



317 Main Street (Block 89, Lot 14)

Lakewood, New Jersey

Size	Acreage	Asking Price	Taxes
<ul style="list-style-type: none"> +/- 4,544 SF - 1st Floor +/- 665 SF - 2nd Floor +/-5,209 SF (Plus +/-3,628 SF Basement) 	<ul style="list-style-type: none"> +/-0.75 Acres 	<ul style="list-style-type: none"> \$2,500,000 	<ul style="list-style-type: none"> \$65,993 (2022)

Zoning: B2 - Central Business Zone

- Business Establishments and Professional Offices
- Drug and Grocery Stores
- Multi-Family Residential
- Non Drive-Thru Restaurants
- Offices
- Personal Services Uses
- Places of Worship
- Public and Private Schools
- Restaurants (Excluding Drive-Thrus)
- Retail Goods, Stores and Services

Demographics

Radius	Population	Total Daytime Population	Average Household Income
1 Mile	30,558	36,361	\$75,710
3 Mile	103,898	118,070	\$99,768
5 Mile	215,723	219,981	\$104,070

For Sale - Contact

Jason Pierson
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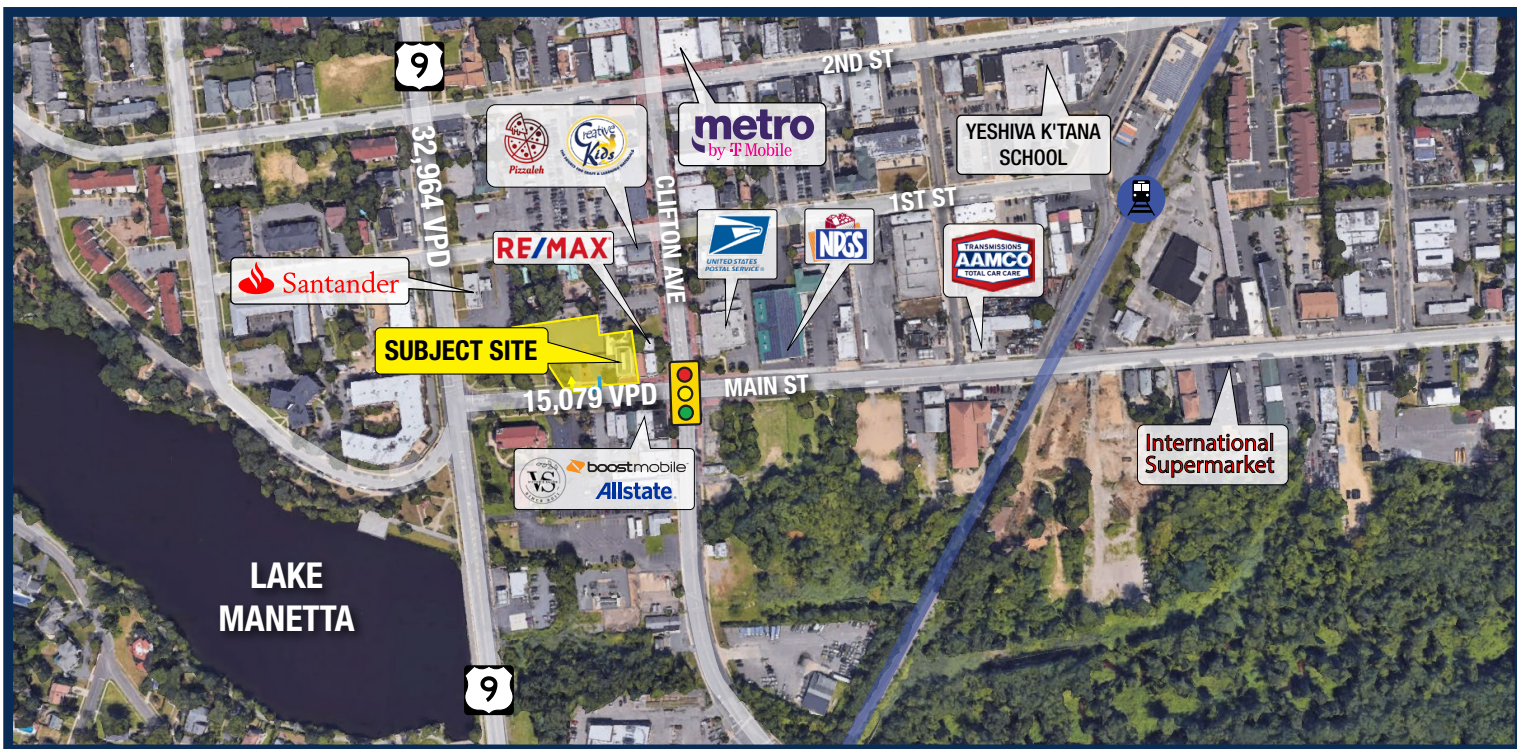
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Site Description

- Former bank building with significant parking lot (22 spaces) located within the premier section of Downtown Lakewood
- Zones and Tax Credit Market Eligibility
 - Housing and Mortgage Finance Agency Targeted Urban Municipalities
 - Housing and Mortgage Finance Agency Urban Target Area
 - Neighborhood Revitalization Tax Credit Eligible Census Tract
 - New Market Credit Eligible Census Tract
 - Smart Growth Area
 - Urban Enterprise Zone
- Located just off Route 9 and in walking distance to many businesses, retailers and the township municipal offices
- Lakewood is one of the fastest growing towns within New Jersey with approximately 140,000 residents, making it the largest town in Ocean County and 4th largest in New Jersey
- Property will be deed restricted against a financial service user for 2 years

Micro Market Aerial



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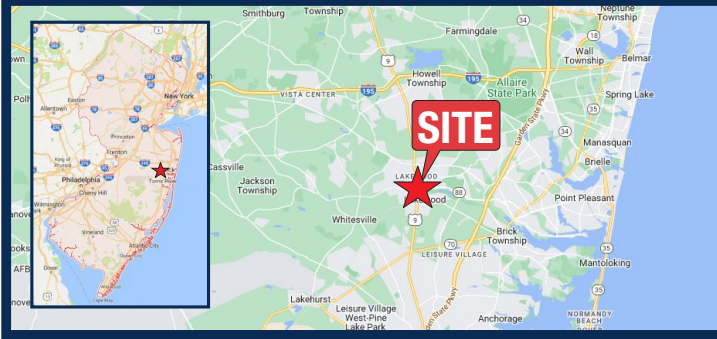
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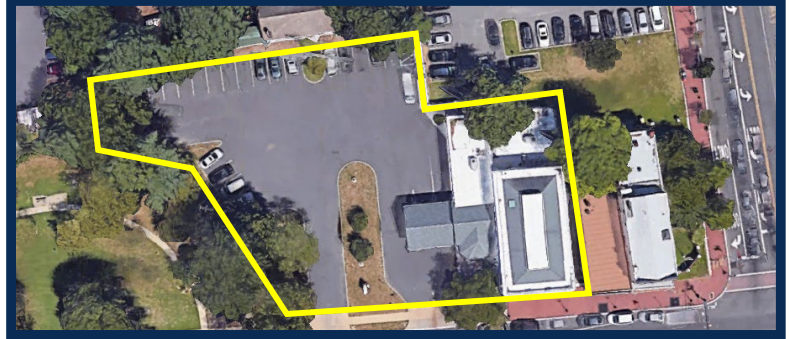
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State Map



Survey



Market Aerial



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