



FOR SALE

Corner Lot At Traffic Light 43 Steiner Ave & Hwy 35 Neptune City, Monmouth County, NJ



SOLD!

- Opportunity for 1,660 sq ft C-Store and expanded pumps and canopy
- Over 120,000 Residents within 5 miles
- HH Income over \$83K within 5 miles
- Area Tenants Include:



- Property Size: +/- 0.61 Acres
- Building: +/- 800 Sq Ft
- UST: 3 - 10K Gal - Double Wall Fiberglass
- Zoning: RC - Residential Commercial
- Purchase Price: Call for details

Eagle Realty USA
Licensed Real Estate Broker
410 Route 10 West
Ledgewood, NJ 07852
Tel: (973) 598-1500
Fax: (973) 927-9974



For More Information Please Contact:
Michael D. Clark
Sales—Associate
Ext 13
Mike@EagleRealtyUSA.net
Gary J. Drechsel, Sr.
Member—Broker of Record
Ext 11
Gary@EagleRealtyUSA.net



43 Steiner Ave & Hwy 35, Neptune City, NJ



Eagle Realty USA
410 Route 10 West, Suite 213
Ledgewood, NJ 07852

Tel: 973-598-1500
Fax: 973-927-9974
Licensed Real Estate Brokers

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



43 Steiner Ave & Hwy 35, Neptune City, NJ

Eagle Realty USA
 410 Route 10 West, Suite 213
 Ledgewood, NJ 07852

Tel: 973-598-1500
 Fax: 973-927-9974
 Licensed Real Estate Brokers

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and/or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



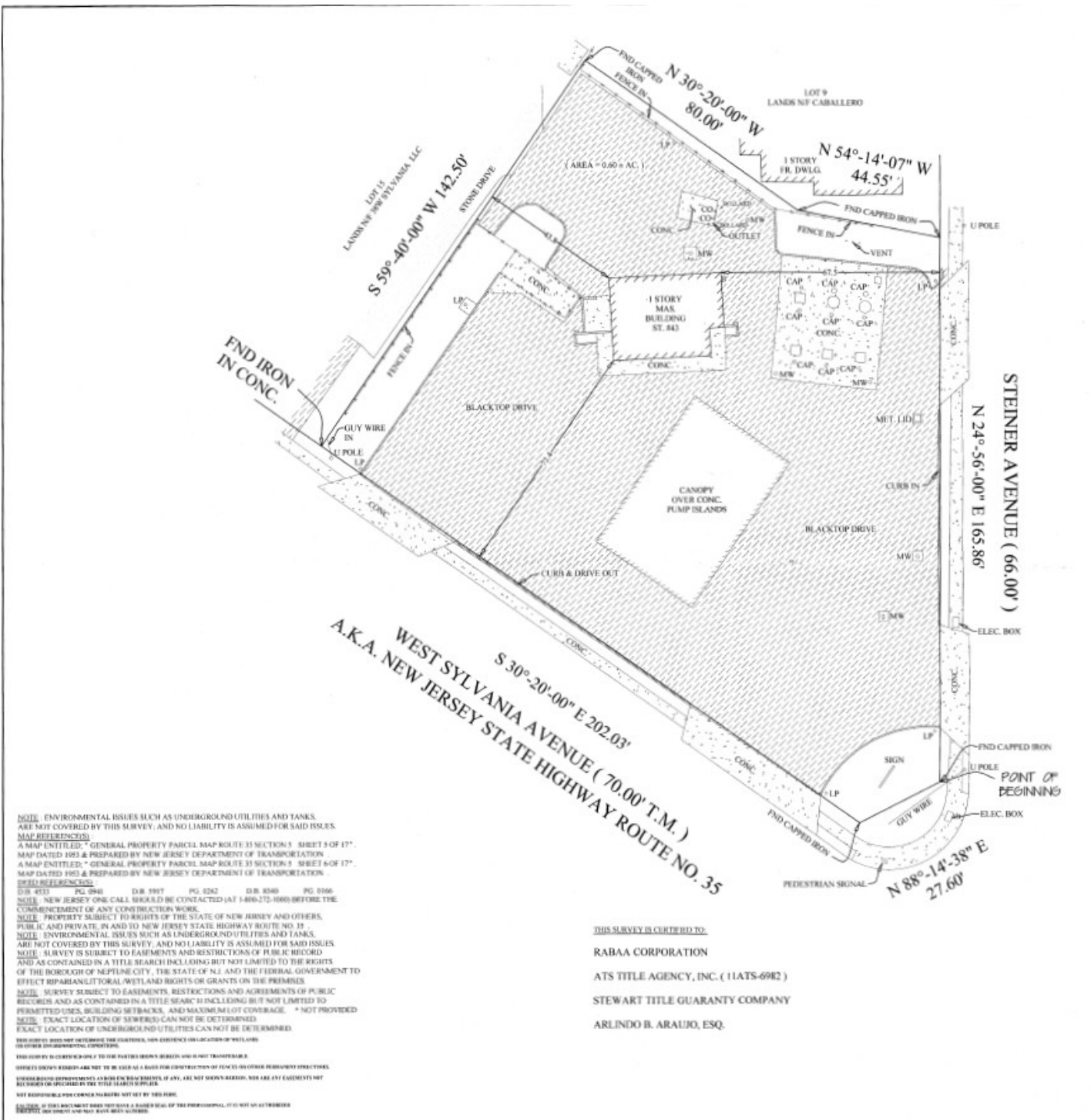
43 Steiner Ave & Hwy 35, Neptune City, NJ



Eagle Realty USA
410 Route 10 West, Suite 213
Ledgewood, NJ 07852

Tel: 973-598-1500
Fax: 973-927-9974
Licensed Real Estate Brokers

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



NOTE: ENVIRONMENTAL ISSUES SUCH AS UNDERGROUND UTILITIES AND TANKS ARE NOT COVERED BY THIS SURVEY, AND NO LIABILITY IS ASSUMED FOR SAID ISSUES.

MAP REFERENCES:
 A MAP ENTITLED, "GENERAL PROPERTY PARCEL MAP ROUTE 35 SECTION 5 SHEET 3 OF 17", MAP DATED 1983 & PREPARED BY NEW JERSEY DEPARTMENT OF TRANSPORTATION.
 A MAP ENTITLED, "GENERAL PROPERTY PARCEL MAP ROUTE 35 SECTION 5 SHEET 4 OF 17", MAP DATED 1985 & PREPARED BY NEW JERSEY DEPARTMENT OF TRANSPORTATION.

DEED REFERENCES:
 D.B. 453 PG. 090 D.B. 1997 PG. 020 D.B. 3340 PG. 016
 NOTE: NEW JERSEY ONE CALL SHOULD BE CONTACTED (AT 1-800-272-5800) BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORK.

NOTE: PROPERTY SUBJECT TO RIGHTS OF THE STATE OF NEW JERSEY AND OTHERS, PUBLIC AND PRIVATE, IN AND TO NEW JERSEY STATE HIGHWAY ROUTE NO. 35.

NOTE: ENVIRONMENTAL ISSUES SUCH AS UNDERGROUND UTILITIES AND TANKS, ARE NOT COVERED BY THIS SURVEY, AND NO LIABILITY IS ASSUMED FOR SAID ISSUES.

NOTE: SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF PUBLIC RECORD AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO THE RIGHTS OF THE BOROUGH OF NEPTUNE CITY, THE STATE OF N.J. AND THE FEDERAL GOVERNMENT TO EFFECT RIPARIAN/LITORAL/WETLAND RIGHTS OR GRANTS ON THE PREMISES.

NOTE: SURVEY SUBJECT TO EASEMENTS, RESTRICTIONS AND AGREEMENTS OF PUBLIC RECORDS AND AS CONTAINED IN A TITLE SEARCH INCLUDING BUT NOT LIMITED TO PERMITTED USES, BUILDING SETBACKS, AND MAXIMUM LOT COVERAGE. * NOT PROVIDED.

NOTE: EXACT LOCATION OF SEWER(S) CAN NOT BE DETERMINED.

NOTE: EXACT LOCATION OF UNDERGROUND UTILITIES CAN NOT BE DETERMINED.

THIS SURVEY DOES NOT ESTABLISH THE EXISTENCE, NON-EXISTENCE OR LOCATION OF WETLANDS OR OTHER ENVIRONMENTAL CONSTRAINTS.

THIS SURVEY IS INTENDED ONLY FOR THE PARTIES WHOSE NAMES ARE LISTED AND IS NOT TRANSFERABLE.

OFFICES SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

UNDERGROUND IMPROVEMENTS AS SHOWN ON THIS MAP, IF ANY, ARE NOT SHOWN HEREON, NOR ARE ANY EASEMENTS NOT SHOWN OR IMPLIED BY THE TITLE PLANS HEREON.

NOT RESPONSIBLE FOR CORNER MARKERS NOT SET BY THIS FIRM.

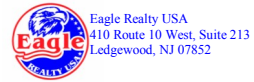
CALLER OF THIS DOCUMENT DOES NOT HAVE A GUARANTEE OF THE PROFESSIONAL IT IS NOT AN ATTORNEYS CERTIFIED DOCUMENT AND MAY HAVE BEEN ALIENATED.

THIS SURVEY IS CERTIFIED TO:
 RABAA CORPORATION
 ATS TITLE AGENCY, INC. (11ATS-6982)
 STEWART TITLE GUARANTY COMPANY
 ARLINDO B. ARAUJO, ESQ.

CORNER MARKERS UNCOVERED & VERIFIED - 07-16-2012

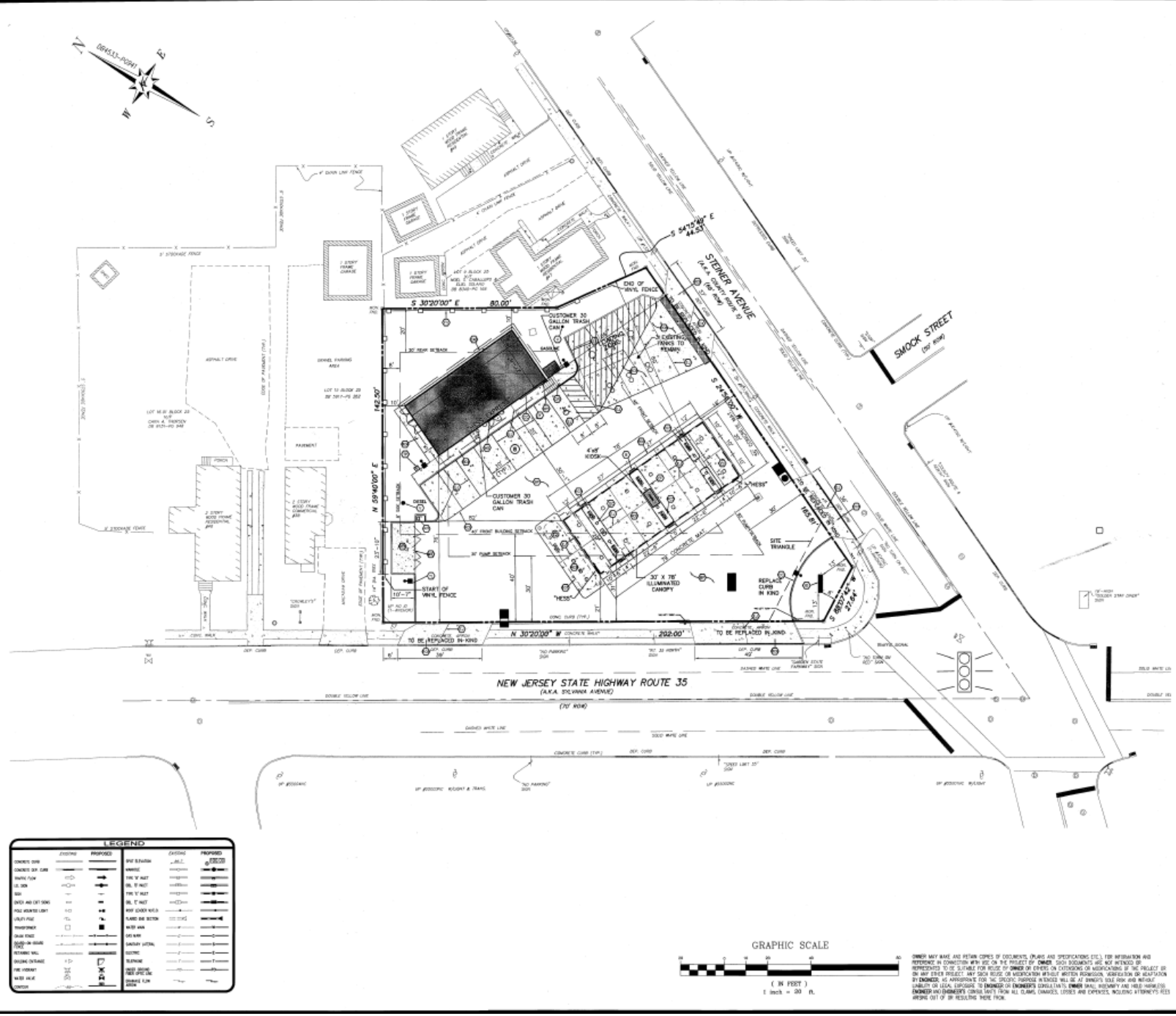
PROPERTY SITUATED IN THE BOROUGH OF NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY			
PLAN OF SURVEY OF TAX MAP LOT 11 BLOCK 25			
WILLIAM HELD ASSOCIATES, INC. LICENSED LAND SURVEYORS 215 ELMER ST. WESTFIELD, N.J. 07090 Ph. 908-232-3535 Fax 908-232-5380 WWW.HELDASSOCIATES.COM	DRAWN BY	CHECKED BY	DATE
	BOOK 45	PAGE 25	SCALE 1" = 20'
	JACK L. HELD - LICENSED LAND SURVEYOR N.J.P.L.S. LIC. NO. 33104 N.J.P.P. LIC. NO. 3859 <small>CERTIFICATE OF AUTHORIZATION: 24GA2804280</small>		

43 Steiner Ave & Hwy 35, Neptune City, NJ



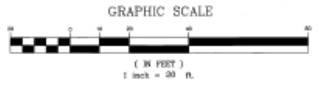
Eagle Realty USA
 410 Route 10 West, Suite 213
 Ledgewood, NJ 07852
 Tel: 973-598-1500
 Fax: 973-927-9974
 Licensed Real Estate Brokers

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



- MISC.**
1. NO MERCHANDISE OR OTHER MATERIALS WILL BE STACKED OR STORED SO THAT THE SIDEWALK OR HANDICAP PARKING SPACES ARE OBSTRUCTED OR FLOODED.
 2. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH ADA REQUIREMENTS.
 3. TRAFFIC SIGNALE AND STRIPING SHALL CORRESPOND TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 4. THE HOURS OF OPERATION ARE 24 HRS PER DAY, 7 DAYS PER WEEK.
 5. THE WALK UNDER THE CANOPY WILL PROVIDE FOR SHELTER OF EMPLOYEES ONLY. THE SHOULDER WILL NOT BE USED FOR RETAIL SALES OF WAIVER, SOFA OR FOOD ITEMS.
 6. THE MINI-MART WILL NOT HAVE SEATING AND ALL ITEMS FOR SALE INCLUDING BEVERAGES AND SNACKS WILL BE FOR TAKE-OUT ONLY.
 7. ALL UTILITY SERVICES TO THE SITE SHALL BE INSTALLED UNDERGROUND.

LEGEND		EXISTING	PROPOSED
CORNER PIN	(Symbol)	(Symbol)	(Symbol)
CONCRETE SET CURB	(Symbol)	(Symbol)	(Symbol)
SEWER	(Symbol)	(Symbol)	(Symbol)
WATER	(Symbol)	(Symbol)	(Symbol)
UNDER AIR CATCH	(Symbol)	(Symbol)	(Symbol)
FOOT CATCHER LIGHT	(Symbol)	(Symbol)	(Symbol)
UTILITY	(Symbol)	(Symbol)	(Symbol)
TRANSFORMER	(Symbol)	(Symbol)	(Symbol)
SEWER	(Symbol)	(Symbol)	(Symbol)
UNDER AIR CATCH	(Symbol)	(Symbol)	(Symbol)
UTILITY	(Symbol)	(Symbol)	(Symbol)
TRANSFORMER	(Symbol)	(Symbol)	(Symbol)
SEWER	(Symbol)	(Symbol)	(Symbol)
UNDER AIR CATCH	(Symbol)	(Symbol)	(Symbol)
UTILITY	(Symbol)	(Symbol)	(Symbol)
TRANSFORMER	(Symbol)	(Symbol)	(Symbol)



REV.	DATE	BY	DESCRIPTION	CHECKED	APP'D
4	5/13/08	TRC	REVISED DETAILS AND ADDED SPOT SHOTS	TPW	JEM
3	5/13/08	TRC	REV. NEW HESS STANDARDS	DMJ	JEM
2	5/13/08	JRT	REV. PER MUNICIPAL COMMENTS	JRT	JEM
1	5/13/08	TPW	REV. PER MUNICIPAL COMMENTS	JRT	JEM
1	5/13/08	TRC	REV. MUNICIPAL COMMENTS	JRT	JEM

ADDRESS

HESS CORPORATION
1 HESS PLAZA, WOODBRIDGE, N.J.

TITLE	SITE PLAN	DATE	5/13/08
TAX MAP	LOT 11 BLOCK 25	BOROUGH OF NEPTUNE CITY	MONMOUTH COUNTY, NEW JERSEY
		S-1	

KENDERIAN • ZILINSKI
REGISTERED PROFESSIONAL ENGINEERS

JOHN A. WELCH
REGISTERED PROFESSIONAL ENGINEER



DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population			
2000 Population	14,643	79,816	121,921
2010 Population	13,395	76,745	120,255
2012 Population	13,417	77,145	121,072
2017 Population	13,411	77,764	122,180
2000-2010 Annual Rate	-0.89%	-0.39%	-0.14%
2010-2012 Annual Rate	0.07%	0.23%	0.30%
2012-2017 Annual Rate	-0.01%	0.16%	0.18%
2012 Male Population	48.3%	48.2%	47.6%
2012 Female Population	51.7%	51.8%	52.4%
2012 Median Age	43.7	41.9	43.8

In the identified area, the current year population is 121,072. In 2010, the Census count in the area was 120,255. The rate of change since 2010 was 0.30% annually. The five-year projection for the population in the area is 122,180 representing a change of 0.18% annually from 2012 to 2017. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 43.8, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	79.3%	66.8%	73.2%
2012 Black Alone	11.3%	24.4%	18.5%
2012 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2012 Asian Alone	1.7%	1.7%	2.5%
2012 Pacific Islander Alone	0.0%	0.1%	0.1%
2012 Other Race	4.7%	4.1%	3.1%
2012 Two or More Races	2.7%	2.6%	2.4%
2012 Hispanic Origin (Any Race)	15.0%	13.5%	10.7%

Persons of Hispanic origin represent 10.7% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.9 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	6,256	33,156	49,618
2010 Households	5,793	32,363	51,068
2012 Total Households	5,799	32,477	51,284
2017 Total Households	5,844	32,948	52,027
2000-2010 Annual Rate	-0.77%	-0.24%	0.29%
2010-2012 Annual Rate	0.05%	0.16%	0.19%
2012-2017 Annual Rate	0.15%	0.29%	0.29%
2012 Average Household Size	2.30	2.35	2.34

The household count in this area has changed from 51,068 in 2010 to 51,284 in the current year, a change of 0.19% annually. The five-year projection of households is 52,027, a change of 0.29% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2010. The number of families in the current year is 29,526 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



DEMOGRAPHICS



	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$52,051	\$50,852	\$57,897
2017 Median Household Income	\$62,386	\$58,589	\$70,825
2012-2017 Annual Rate	3.69%	2.87%	4.11%
Average Household Income			
2012 Average Household Income	\$76,468	\$71,945	\$83,636
2017 Average Household Income	\$90,609	\$84,213	\$98,475
2012-2017 Annual Rate	3.45%	3.20%	3.32%
Per Capita Income			
2012 Per Capita Income	\$33,565	\$30,744	\$35,699
2017 Per Capita Income	\$40,066	\$36,148	\$42,206
2012-2017 Annual Rate	3.60%	3.29%	3.41%

Households by Income
 Current median household income is \$57,897 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$70,825 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$83,636 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$98,475 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$35,699 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$42,206 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	7,466	38,834	57,302
2000 Owner Occupied Housing Units	3,642	18,159	30,361
2000 Owner Occupied Housing Units	2,614	14,997	19,257
2000 Vacant Housing Units	1,210	5,678	7,684
2010 Total Housing Units	7,384	39,882	61,826
2010 Owner Occupied Housing Units	3,451	17,941	31,001
2010 Renter Occupied Housing Units	2,342	14,422	20,067
2010 Vacant Housing Units	1,591	7,519	10,758
2012 Total Housing Units	7,256	39,411	61,322
2012 Owner Occupied Housing Units	3,320	17,373	30,196
2012 Renter Occupied Housing Units	2,479	15,103	21,088
2012 Vacant Housing Units	1,457	6,934	10,038
2017 Total Housing Units	7,169	39,295	61,290
2017 Owner Occupied Housing Units	3,391	17,782	30,949
2017 Renter Occupied Housing Units	2,452	15,166	21,078
2017 Vacant Housing Units	1,325	6,347	9,263

Currently, 49.2% of the 61,322 housing units in the area are owner occupied; 34.4%, renter occupied; and 16.4% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 61,826 housing units in the area - 50.1% owner occupied, 32.5% renter occupied, and 17.4% vacant. The annual rate of change in housing units since 2010 is -0.36%. Median home value in the area is \$329,554, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.15% annually to \$366,520.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



Eagle Realty USA

TRAFFIC COUNT



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.