

FOR SALE

WELLS FARGO

303 BROAD ST, RED BANK, NJ 07701



CLICK ON THE FOLLOWING LINKS:



Map



Street

DOMINIC MACDONALD

Associate Advisor | 248.450.3250
dmacdonald@legacycrea.com

KEVIN KAJY

Managing Principal | 248.450.3257
Kevin@legacycrea.com



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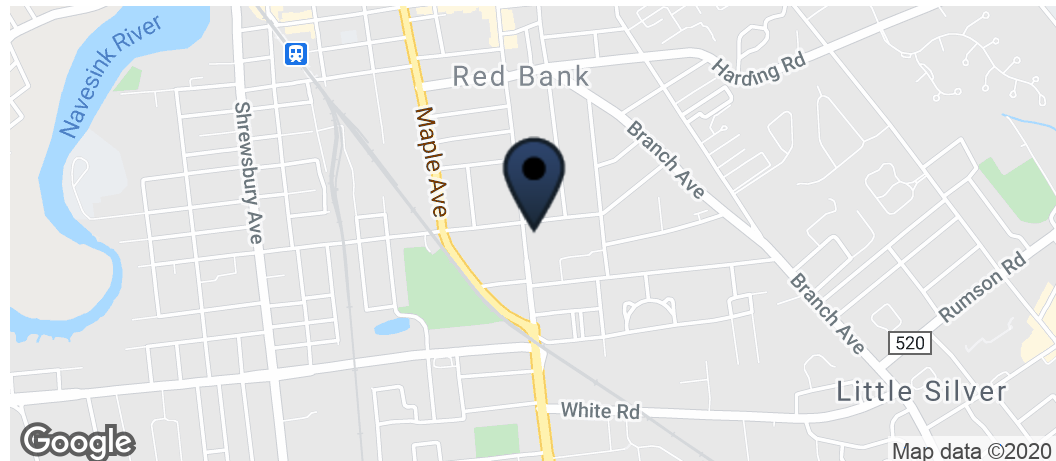
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**OFFERING SUMMARY**

Sale Price:	\$7,000,000
Building Size:	23,856 SF
Lot Size:	3.3 Acres
Price / SF:	\$293.43
NOI:	\$148,426

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure / HVAC:	Landlord
Term Remaining:	4 Years
Original Lease Term:	20 Years
Commencement Date:	09/22/2004
Current Term Expiration:	09/30/2024
Options:	(6) 5 Year Options
Increases:	FMV Each Option

PROPERTY HIGHLIGHTS

- Investment Grade Tenant; Standard & Poor's Credit Rating A-
- Wealth Management & Home Mortgage Offices
- Total Deposits for 2019 Exceeds \$778 Million
- Over 33,000 Vehicles Pass Site Daily on Broad St
- Site Sits on a 3.3 Acre Lot Providing Excellent Parking and Options to Re-Tenant or Re-Purpose
- Constructed with a Drive-Thru ATM
- Average Household Income Exceeds \$138K within a 3 Mile Radius
- Over 133,000 Individuals within a 5 Mile Radius



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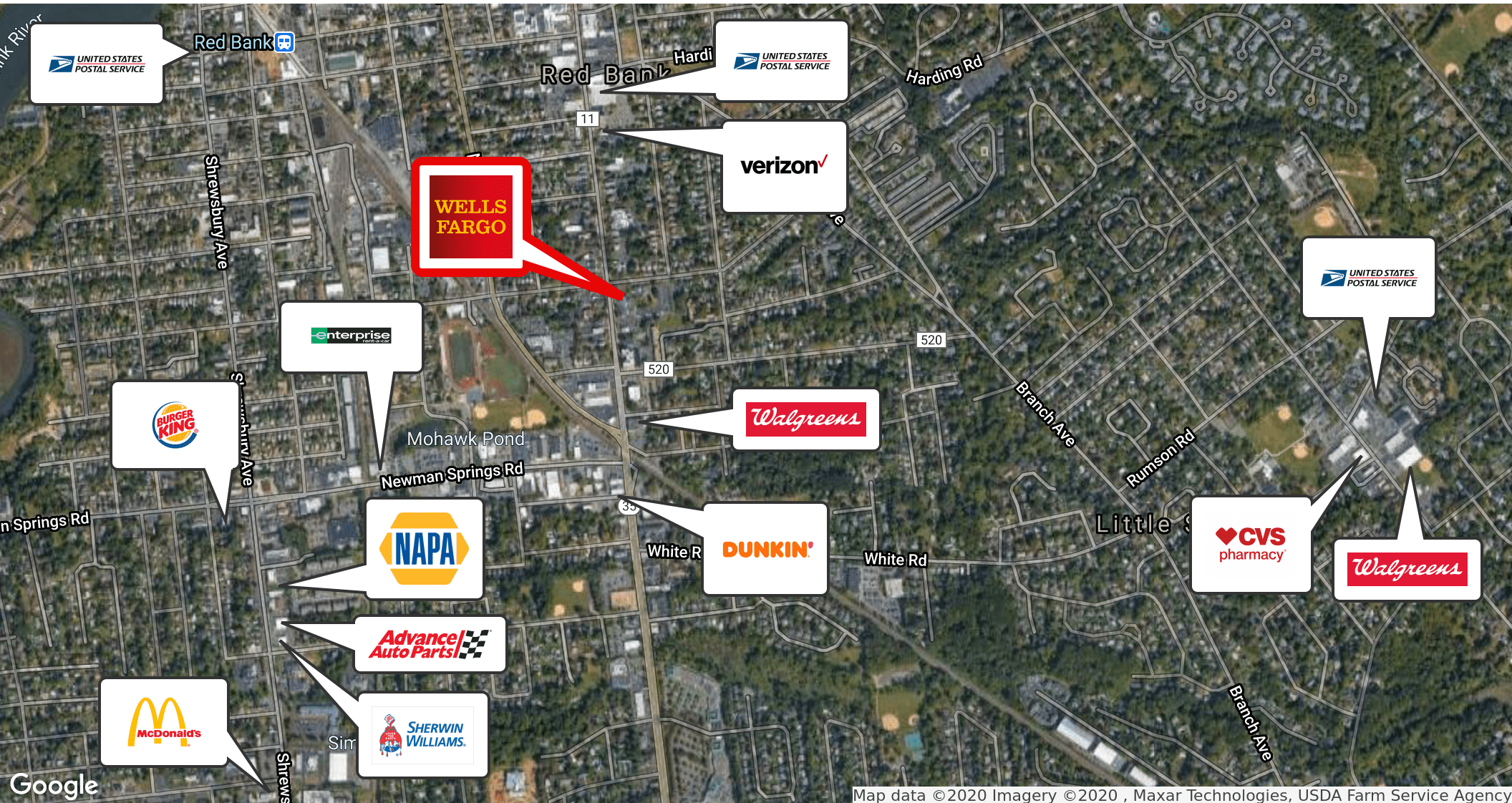
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Additional Photos









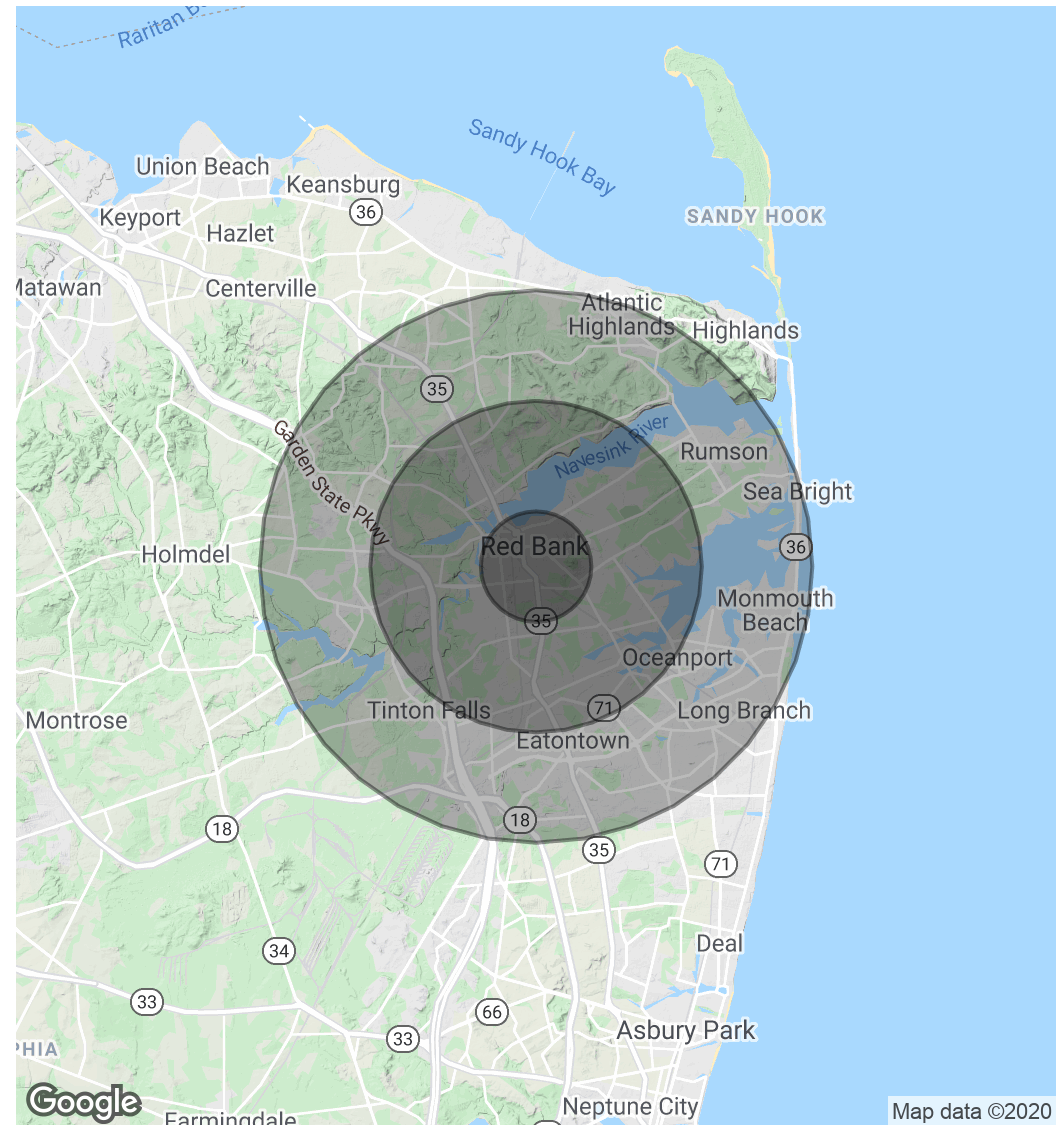
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,494	64,041	133,940
Average age	39.1	41.2	41.4
Average age (Male)	35.6	39.1	39.8
Average age (Female)	44.3	44.0	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,064	25,185	50,545
# of persons per HH	2.3	2.5	2.6
Average HH income	\$119,901	\$138,829	\$135,039
Average house value	\$512,328	\$534,028	\$529,302

* Demographic data derived from 2010 US Census



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