2008-06, S 5)

## **19-12 NC NEIGHBORHOOD COMMERCIAL.**

### **19-12.1 General Purpose and Intent.**

The NC Districts are intended to contain necessary convenience shops, shoppers' goods stores and person service stores. It is intended to permit the existing clusters of neighborhood stores to continue their operations within the framework of the ordinance. Commercial uses would preferably be built in continuous rows with architectural unity insofar as possible. Residential uses are prohibited in a building which is also used for

commercial purposes. (Ord. #90-8, S 5)

#### **19-12.2 Permitted Uses.**

- a. Retail stores for the sale of convenience and shoppers' goods.
- b. Personal services, including but not limited to barbers, beauty parlors, shoe repair, professional or business offices, banks and other financial institutions.
- c. Eating and/or alcoholic beverage drinking establishments, excluding nightclubs.
- d. Detached single family dwellings.
- e. Professional offices as defined in this Chapter.

(Ord. #90-8, S 5; Ord. #11-2004, S 1; Ord. #2014-04, S 26)

#### **19-12.3 Accessory Uses.**

- a. Parking lots and loading areas.
- b. No more than two (2) video game/automatic amusement device facilities, as defined in this Chapter.

(Ord. #90-8, S 5)

#### **19-12.4 Area and Bulk Regulations.**

See Schedule of District Regulations. (The Schedule of District Regulations may be found at the end of this Chapter.)

##### *a. Commercial Use.*

1. Landscaped buffers shall be provided of at least ten (10') feet in the rear yard and seven and one-half (7.5') feet in the side yard when such side yard is adjacent to residential use or zone and five (5') feet when the side yard is adjacent to any other use or zone. Rear yard buffer may consist of native plant materials, or a combination of native plant materials and/or structural materials, planted in a fashion that a buffer reduces glare, air and noise pollution and soil erosion. A buffer strip of at least five (5') feet in width shall be provided between any road fronting the property and the site. Shade trees shall be planted along the strip numbering at least one (1) tree per twenty-five (25') feet of frontage. Shade trees shall be staggered and/or spaced so as not to interfere with driver vision at intersection of driveways and streets and have branches no lower than six (6') feet to maintain site distance. Visual site distance shall be maintained in perpetuity. Ten (10%) percent of all parking areas shall be suitably landscaped.
2. Landscaped areas shall be maintained to include removal of weeds from stone beds, maintenance of lawns including cutting when grass length exceeds three (3") inches in height. Failure to maintain landscaped areas shall subject property owner to fines of two hundred (\$200.00) dollars per day for each violation.

- b. Notwithstanding the foregoing, single-family residential dwellings located on corner lots shall have a rear yard setback of seven and one-half (7.5') feet. (Ord. No. 2017-04 § 6)

(Ord. #90-8 S 5; Ord. #2004-04 S 27; Ord. No. 2017-04 § 6)

#### **19-12.5 Conditional Uses.**

Video game/automatic amusement device facilities establishment, as defined in this Chapter, provided that said use is the primary use of the establishment. Any establishment having two (2) or less video game/automatic amusement device facilities in it shall be considered as an accessory use and therefore shall not be governed by the requirements of this subsection. However, whether the establishment is using the video game/automatic amusement device facility as a primary or accessory use, no gambling or betting shall be allowed therein. The conditions pertaining to those establishments which have video game/ automatic amusement device facilities as the primary use are as follows:

- a. No more than two (2) video game/automatic amusement device facilities, shall be permitted in the establishment.
- b. A minimum of thirty-five (35) square feet of floor area shall be provided for each video game/automatic amusement device facility.
- c. No more than one such establishment shall be permitted within each mapped NC District.
- d. The establishments shall not be permitted to remain open after 11:00 p.m. nor open any earlier than 9:00 a.m.
- e. Sufficient information shall be provided in the submission for site plan approval to verify room capacity for the number of video game/automatic amusement device facilities, and for the number of people which can be accommodated in the establishment, including the location of points of ingress and egress. This information shall be provided in the form of drawings which shall be signed and sealed by a licensed engineer or registered architect.
- f. Satisfactory on-site parking is provided.
- g. Facilities used for organized services, meetings, and/or gatherings presided over by an officially recognized leader, and educational facilities shall be permitted in the above referenced zones subject to the following:
  1. The lot shall have a lot frontage of at least two hundred fifty (250') feet.
  2. The lot shall have a lot area of at least one hundred eight thousand nine hundred (108,900) square feet (two and one-half (2 1/2) acres).
  3. The lot shall have a front yard setback of at least fifty (50') feet.
  4. The lot shall have a side yard setback of at least thirty (30') feet.
  5. The lot shall have a rear yard setback of at least forty (40') feet.
  6. The lot shall have a building coverage of not more than twenty (20%) percent.
  7. The lot shall have a lot coverage of not more than seventy (70%) percent.
  8. The lot shall have a frontage on a primary or secondary arterial street as noted on Figure 7 – Circulation Plan delineated in the Master Plan, last revised 1999. These streets are limited to State Highway Route 88, Herbertsville Road, Bridge Avenue, Beaver Dam Road, Arnold Avenue, and Bay Avenue.
  9. The primary structure on the lot (i.e., the church) shall not exceed one story.
  10. The height of the primary structure (i.e., the church) on the lot shall not exceed forty-five (45') feet at the ridge with a maximum eave height of thirty-two (32') feet.
  11. Any secondary structures on the lot shall not exceed two (2) stories or thirty-two (32') feet.
  12. Parking requirements will be based on the design standards.

13. Secondary structures shall follow the same setbacks as the primary structure.

The parsonage facility used for the housing of the officially recognized religious leader(s), who is actively officiating within a church within the Borough, shall be required to be located on the same property as the church for which it serves.

An educational facility or spiritual center will be permitted as a secondary structure to a church.

Religious schools and parsonages (ancillary uses) shall be permitted as conditional uses on the same lot and as part of an accessory use to a church. Under these circumstances the religious school, parsonage, or other permitted ancillary use must comply with all applicable design standards.

(Ord. #90-8, S 5; Ord. #2008-06, S 4)



Demographic Detail Report

Point Pleasant Professional Office  
2911 Route 88, Point Pleasant Boro, NJ 08742

Building Type: **Class B Office**

Class: **B**


RBA: **11,500 SF**

Typical Floor: **6,000 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	14,718		68,369		137,890	
2019 Estimate	14,416		67,332		135,566	
2010 Census	14,497		68,522		134,955	
Growth 2019 - 2024	2.09%		1.54%		1.71%	
Growth 2010 - 2019	-0.56%		-1.74%		0.45%	
2019 Population by Age	14,416		67,332		135,566	
Age 0 - 4	985	6.83%	4,209	6.25%	8,633	6.37%
Age 5 - 9	851	5.90%	3,820	5.67%	8,014	5.91%
Age 10 - 14	888	6.16%	4,055	6.02%	8,468	6.25%
Age 15 - 19	873	6.06%	3,939	5.85%	8,155	6.02%
Age 20 - 24	869	6.03%	3,821	5.67%	7,885	5.82%
Age 25 - 29	855	5.93%	3,718	5.52%	7,702	5.68%
Age 30 - 34	746	5.17%	3,342	4.96%	7,061	5.21%
Age 35 - 39	743	5.15%	3,325	4.94%	6,994	5.16%
Age 40 - 44	787	5.46%	3,493	5.19%	7,176	5.29%
Age 45 - 49	1,003	6.96%	4,462	6.63%	8,917	6.58%
Age 50 - 54	1,179	8.18%	5,255	7.80%	10,383	7.66%
Age 55 - 59	1,262	8.75%	5,686	8.44%	11,164	8.24%
Age 60 - 64	1,066	7.39%	5,038	7.48%	9,883	7.29%
Age 65 - 69	836	5.80%	4,190	6.22%	8,164	6.02%
Age 70 - 74	630	4.37%	3,404	5.06%	6,561	4.84%
Age 75 - 79	371	2.57%	2,228	3.31%	4,216	3.11%
Age 80 - 84	236	1.64%	1,570	2.33%	2,929	2.16%
Age 85+	235	1.63%	1,777	2.64%	3,259	2.40%
Age 65+	2,308	16.01%	13,169	19.56%	25,129	18.54%
Median Age	42.50		44.90		43.40	
Average Age	40.00		41.80		41.10	

## Demographic Detail Report

### Point Pleasant Professional Office

2911 Route 88, Point Pleasant Boro, NJ 08742

Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population By Race</b>	<b>14,416</b>		<b>67,332</b>		<b>135,566</b>	
White	14,070	97.60%	64,541	95.85%	127,519	94.06%
Black	77	0.53%	1,014	1.51%	3,740	2.76%
Am. Indian & Alaskan	25	0.17%	116	0.17%	298	0.22%
Asian	116	0.80%	908	1.35%	2,178	1.61%
Hawaiian & Pacific Island	7	0.05%	23	0.03%	80	0.06%
Other	122	0.85%	730	1.08%	1,751	1.29%
<b>Population by Hispanic Origin</b>	<b>14,416</b>		<b>67,332</b>		<b>135,566</b>	
Non-Hispanic Origin	13,651	94.69%	63,398	94.16%	124,180	91.60%
Hispanic Origin	765	5.31%	3,934	5.84%	11,386	8.40%
<b>2019 Median Age, Male</b>	<b>40.80</b>		<b>42.70</b>		<b>41.30</b>	
<b>2019 Average Age, Male</b>	<b>39.00</b>		<b>40.50</b>		<b>39.80</b>	
<b>2019 Median Age, Female</b>	<b>44.10</b>		<b>46.50</b>		<b>45.30</b>	
<b>2019 Average Age, Female</b>	<b>41.00</b>		<b>43.10</b>		<b>42.30</b>	
<b>2019 Population by Occupation Classification</b>	<b>11,517</b>		<b>54,467</b>		<b>108,825</b>	
Civilian Employed	7,848	68.14%	33,835	62.12%	68,358	62.81%
Civilian Unemployed	325	2.82%	1,326	2.43%	2,895	2.66%
Civilian Non-Labor Force	3,299	28.64%	19,238	35.32%	37,487	34.45%
Armed Forces	45	0.39%	68	0.12%	85	0.08%
<b>Households by Marital Status</b>						
Married	3,035		14,355		28,522	
Married No Children	1,734		8,635		16,747	
Married w/Children	1,301		5,720		11,775	
<b>2019 Population by Education</b>	<b>10,632</b>		<b>50,841</b>		<b>100,545</b>	
Some High School, No Diploma	543	5.11%	2,584	5.08%	5,936	5.90%
High School Grad (Incl Equivalency)	3,096	29.12%	13,808	27.16%	27,705	27.55%
Some College, No Degree	2,503	23.54%	12,268	24.13%	25,609	25.47%
Associate Degree	683	6.42%	3,354	6.60%	6,135	6.10%
Bachelor Degree	2,522	23.72%	12,457	24.50%	23,185	23.06%
Advanced Degree	1,285	12.09%	6,370	12.53%	11,975	11.91%

## Demographic Detail Report

### Point Pleasant Professional Office

2911 Route 88, Point Pleasant Boro, NJ 08742

Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	14,549		62,625		127,365	
Real Estate & Finance	737	5.07%	2,803	4.48%	5,810	4.56%
Professional & Management	4,321	29.70%	17,898	28.58%	34,558	27.13%
Public Administration	501	3.44%	1,642	2.62%	3,531	2.77%
Education & Health	2,147	14.76%	8,786	14.03%	16,923	13.29%
Services	1,281	8.80%	5,143	8.21%	11,066	8.69%
Information	69	0.47%	630	1.01%	1,503	1.18%
Sales	1,910	13.13%	9,246	14.76%	18,744	14.72%
Transportation	109	0.75%	932	1.49%	1,879	1.48%
Retail	916	6.30%	4,258	6.80%	9,030	7.09%
Wholesale	142	0.98%	1,018	1.63%	2,086	1.64%
Manufacturing	455	3.13%	1,947	3.11%	4,003	3.14%
Production	513	3.53%	2,234	3.57%	5,192	4.08%
Construction	620	4.26%	2,786	4.45%	6,011	4.72%
Utilities	446	3.07%	1,797	2.87%	3,891	3.05%
Agriculture & Mining	33	0.23%	134	0.21%	251	0.20%
Farming, Fishing, Forestry	26	0.18%	90	0.14%	193	0.15%
Other Services	323	2.22%	1,281	2.05%	2,694	2.12%
2019 Worker Travel Time to Job	7,539		32,236		65,183	
<30 Minutes	4,198	55.68%	18,434	57.18%	36,813	56.48%
30-60 Minutes	2,121	28.13%	8,261	25.63%	17,045	26.15%
60+ Minutes	1,220	16.18%	5,541	17.19%	11,325	17.37%
2010 Households by HH Size	5,640		27,329		52,512	
1-Person Households	1,362	24.15%	7,394	27.06%	13,702	26.09%
2-Person Households	1,873	33.21%	9,186	33.61%	17,069	32.50%
3-Person Households	996	17.66%	4,371	15.99%	8,662	16.50%
4-Person Households	892	15.82%	3,946	14.44%	7,910	15.06%
5-Person Households	366	6.49%	1,719	6.29%	3,500	6.67%
6-Person Households	104	1.84%	497	1.82%	1,094	2.08%
7 or more Person Households	47	0.83%	216	0.79%	575	1.09%
2019 Average Household Size	2.60		2.50		2.60	
Households						
2024 Projection	5,705		27,148		53,180	
2019 Estimate	5,591		26,755		52,354	
2010 Census	5,640		27,329		52,513	
Growth 2019 - 2024	2.04%		1.47%		1.58%	
Growth 2010 - 2019	-0.87%		-2.10%		-0.30%	

# Demographic Detail Report

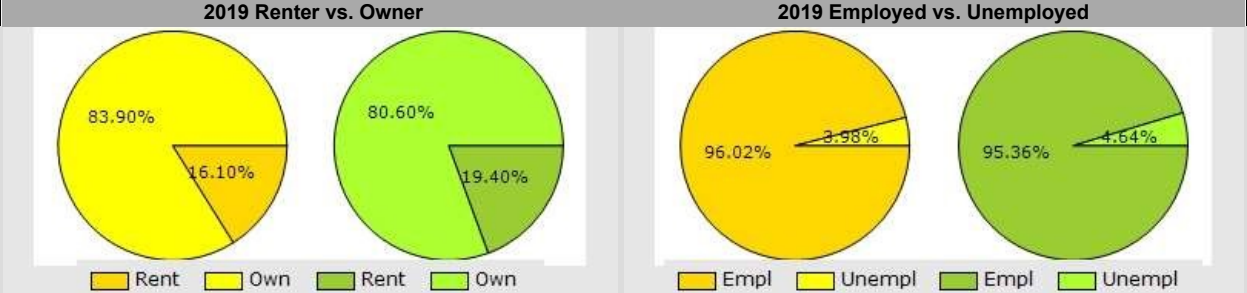
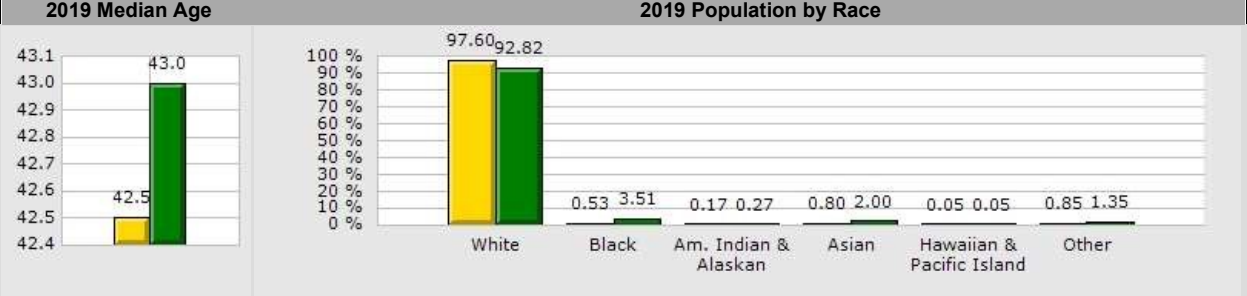
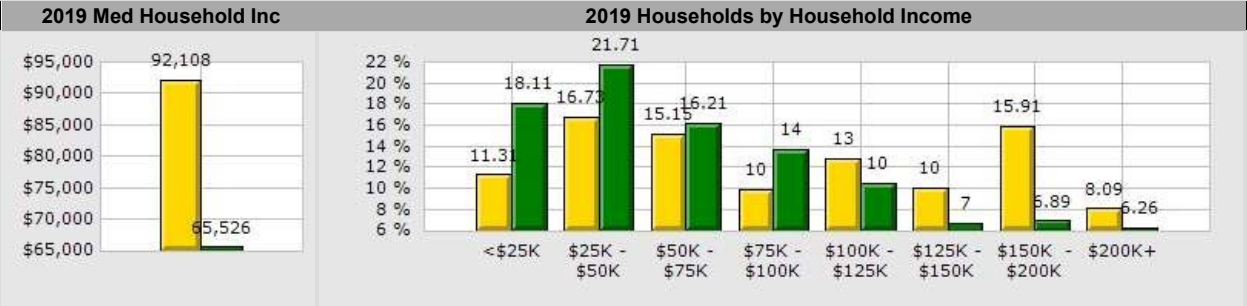
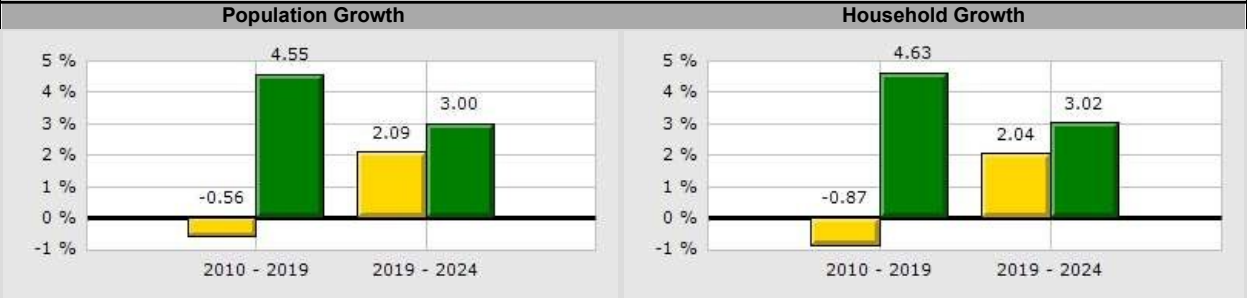
Point Pleasant Professional Office									
2911 Route 88, Point Pleasant Boro, NJ 08742									
Radius	1 Mile		3 Mile		5 Mile				
<b>2019 Households by HH Income</b>	<b>5,589</b>		<b>26,756</b>		<b>52,354</b>				
<\$25,000	632	11.31%	3,432	12.83%	6,618	12.64%			
\$25,000 - \$50,000	935	16.73%	4,262	15.93%	8,475	16.19%			
\$50,000 - \$75,000	847	15.15%	3,786	14.15%	7,975	15.23%			
\$75,000 - \$100,000	556	9.95%	3,140	11.74%	7,026	13.42%			
\$100,000 - \$125,000	717	12.83%	3,562	13.31%	6,487	12.39%			
\$125,000 - \$150,000	561	10.04%	2,317	8.66%	4,163	7.95%			
\$150,000 - \$200,000	889	15.91%	3,025	11.31%	5,616	10.73%			
\$200,000+	452	8.09%	3,232	12.08%	5,994	11.45%			
<b>2019 Avg Household Income</b>	<b>\$107,369</b>		<b>\$111,043</b>		<b>\$108,302</b>				
<b>2019 Med Household Income</b>	<b>\$92,108</b>		<b>\$90,111</b>		<b>\$86,062</b>				
<b>2019 Occupied Housing</b>	<b>5,591</b>		<b>26,755</b>		<b>52,355</b>				
Owner Occupied	4,691	83.90%	22,122	82.68%	42,365	80.92%			
Renter Occupied	900	16.10%	4,633	17.32%	9,990	19.08%			
<b>2010 Housing Units</b>	<b>6,297</b>		<b>32,032</b>		<b>62,567</b>				
1 Unit	5,811	92.28%	28,409	88.69%	54,457	87.04%			
2 - 4 Units	211	3.35%	1,611	5.03%	2,750	4.40%			
5 - 19 Units	184	2.92%	1,334	4.16%	2,713	4.34%			
20+ Units	91	1.45%	678	2.12%	2,647	4.23%			
<b>2019 Housing Value</b>	<b>4,690</b>		<b>22,121</b>		<b>42,365</b>				
<\$100,000	71	1.51%	611	2.76%	1,019	2.41%			
\$100,000 - \$200,000	137	2.92%	1,871	8.46%	4,604	10.87%			
\$200,000 - \$300,000	1,285	27.40%	5,112	23.11%	9,756	23.03%			
\$300,000 - \$400,000	1,526	32.54%	5,268	23.81%	10,295	24.30%			
\$400,000 - \$500,000	930	19.83%	3,706	16.75%	6,002	14.17%			
\$500,000 - \$1,000,000	670	14.29%	4,394	19.86%	8,203	19.36%			
\$1,000,000+	71	1.51%	1,159	5.24%	2,486	5.87%			
<b>2019 Median Home Value</b>	<b>\$355,832</b>		<b>\$365,802</b>		<b>\$356,371</b>				
<b>2019 Housing Units by Yr Built</b>	<b>6,296</b>		<b>32,149</b>		<b>62,868</b>				
Built 2010+	312	4.96%	1,018	3.17%	2,889	4.60%			
Built 2000 - 2010	103	1.64%	986	3.07%	2,457	3.91%			
Built 1990 - 1999	487	7.74%	3,649	11.35%	7,796	12.40%			
Built 1980 - 1989	663	10.53%	4,576	14.23%	9,129	14.52%			
Built 1970 - 1979	869	13.80%	4,995	15.54%	10,968	17.45%			
Built 1960 - 1969	1,650	26.21%	5,929	18.44%	10,614	16.88%			
Built 1950 - 1959	1,460	23.19%	5,577	17.35%	9,704	15.44%			
Built <1949	752	11.94%	5,419	16.86%	9,311	14.81%			
<b>2019 Median Year Built</b>	<b>1965</b>		<b>1968</b>		<b>1971</b>				

Point Pleasant Professional Office

2911 Route 88, Point Pleasant Boro, NJ 08742

Type: Class B Office/Medical  
County: Ocean


1 Mile  
County



Demographic Market Comparison Report				1 mile radius	
Point Pleasant Professional Office					
2911 Route 88, Point Pleasant Boro, NJ 08742					
Type:	Class B Office/Medical				
County:	Ocean				
	1 Mile			County	
Population Growth					
Growth 2010 - 2019	-0.56%		4.55%		
Growth 2019 - 2024	2.09%		3.00%		
Empl	7,848	96.02%	262,392	95.36%	
Unempl	325	3.98%	12,763	4.64%	
2019 Population by Race		14,415	602,818		
White	14,069	97.60%	559,558	92.82%	
Black	77	0.53%	21,183	3.51%	
Am. Indian & Alaskan	24	0.17%	1,619	0.27%	
Asian	116	0.80%	12,027	2.00%	
Hawaiian & Pacific Island	7	0.05%	274	0.05%	
Other	122	0.85%	8,157	1.35%	
Household Growth					
Growth 2010 - 2019	-0.87%		4.63%		
Growth 2019 - 2024	2.04%		3.02%		
Renter Occupied	900	16.10%	44,878	19.40%	
Owner Occupied	4,691	83.90%	186,469	80.60%	
2019 Households by Household Income		5,589	231,347		
Income <\$25K	632	11.31%	41,901	18.11%	
Income \$25K - \$50K	935	16.73%	50,220	21.71%	
Income \$50K - \$75K	847	15.15%	37,503	16.21%	
Income \$75K - \$100K	556	9.95%	31,586	13.65%	
Income \$100K - \$125K	717	12.83%	24,197	10.46%	
Income \$125K - \$150K	561	10.04%	15,510	6.70%	
Income \$150K - \$200K	889	15.91%	15,946	6.89%	
Income \$200K+	452	8.09%	14,484	6.26%	
2019 Med Household Inc	\$92,108		\$65,526		
2019 Median Age	42.50		43.00		



Demographic Summary Report

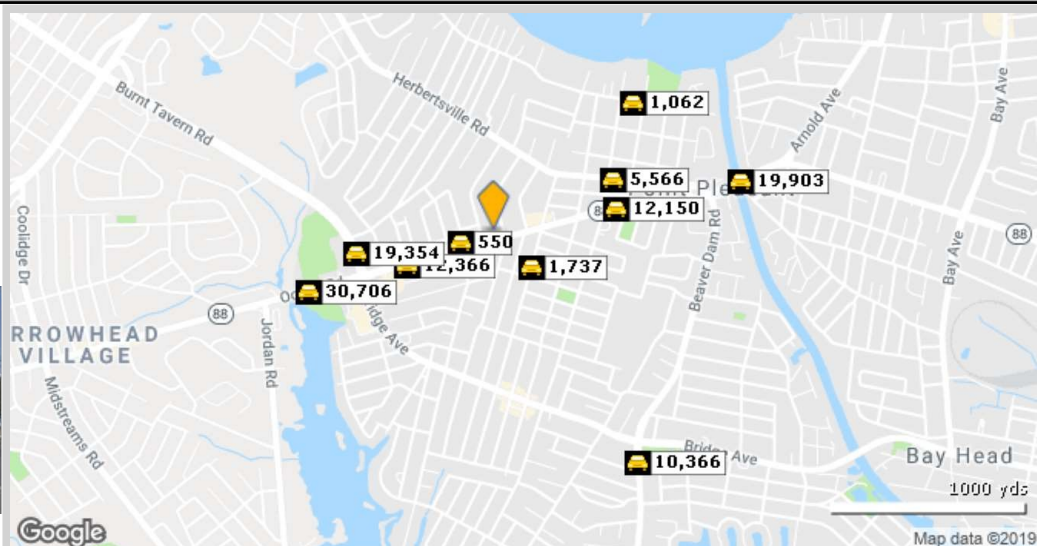
Point Pleasant Professional Office									
2911 Route 88, Point Pleasant Boro, NJ 08742									
Building Type: <b>Class B Office</b>			Total Available: <b>0 SF</b>						
Class: <b>B</b>			% Leased: <b>100%</b>						
RBA: <b>11,500 SF</b>			Rent/SF/Yr: <b>-</b>						
Typical Floor: <b>6,000 SF</b>									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2024 Projection		14,718		68,369		137,890			
2019 Estimate		14,416		67,332		135,566			
2010 Census		14,497		68,522		134,955			
Growth 2019 - 2024		2.09%		1.54%		1.71%			
Growth 2010 - 2019		-0.56%		-1.74%		0.45%			
2019 Population by Hispanic Origin		765		3,933		11,386			
2019 Population		14,416		67,332		135,566			
White		14,070	97.60%	64,541	95.85%	127,519	94.06%		
Black		77	0.53%	1,014	1.51%	3,740	2.76%		
Am. Indian & Alaskan		25	0.17%	116	0.17%	298	0.22%		
Asian		116	0.80%	908	1.35%	2,178	1.61%		
Hawaiian & Pacific Island		7	0.05%	23	0.03%	80	0.06%		
Other		122	0.85%	730	1.08%	1,751	1.29%		
U.S. Armed Forces		48		72		90			
Households									
2024 Projection		5,705		27,148		53,180			
2019 Estimate		5,591		26,755		52,354			
2010 Census		5,640		27,329		52,513			
Growth 2019 - 2024		2.04%		1.47%		1.58%			
Growth 2010 - 2019		-0.87%		-2.10%		-0.30%			
Owner Occupied		4,691	83.90%	22,122	82.68%	42,365	80.92%		
Renter Occupied		900	16.10%	4,633	17.32%	9,990	19.08%		
2019 Households by HH Income		5,589		26,756		52,354			
Income: <\$25,000		632	11.31%	3,432	12.83%	6,618	12.64%		
Income: \$25,000 - \$50,000		935	16.73%	4,262	15.93%	8,475	16.19%		
Income: \$50,000 - \$75,000		847	15.15%	3,786	14.15%	7,975	15.23%		
Income: \$75,000 - \$100,000		556	9.95%	3,140	11.74%	7,026	13.42%		
Income: \$100,000 - \$125,000		717	12.83%	3,562	13.31%	6,487	12.39%		
Income: \$125,000 - \$150,000		561	10.04%	2,317	8.66%	4,163	7.95%		
Income: \$150,000 - \$200,000		889	15.91%	3,025	11.31%	5,616	10.73%		
Income: \$200,000+		452	8.09%	3,232	12.08%	5,994	11.45%		
2019 Avg Household Income		\$107,369		\$111,043		\$108,302			
2019 Med Household Income		\$92,108		\$90,111		\$86,062			

## Traffic Count Report

### Point Pleasant Professional Office

2911 Route 88, Point Pleasant Boro, NJ 08742

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **11,500 SF**  
 Typical Floor: **6,000 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Garrison Dr	Marshal Dr	0.03 N	2018	550	MPSI	.09
2	Curtis Ave	Spruce St	0.01 N	2018	1,737	MPSI	.15
3	Lakewood Rd	Acacia Ave	0.01 W	2018	12,366	MPSI	.26
4	Lakewood Rd	Maxson Ave	0.03 E	2013	12,150	AWDT	.38
5	Herbertsville Rd	River Ave	0.02 W	2013	5,566	AWDT	.39
6	Bridge Ave	Oak	0.02 S	2018	19,354	MPSI	.40
7	Lakewood Rd	State Route 88	0.06 W	2018	30,706	MPSI	.57
8	River Rd	Maxson Ave	0.03 E	2018	1,062	MPSI	.57
9	Lakewood Rd	Ocean Rd	0.01 NE	2013	19,903	AWDT	.75
10	Beaver Dam Rd	Hollywood Rd	0.04 S	2018	10,366	MPSI	.80