



Eagle Realty USA

# FOR SALE OR LEASE

**1729 Asbury Ave, Neptune Twp  
(Monmouth County), NJ**



- **Current Use: Gas Station**
- **Approved C-Store**
- **Building Size: +/- 1200 Sq Ft**
- **Property Size: +/- 0.50 Acres**
- **Traffic Counts: 12,000 ADT**
- **Taxes: \$6,946.63 (2013)**
- **Area Retailers Include:**



- **Asking Lease Price: Call for Details**
- **Asking Sale Price: Call for Details**

<i>Demographics</i>	<i>1 Mile</i>	<i>2 Mile</i>	<i>3 Mile</i>
<b>Total Population:</b>	18,026	53,631	79,808
<b>Total Households:</b>	6,581	22,197	33,089
<b>Average Household Income:</b>	\$60,469	\$69,930	\$80.629
2013 Esri			

**Eagle Realty USA**

**Licensed Real Estate Broker**

**410 Route 10 West**

**Ledgewood, NJ 07852**

**“We Close Deals... That’s the Bottom Line”**

**For More Information Please Contact:**

**Michael D. Clark**

**Sales-Associate**

**973-598-1500 Ext 13**

**973-214-1798**

**Mike@EagleRealtyUSA.net**

**Gary J. Drechsel, Sr.**

**Member—Broker of Record**

**973-598-1500 Ext 11**

**973-713-7700**

**Gary@EagleRealtyUSA.net**

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

# AERIAL

1729 Asbury Ave, Neptune Twp, NJ

Latitude: 40.224147

Longitude: -74.028268



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

# CLOSE AERIAL

1729 Asbury Ave, Neptune Twp, NJ

Latitude: 40.224147

Longitude: -74.028268



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.



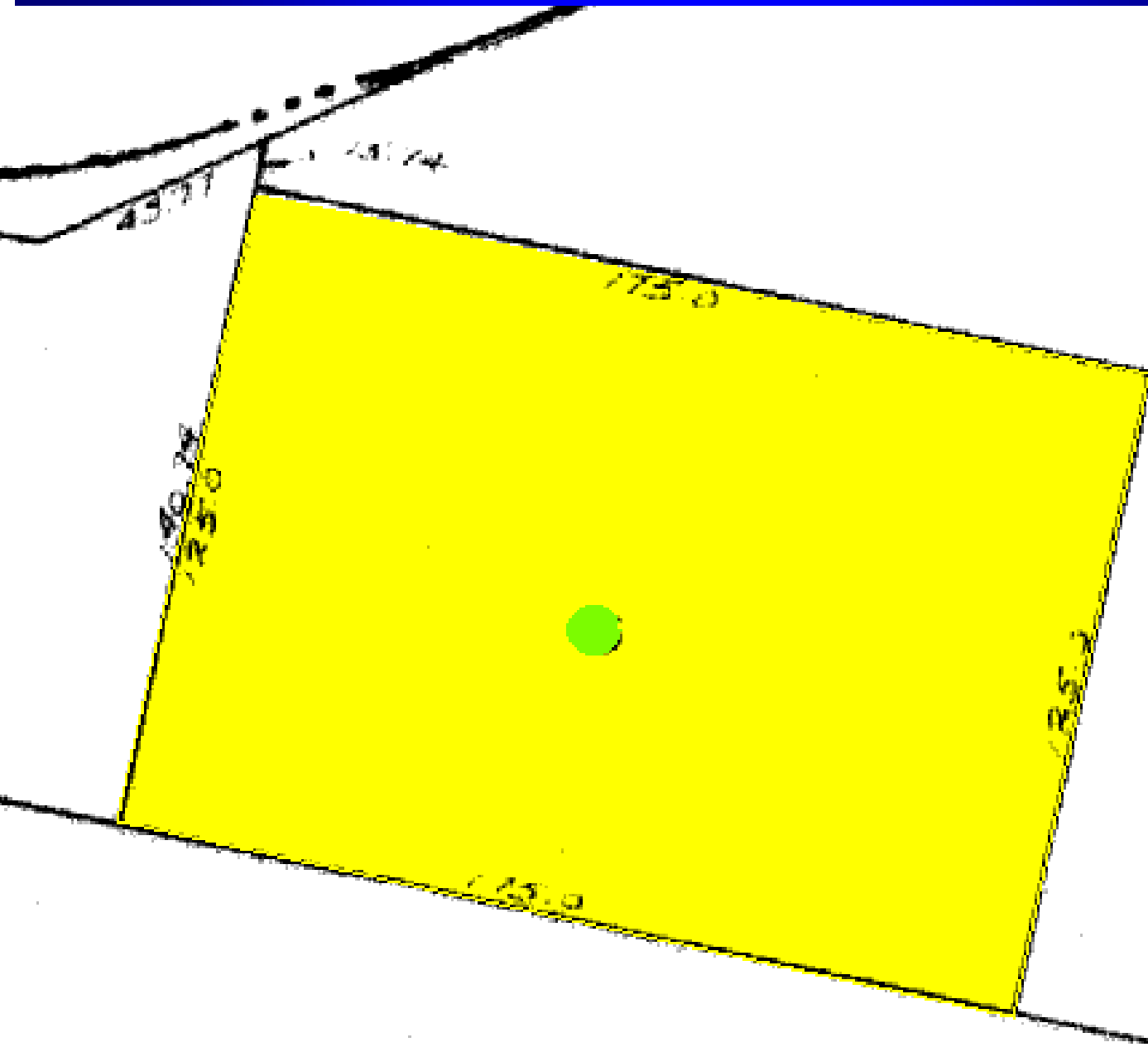
Eagle Realty USA

# Tax Map

1729 Asbury Ave, Neptune Twp, NJ

Latitude: 40.224147

Longitude: -74.028268



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

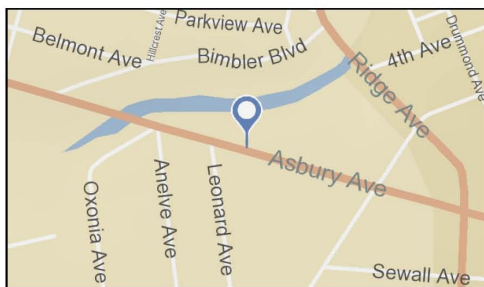
# TRAFFIC COUNT MAP



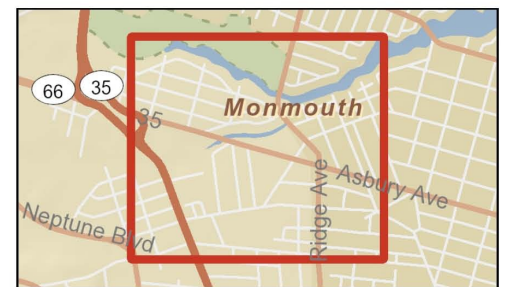
1729 Asbury Ave, Neptune Twp, NJ

Latitude: 40.224147

Longitude: -74.028268



- 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.