

# 100

BEADLESTON DR

FREEHOLD, NJ

**8.95-Acre**  
Development Site

WEST MAIN STREET (33,747 VPD)

33

NJ ROUTE 33 (28,171 VPD)

8.95  
acres

Olive  
Garden  
ITALIAN KITCHEN

Walmart

LONGHORN  
STEAKHOUSE

**OFFERED FOR SALE**  
**\$950,000**

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic  
CAPITAL PARTNERS™



# INVESTMENT HIGHLIGHTS



## GENERATIONAL DEVELOPMENT OPPORTUNITY

An 8.95-acre development site zoned Village Center (VC) that can accommodate office, retail, banks, fitness & recreational sports, or residential development (fewer than 30 lots) as-of-right. The site offers a rare opportunity to control a significant land parcel in a high-barrier-to-entry market.



## WELL-POSITIONED NEAR MAJOR REGIONAL CORRIDORS

100 Beadleston Drive is immediately adjacent to Freehold Marketplace and NJ Route 33, serving an affluent trade area with 5-mile average household incomes exceeding \$151,000. The Property is strategically positioned at the convergence of NJ Route 33 and U.S. Route 9, which carry approximately 28,171 and 44,207 vehicles per day, respectively. This premier location offers strong regional connectivity throughout Monmouth County and the greater Central New Jersey region, along with exceptional visibility and access.



## SUPPLY-CONSTRAINED, HIGH-TRAFFIC RETAIL SUBMARKET

The property is located within a dense, supply-constrained commercial submarket characterized by limited availability of undeveloped land. The site benefits from the significant consumer draw generated by the adjacent Freehold Raceway Mall and Freehold Marketplace, firmly positioning the site within one of Central New Jersey's premier super-regional retail and lifestyle destinations.



## OFFERED FOR SALE, FREE-AND-CLEAR OF EXISTING DEBT

The site is being offered unencumbered by existing debt at an asking price of \$950,000.

## LOCAL DEMOGRAPHICS



**100**  
BEADLESTON DR  
FREEHOLD, NJ



# 100 BEADLESTON DR

FREEHOLD, NJ

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale 100 Beadleston Drive, an 8.95-acre development site located in Freehold, New Jersey, at the convergence of NJ Route 33 and U.S. Route 9. The Property is situated within a dense, super-regional retail corridor and directly adjacent to Freehold Raceway Mall, home to national and international retailers including Nordstrom, Macy's, Apple, and Primark. The immediate area continues to experience active retail development, including adjacent retail construction underway, further reinforcing the strength and continued evolution of this premier commercial district.

The Property represents a compelling opportunity to reimagine and densify a large, irreplaceable parcel within a high-barrier-to-entry trade area. Its central location in the heart of Monmouth County provides exceptional visibility and regional accessibility, drawing from both the local New Jersey market and the greater NYC metropolitan area. The surrounding submarket is anchored by an established retail and entertainment ecosystem, with nearby operators including AMC Theatres, The Cheesecake Factory, Walmart Supercenter, and Sam's Club, underscoring the area's long-term commercial durability. The broader trade area has also benefited from long-term redevelopment and reinvestment, including the ongoing redevelopment of the historic Freehold Raceway, further supporting sustained investor demand.

Situated along the heavily trafficked Freehold Raceway Mall ring road, the 8.95-acre site benefits from significant frontage and visibility. The site allows for office, retail, bank, fitness and recreational sports, personal services, and residential development as-of-right, with the potential for mixed-use densification (including restaurant and hotel/motel uses) subject to special permitting.

Situated along the heavily trafficked Freehold Raceway Mall ring road, the 8.95-acre site benefits from significant frontage and visibility. The site allows for office, retail, bank, fitness and recreational sports, personal services, and residential development as-of-right, with the potential for mixed-use densification (including restaurant and hotel/motel uses) subject to special permitting.

100 Beadleston Drive is being offered for sale at an asking price of \$950,000.



### AS-OF-RIGHT:



OFFICE



RETAIL



BANKS



FITNESS & RECREATIONAL SPORTS



PERSONAL SERVICES



RESIDENTIAL DEVELOPMENT (<30 RESIDENTIAL BUILDING LOTS)

### SPECIAL PERMIT:



RESTAURANTS



HOTEL/MOTEL

### ZONING: VILLAGE CENTER (VC)



## ZONING

### BY-RIGHT USES

Office

Retail

Banks

Residential Development

Fitness & Recreational Sports

Personal Services

### SPECIAL PERMIT

Restaurants, Hotel / Motel

8.95  
acres

**100**  
**BEADLESTON DR**  
FREEHOLD, NJ

### MAJOR REGIONAL EMPLOYER

CentraState Healthcare System CentraState Healthcare System, one of the largest employers in Monmouth County, plays a vital role in supporting the region's economy. Located approximately two miles from 100 Beadleston Dr, CentraState's presence underscores the area's stability and its capacity to attract sustained commercial and medical office demand.

### PROXIMITY TO FREEHOLD RACEWAY MALL

The Freehold Raceway Mall, a super-regional shopping destination, is located immediately adjacent to the site. Strategically positioned near the intersection of U.S. Route 9 and NJ Route 33, this massive retail hub serves as the area's primary traffic driver, benefiting from seamless access to major transportation routes and high visibility.

## SITE SNAPSHOT

ADDRESS	100 Beadleston Dr, Freehold, NJ 07728
ACRES	8.95 AC
ZONING	Village Center (VC)
AS OF RIGHT	Office, Retail, Banks, Fitness & Recreational Sports, Personal Services, Residential Development (<30 residential building lots)
SPECIAL PERMIT	Restaurants, Hotel/Motel
PARCEL ID	17-00070-0000-00020-06
FRONTAGE	858 +/- sf along Beadleston DR

### TAXES

2024	\$23,356
2025	\$22,679
2026	\$22,849





### LOCAL DEMOGRAPHICS



### THE REGIONS' LARGEST AND NOTABLE EMPLOYERS



Hackensack  
Meridian Health

**36,000+** EMPLOYEES (NET-  
WORK-WIDE) / MAJOR REGIONAL  
EMPLOYER



**3,300+** EMPLOYEES

**CentraState  
Healthcare System®**

ATLANTIC HEALTH SYSTEM PARTNER

**2,000+** EMPLOYEES



Commvault®

**2,500+** EMPLOYEES



MONMOUTH  
UNIVERSITY

**1,700+** EMPLOYEES

## MARKET OVERVIEW

Freehold Township is a premier suburban hub in Monmouth County with a population of approximately 35,000 (within a county of over 645,000 residents), supported by a highly skilled workforce concentrated in healthcare, retail trade, and professional services. Major employers such as CentraState Healthcare System, Hackensack Meridian Health, and Saker ShopRites contribute to the region's stability and growth. Strategically located at the convergence of U.S. Route 9 and NJ Route 33, Freehold serves as the commercial and judicial seat of the county, offering excellent access to the Jersey Shore, New York City, and Philadelphia.

## LOCAL ACTIVITY

- The region is serviced by major international travel hubs, with Newark Liberty International Airport (EWR) located approximately 40 minutes north and Trenton-Mercer Airport (TTN) 30 minutes west, linking the area to global markets.
- The U.S. Route 9 Corridor serves as a vital economic artery, functioning as one of the busiest bus corridors in the state with ridership comparable to commuter rail lines, providing direct connectivity to Wall Street and Midtown Manhattan.
- CentraState Healthcare System continues to expand its footprint in Freehold, recently enhancing its cancer center and ambulatory care facilities, solidifying the township's reputation as a regional medical destination.
- Freehold Township maintains a robust commitment to economic stability, with a municipal budget that supports infrastructure improvements and leverages shared services to maintain a favorable tax environment for businesses and residents.
- Monmouth County is home to prestigious higher education institutions, including Monmouth University and Brookdale Community College (which has a Freehold campus), enrolling over 16,000 students combined and providing a steady pipeline of skilled professionals to the local workforce.



CANADA

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NY

PA

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OH

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**100**

**BEADLESTON DR**  
FREEHOLD, NJ

Exclusively Offered By



135 5th Ave Floor 9  
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