



**JOIN NEW MIXED-USE REDEVELOPMENT
5 ACRE COMMERCIAL PAD
FOR SALE
EATONTOWN, NJ**

Old Orchard Country Club Redevelopment

ROUTE 36 WEST

ASKING PRICE

Upon Request

COMMENTS

New 105 acre mixed-use residential and commercial redevelopment of the Old Orchard Country Club

ZONING

Commercial zoning recently approved

PRINCIPAL PERMITTED USES

1. Retail
2. New Car & Truck Sales, Internet-based Used Car & Truck Sales
3. Self-Storage
4. Entertainment/Recreation
5. Office (professional & medical)
6. Quick Service Restaurants

**CONSUMPTION LIQUOR LICENSE
ALSO AVAILABLE FOR SALE**

Please call for pricing

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



MAJOR NEIGHBORING USES



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

6,608

HOUSEHOLDS

2,778

MEDIAN AGE

45.4

COLLEGE GRADUATES (Bachelor's +)

2,317 - 48%

TOTAL BUSINESSES

365

TOTAL EMPLOYEES

3,596

TOTAL DAYTIME POPULATION

6,780

AVERAGE HOUSEHOLD INCOME

\$141,793

3 MILE RADIUS

POPULATION

82,225

HOUSEHOLDS

31,834

MEDIAN AGE

40.1

COLLEGE GRADUATES (Bachelor's +)

24,714 - 43%

TOTAL BUSINESSES

4,483

TOTAL EMPLOYEES

45,785

TOTAL DAYTIME POPULATION

87,847

AVERAGE HOUSEHOLD INCOME

\$148,509

5 MILE RADIUS

POPULATION

149,323

HOUSEHOLDS

58,619

MEDIAN AGE

42.0

COLLEGE GRADUATES (Bachelor's +)

52,828 - 50%

TOTAL BUSINESSES

8,100

TOTAL EMPLOYEES

79,259

TOTAL DAYTIME POPULATION

154,291

AVERAGE HOUSEHOLD INCOME

\$147,827

*2023 estimates