



Eagle Realty USA

# FOR SALE OR LEASE

**1800 Corlies Ave, Neptune Twp  
(Monmouth County), NJ**



- **Current Use: Gas Station**
- **Approved C-Store**
- **Building Size: +/- 1200 Sq Ft**
- **Property Size: +/- 0.62 Acres**
- **Traffic Counts: Over 18,800 ADT**
- **Taxes: \$12,992.69 (2013)**
- **Area Retailers Include:**



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

Demographics	1 Mile	2 Mile	3 Mile
Total Population:	17,198	51,652	83,423
Total Households:	6,594	21,286	34,551
Average Household Income:	\$59,693	\$71,375	\$79,583
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:

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Sales-Associate

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**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.





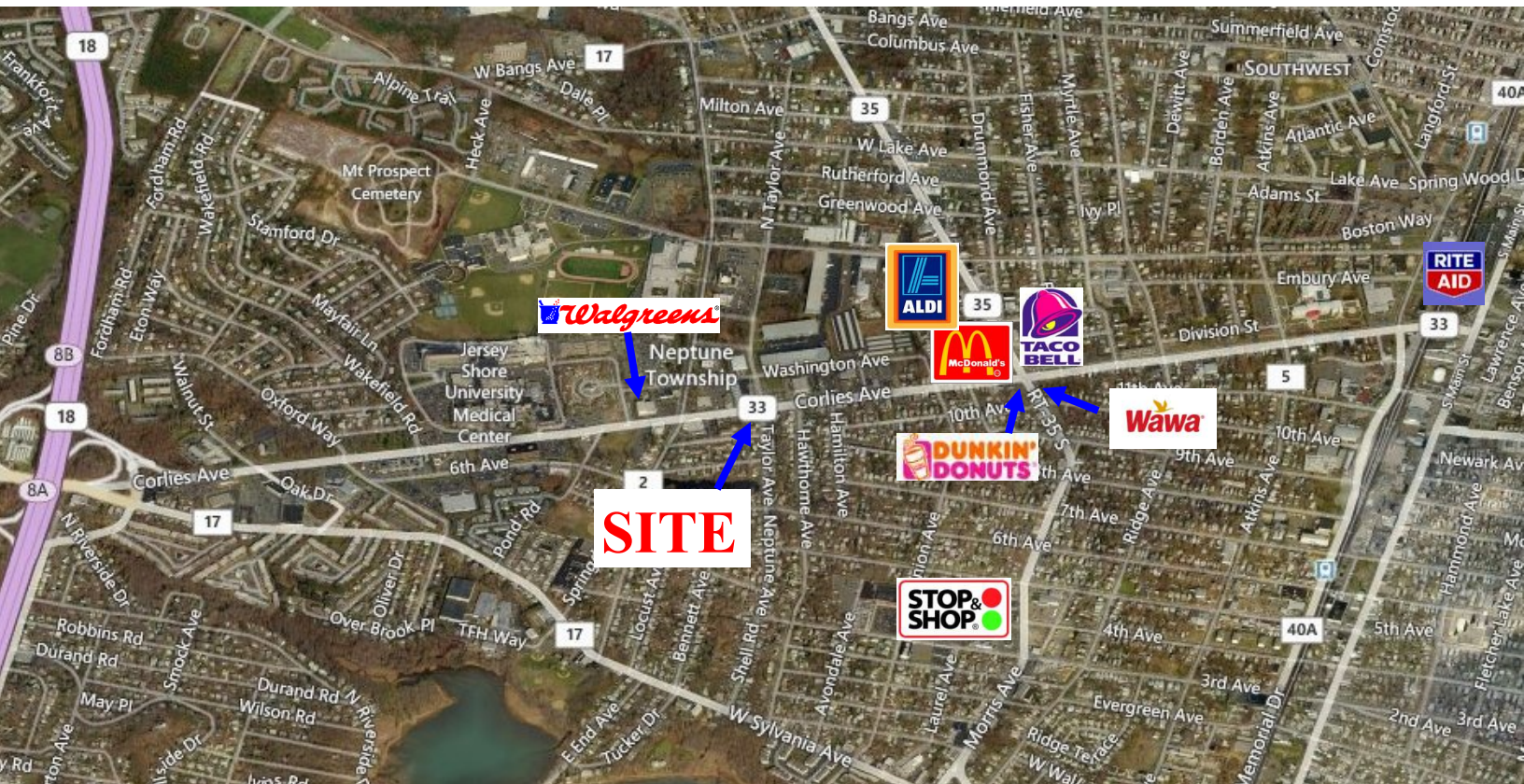
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# AERIAL

1800 Corlies Ave (Rt 33), Neptune, NJ

Latitude: 40.208193

Longitude: -74.034412



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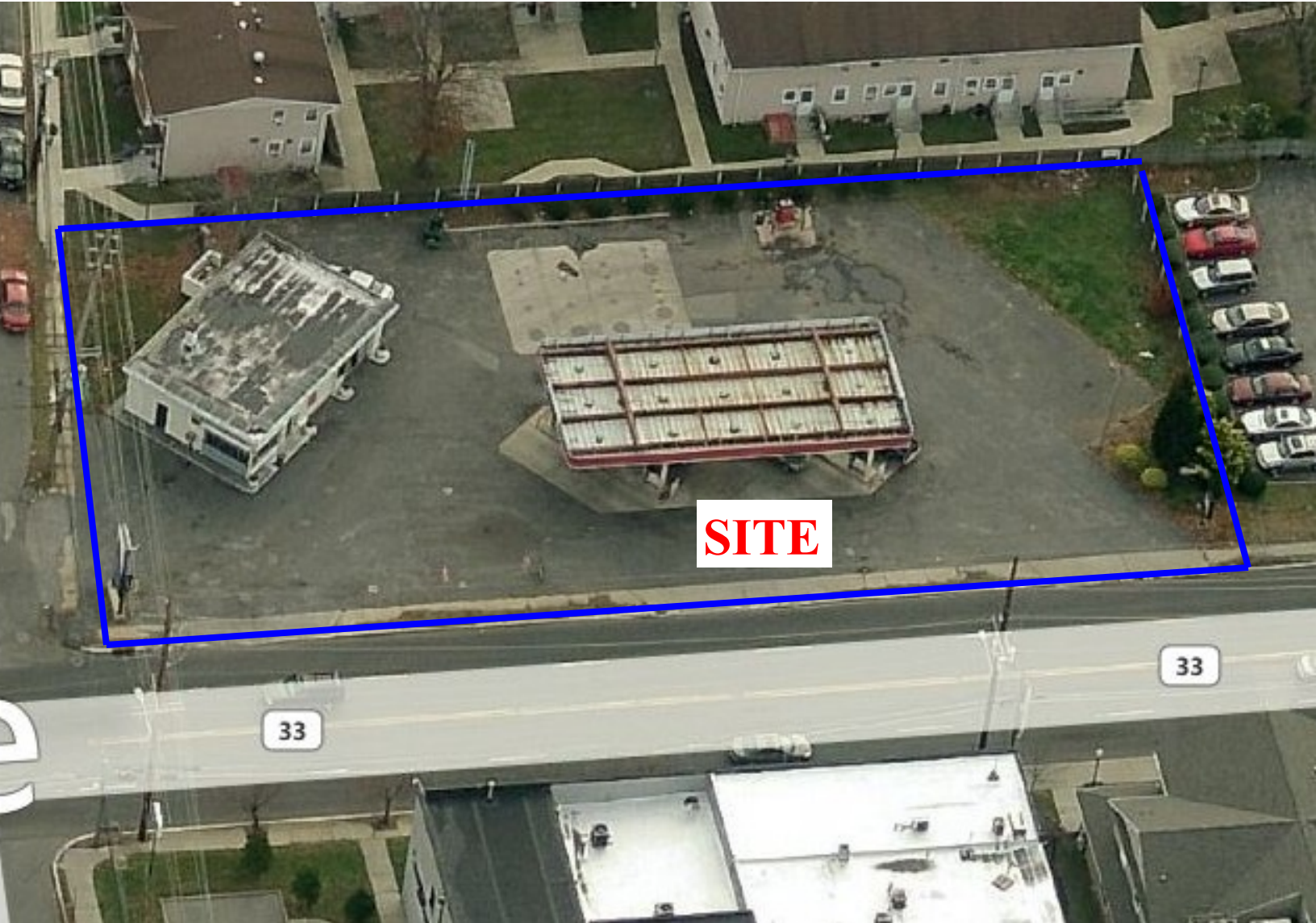
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# CLOSE AERIAL

1800 Corlies Ave (Rt 33), Neptune, NJ

Latitude: 40.208193

Longitude: -74.034412



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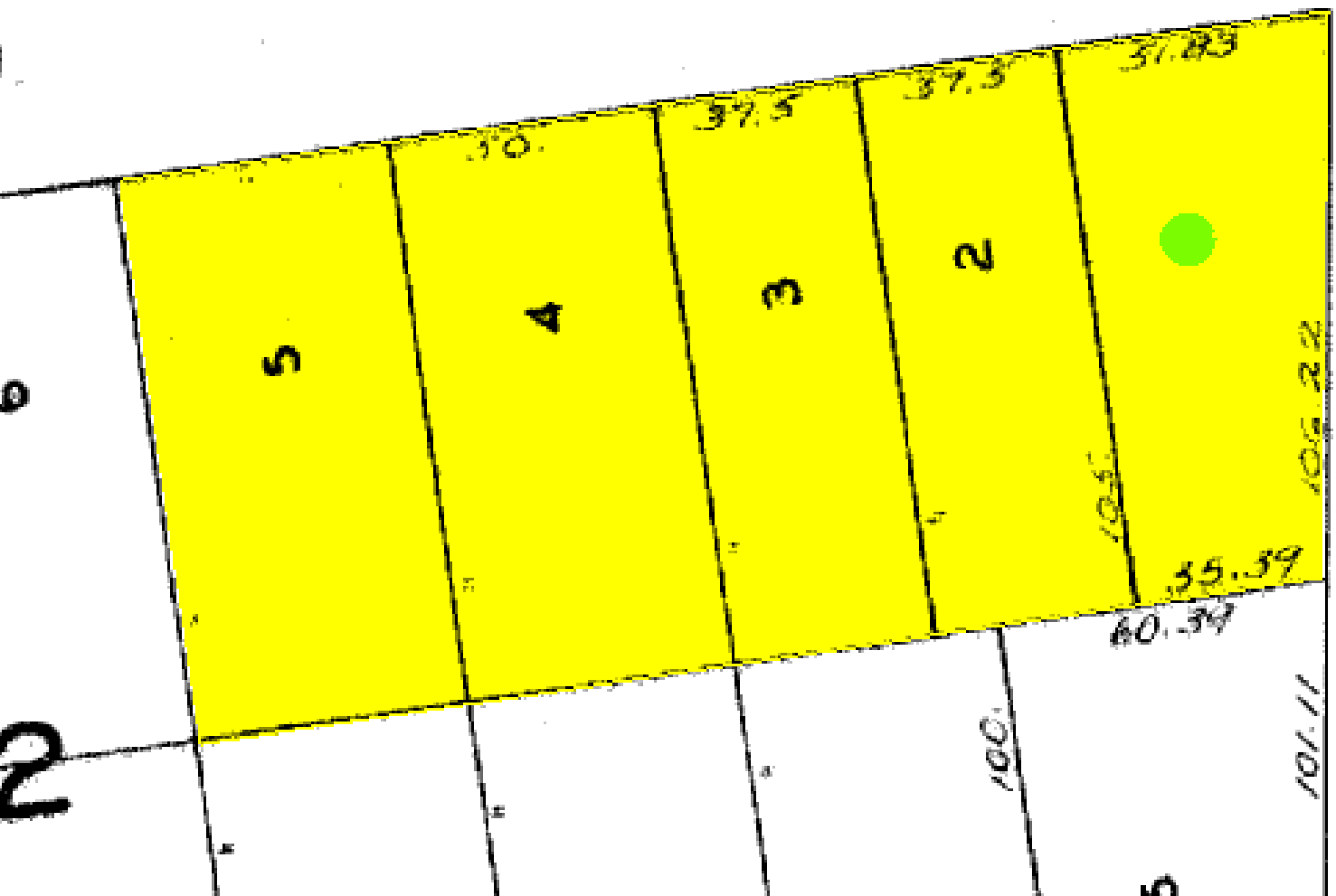
# Tax Map

1800 Corlies Ave (Rt 33), Neptune, NJ

Latitude: 40.208193

Longitude: -74.034412

NO.



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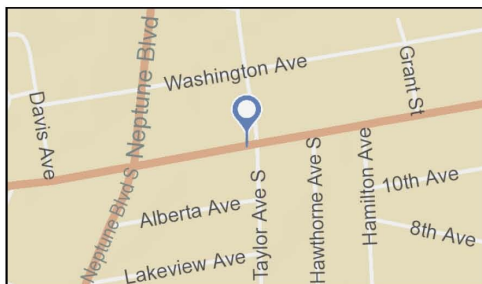
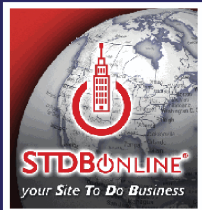
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# TRAFFIC COUNT MAP

1800 Corlies Ave (Rt 33), Neptune, NJ

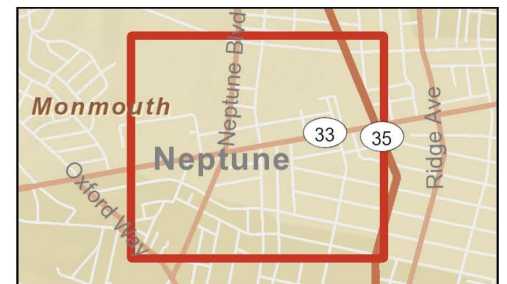
Latitude: 40.208193

Longitude: -74.034412



**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



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