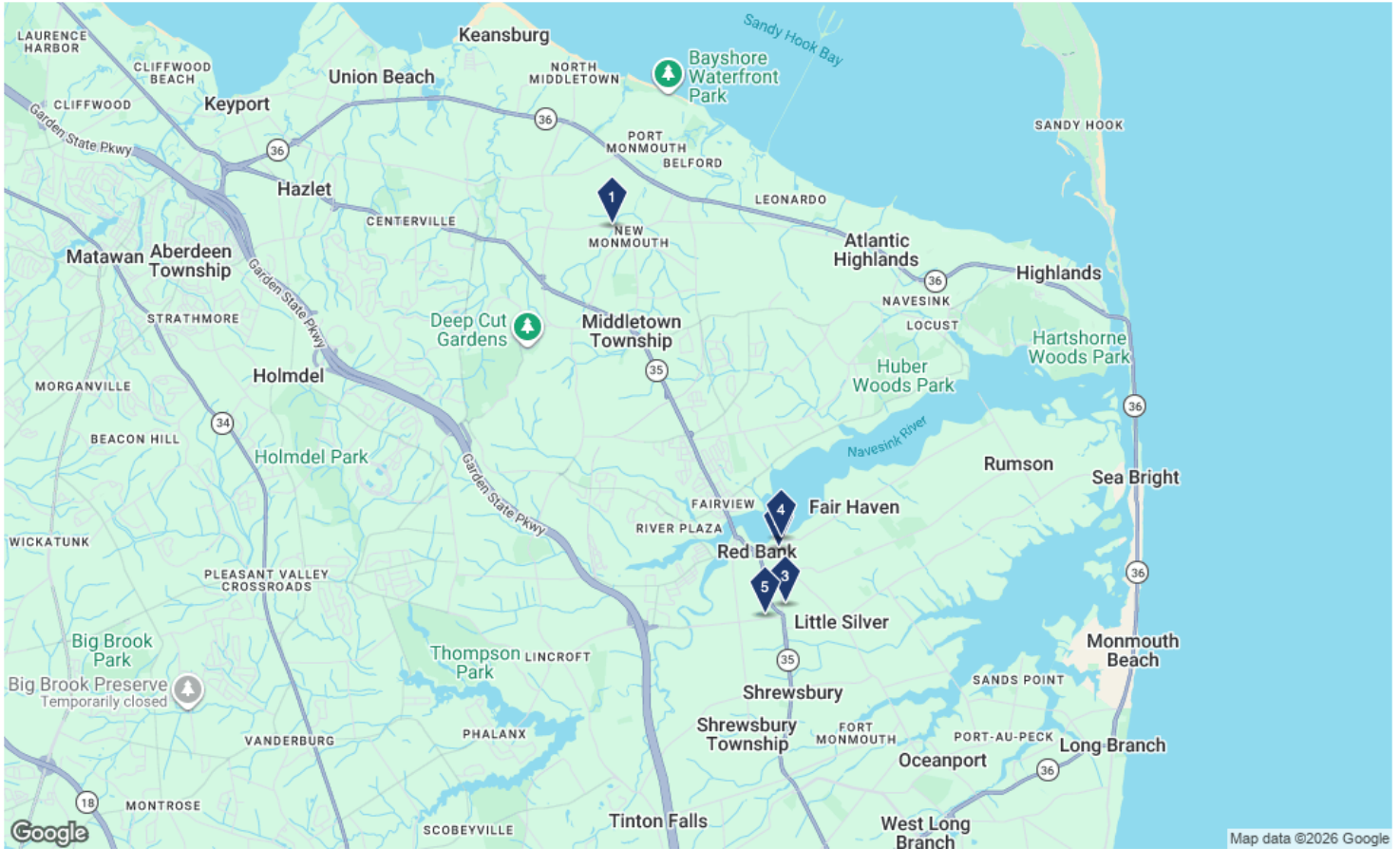




# Property Map & List Report



## Property Summary Statistics

| Property Attributes   | Low      | Average  | Median   | High      |
|-----------------------|----------|----------|----------|-----------|
| Building SF           | 3,000 SF | 7,468 SF | 4,860 SF | 20,000 SF |
| Year Built            | 1930     | 1950     | 1950     | 1983      |
| Available SF          | -        | -        | -        | -         |
| Asking Rent Per SF/YR | -        | -        | -        | -         |
| Availability %        | 13.2%    | 40.2%    | 71.7%    | 100%      |
| Vacancy %             | 0.0%     | 7.1%     | 0.0%     | 13.2%     |
| Asking Price Per SF   | \$244.88 | \$315.93 | \$350.40 | \$533.33  |
| Cap Rate              | 6.3%     | 6.3%     | 6.3%     | 6.3%      |
| Star Rating           | ☆☆☆☆ 0   | ★☆☆☆ 1.8 | ★★★★☆ 2  | ★★★★★ 3   |

## Property List

|   | Property Name/<br>Address                          | Type            | Built/<br>Renovated | Size<br>(% Leased) | SF Available | Asking Rent | Asking Price<br>(Cap Rate) |
|---|----------------------------------------------------|-----------------|---------------------|--------------------|--------------|-------------|----------------------------|
| 1 | 24 Cherry Tree Farm Rd<br>Middletown, New Jerse... | Retail<br>★★★★☆ | 1933                | 3,282 SF           | -            | Withheld    | \$1,150,000<br>(6.3%)      |



## Property List (Continued)

|   | Property Name/<br>Address                                                | Type            | Built/<br>Renovated | Size<br>(% Leased) | SF Available | Asking Rent | Asking Price<br>(Cap Rate) |
|---|--------------------------------------------------------------------------|-----------------|---------------------|--------------------|--------------|-------------|----------------------------|
| 2 | 49 Broad St<br>Red Bank, New Jersey 0...                                 | Retail          | 1983                | 3,000 SF           | -            | Withheld    | \$1,600,000                |
| 3 | Red Bank Professional Pl...<br>365 Broad St<br>Red Bank, New Jersey 0... | Office<br>★★★★☆ | 1930                | 20,000 SF          | -            | Withheld    | \$645,000                  |
| 4 | 29 E Front St<br>Red Bank, New Jersey 0...                               | Retail<br>★★★★☆ | 1950                | 4,860 SF           | -            | Withheld    | \$1,650,000                |
| 5 | 119 Newman Springs Rd E<br>Red Bank, New Jersey 0...                     | Retail<br>★★★★☆ | 1954                | 6,200 SF           | -            | Withheld    | \$2,500,000                |





# 24 Cherry Tree Farm Rd

Middletown, New Jersey 07748 (Monmouth County) - Eastern Monmouth Submarket



Retail



## Property Summary

|                |                                  |             |                            |
|----------------|----------------------------------|-------------|----------------------------|
| GLA            | 3,282 SF                         | Asking Rent | Withheld                   |
| Built          | 1933                             | Frontage    | 43' on Cherry Tree Farm Rd |
| Tenancy        | Single                           |             |                            |
| Parking Spaces | 4.25/1,000 SF; 25 Surface Spaces |             |                            |

## For Sale Summary

|              |                           |                 |                       |
|--------------|---------------------------|-----------------|-----------------------|
| Asking Price | \$1,150,000 (\$350.40/SF) | Built           | 1933                  |
| Status       | Active                    | On Market       | 121 Days              |
| Cap Rate     | 6.3%                      | Last Update     | July 20, 2026         |
| Sale Type    | Investment                | Sale Conditions | Investment Triple Net |
| Land         | 6.38 AC                   |                 |                       |

Legacy Commercial Realty, LLC: Christopher Axentiou Jr. (973) 420-0410, Seth Katz (908) 770-7111



**Property Summary**

|       |          |             |          |
|-------|----------|-------------|----------|
| GLA   | 3,000 SF | Tenancy     | Multiple |
| Built | 1983     | Asking Rent | Withheld |

**For Sale Summary**

|              |                           |             |              |
|--------------|---------------------------|-------------|--------------|
| Asking Price | \$1,600,000 (\$533.33/SF) | Built       | 1983         |
| Status       | Active                    | On Market   | 97 Days      |
| Sale Type    | Investment or Owner User  | Last Update | July 8, 2026 |

Brothers Commercial Brokerage, Inc: Geoffrey M. Brothers, CCIM (732) 747-5575



# 365 Broad St - Red Bank Professional Plaza

Red Bank, New Jersey 07701 (Monmouth County) - Eastern Monmouth Submarket



Office



## Property Summary

|                |                                   |               |          |
|----------------|-----------------------------------|---------------|----------|
| RBA            | 20,000 SF                         | Typical Floor | 5,000 SF |
| Built          | 1930                              | Tenancy       | Multiple |
| Stories        | 4                                 | Asking Rent   | Withheld |
| Elevators      | 1 passenger                       |               |          |
| Parking Spaces | 3.17/1,000 SF; 200 Surface Spaces |               |          |

## For Sale Summary

|                       |             |             |              |
|-----------------------|-------------|-------------|--------------|
| Asking Price          | \$645,000   | Condo Type  | Office       |
| Status                | Active      | Condo Size  | 2,634 SF     |
| Asking Price Per Area | \$244.88/SF | On Market   | 56 Days      |
| Sale Type             | Owner User  | Last Update | May 27, 2026 |
| Total Condos for Sale | 1           |             |              |

Unit 12 - Diane Turton, Realtors: Elizabeth DeFeo (732) 320-7985

## Property Notes

Building includes two surgical centers.





## 29 E Front St

Red Bank, New Jersey 07701 (Monmouth County) - Eastern Monmouth Submarket



Retail



### Property Summary

|         |          |             |                 |
|---------|----------|-------------|-----------------|
| GLA     | 4,860 SF | Asking Rent | Withheld        |
| Built   | 1950     | Frontage    | 27' on FRONT ST |
| Tenancy | Single   |             |                 |

### For Sale Summary

|              |                           |             |              |
|--------------|---------------------------|-------------|--------------|
| Asking Price | \$1,650,000 (\$339.51/SF) | Built       | 1950         |
| Status       | Active                    | On Market   | 426 Days     |
| Sale Type    | Owner User                | Last Update | July 8, 2026 |
| Land         | 0.12 AC                   |             |              |

Brothers Commercial Brokerage, Inc: Geoffrey M. Brothers, CCIM (732) 747-5575





# 119 Newman Springs Rd E

Red Bank, New Jersey 07702 (Monmouth County) - Eastern Monmouth Submarket



Retail



## Property Summary

|                |                                  |             |                           |
|----------------|----------------------------------|-------------|---------------------------|
| GLA            | 6,200 SF                         | Asking Rent | Withheld                  |
| Built          | 1954                             | Frontage    | 150' on Newman Springs Rd |
| Tenancy        | Single                           |             |                           |
| Parking Spaces | 2.42/1,000 SF; 15 Surface Spaces |             |                           |
| True Owner     | Schmelz W John Iii               |             |                           |

## For Sale Summary

|              |                           |             |              |
|--------------|---------------------------|-------------|--------------|
| Asking Price | \$2,500,000 (\$403.23/SF) | Built       | 1954         |
| Status       | Active                    | On Market   | 3,065 Days   |
| Sale Type    | Owner User                | Last Update | July 2, 2026 |
| Land         | 0.52 AC                   |             |              |

Stafford Smith Realty: Ray Smith (732) 747-1000

## Amenities

Air Conditioning, Smoke Detector

