

FORMER 7-ELEVEN  
**KEYPORT, NJ**

196 HWY 35

±2,640 SF BUILDING ON ±0.25 AC AVAILABLE FOR SALE

**WELL-LOCATED ON BUSY ROUTE 35**



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**get in touch.**

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# 23,024 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



1 Mile  
3 Miles  
5 Miles

	1 Miles	3 Miles	5 Miles
Total Population	9,304	57,236	180,224
Total Households	3,529	23,024	67,411
Med HH Income	\$94,832	\$96,692	\$100,082
% HH > \$100k	48%	49%	50%

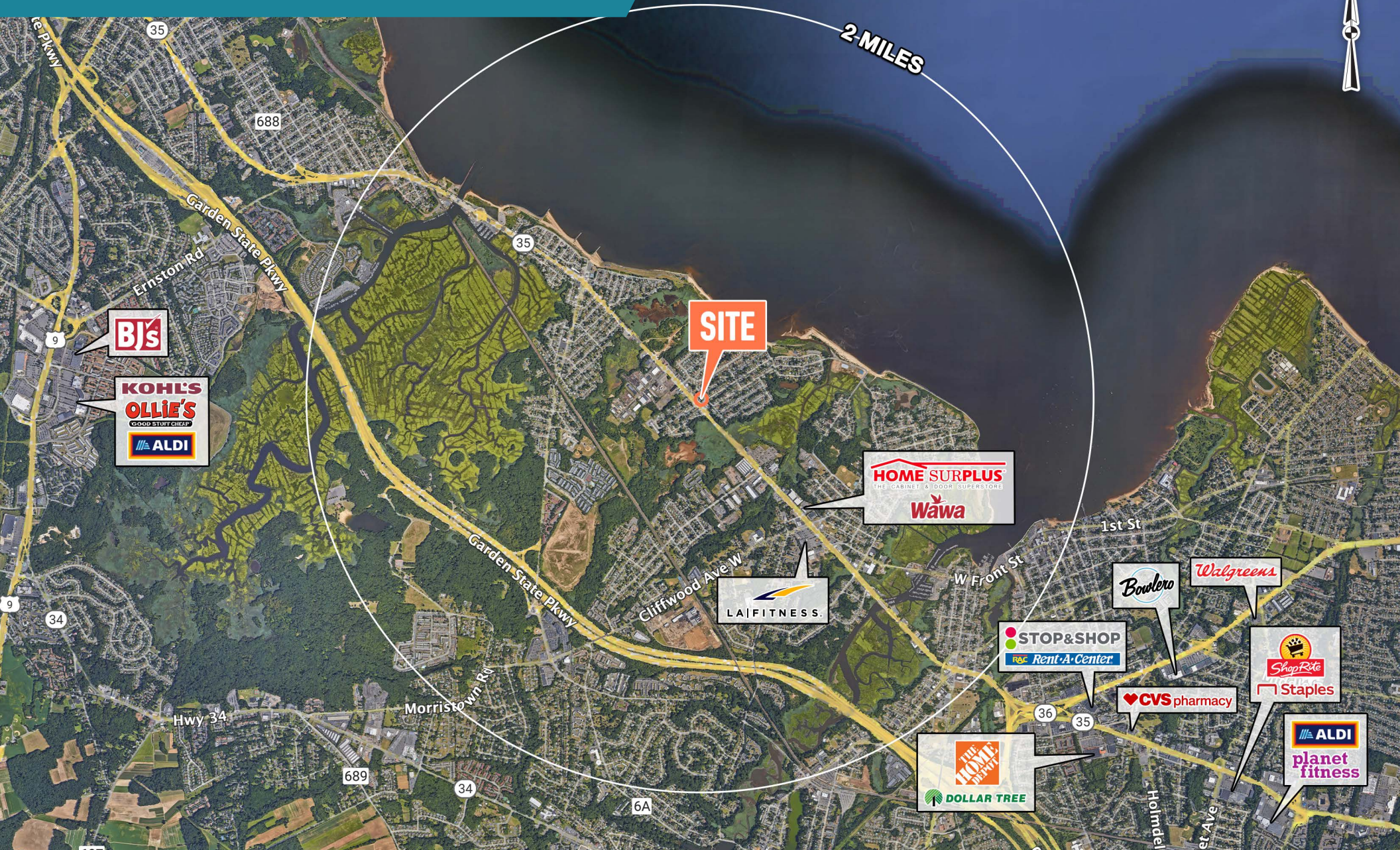
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# RESIDENTIAL POPULATION SURROUNDING SITE



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EXCELLENT VISIBILITY WITH  $\pm 100$  FEET OF FRONTAGE



ED01 ZONING (ECONOMIC DEVELOPMENT OPPORTUNITY 1)  
ALLOWS A VARIETY OF COMMERCIAL USES

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