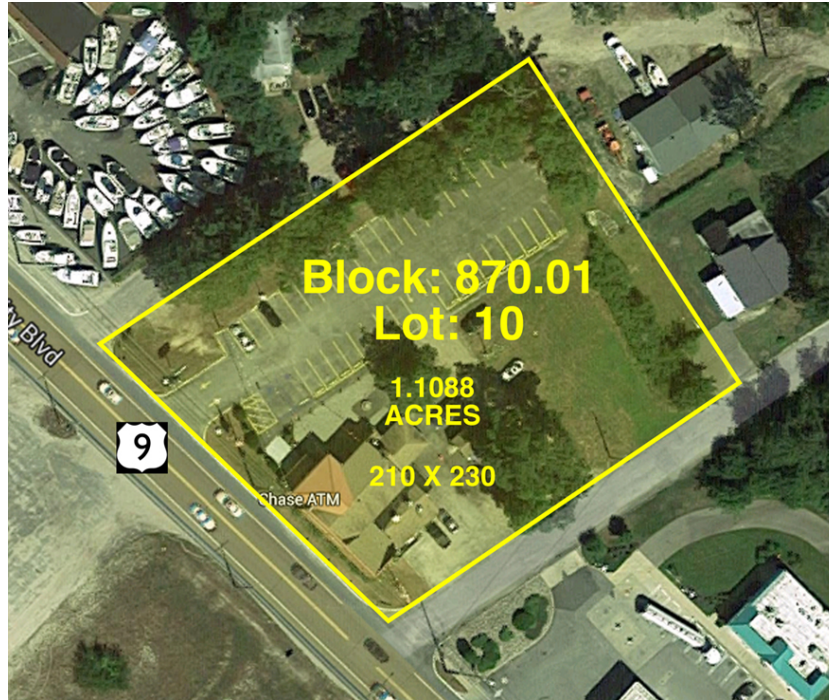


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121 Route 9 | Bayville, NJ 08721



## PROPERTY SUMMARY

Available SF:	± 1,000 - 5,300 SF
Lease Rate:	Upon Request
Lot Size:	± 1.09 Acres
Building Size:	± 1 SF
Cross Streets:	Stanton and Lee
Traffic Count:	31,858

## PROPERTY OVERVIEW

Proposed Retail Strip Center with Possible Drive-Thru on End Cap

## LOCATION OVERVIEW

On heavily traveled Route 9 North in Bayville, across the street from Blackbeard's Cave amusement center.

## PROPERTY HIGHLIGHTS

- Across highway from proposed Bayville Town Center, a 350,000 SF power center
- Road widening and improvements planned for this section of Route 9
- Highly visible from Route 9
- Drive-thru available
- Ideal for restaurants, pharmacies, auto related industries
- Plentiful parking
- Surrounded by residential areas

FOR MORE INFORMATION, PLEASE CONTACT:

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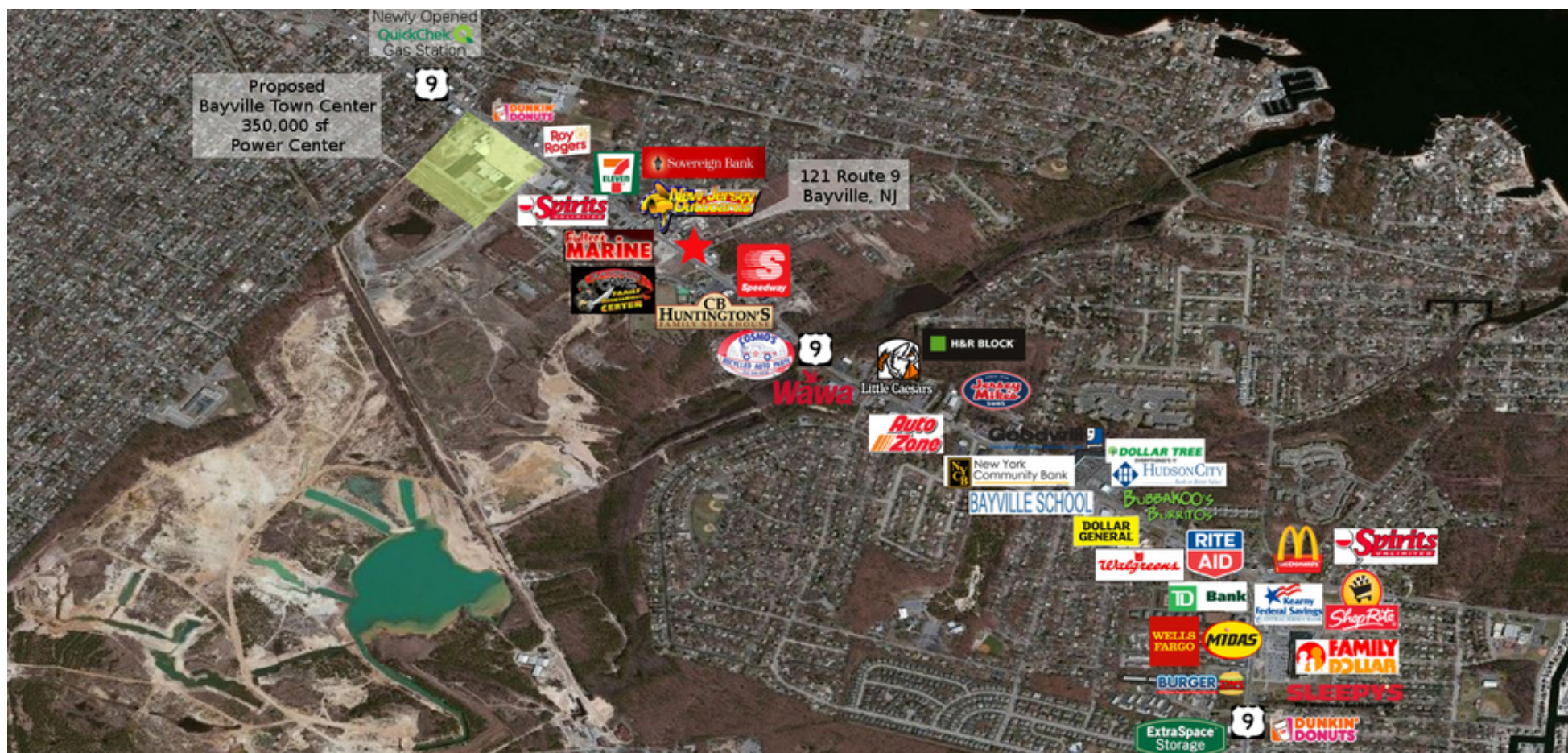


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Retail Map

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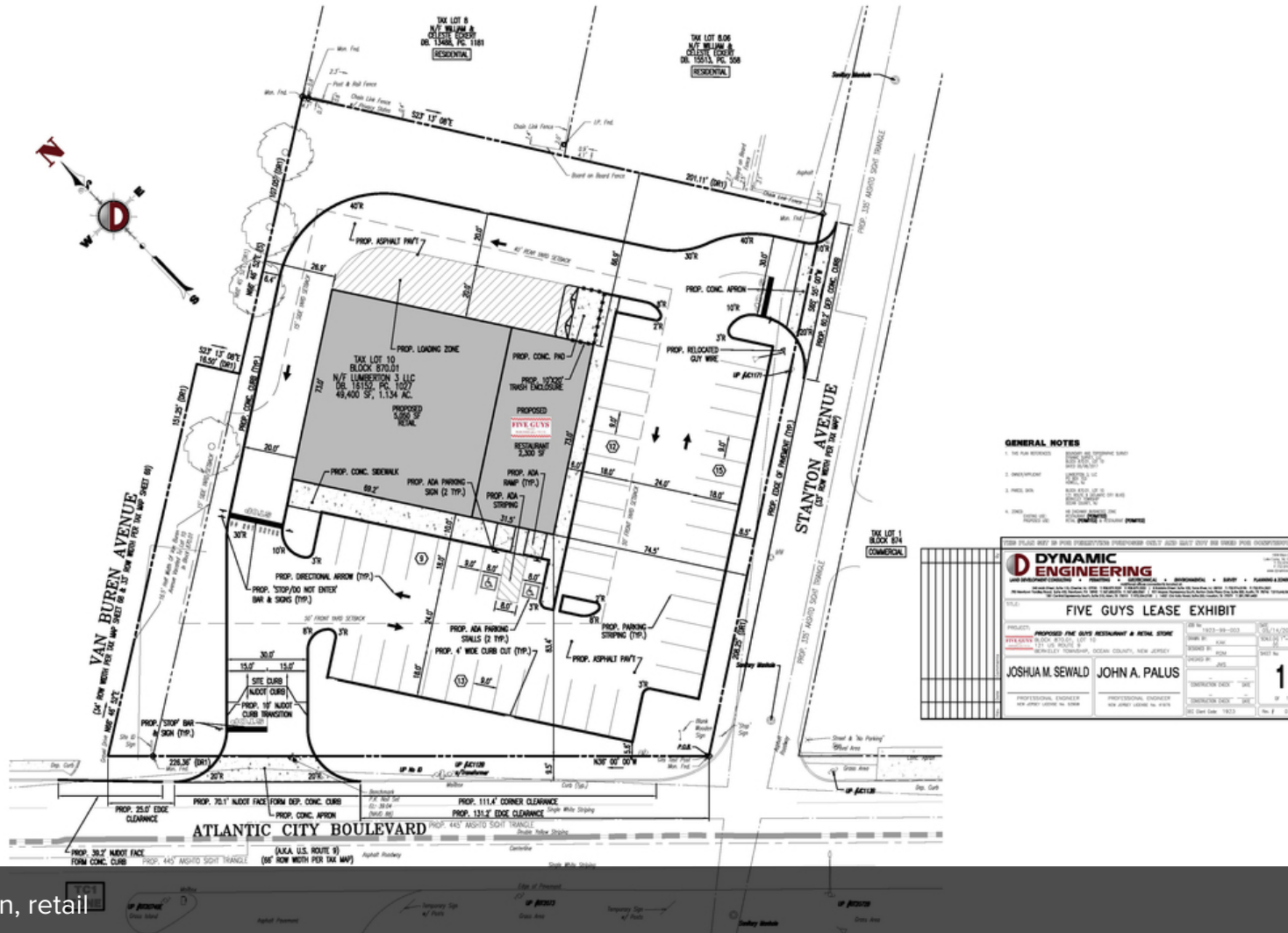
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Conceptual plan, retail

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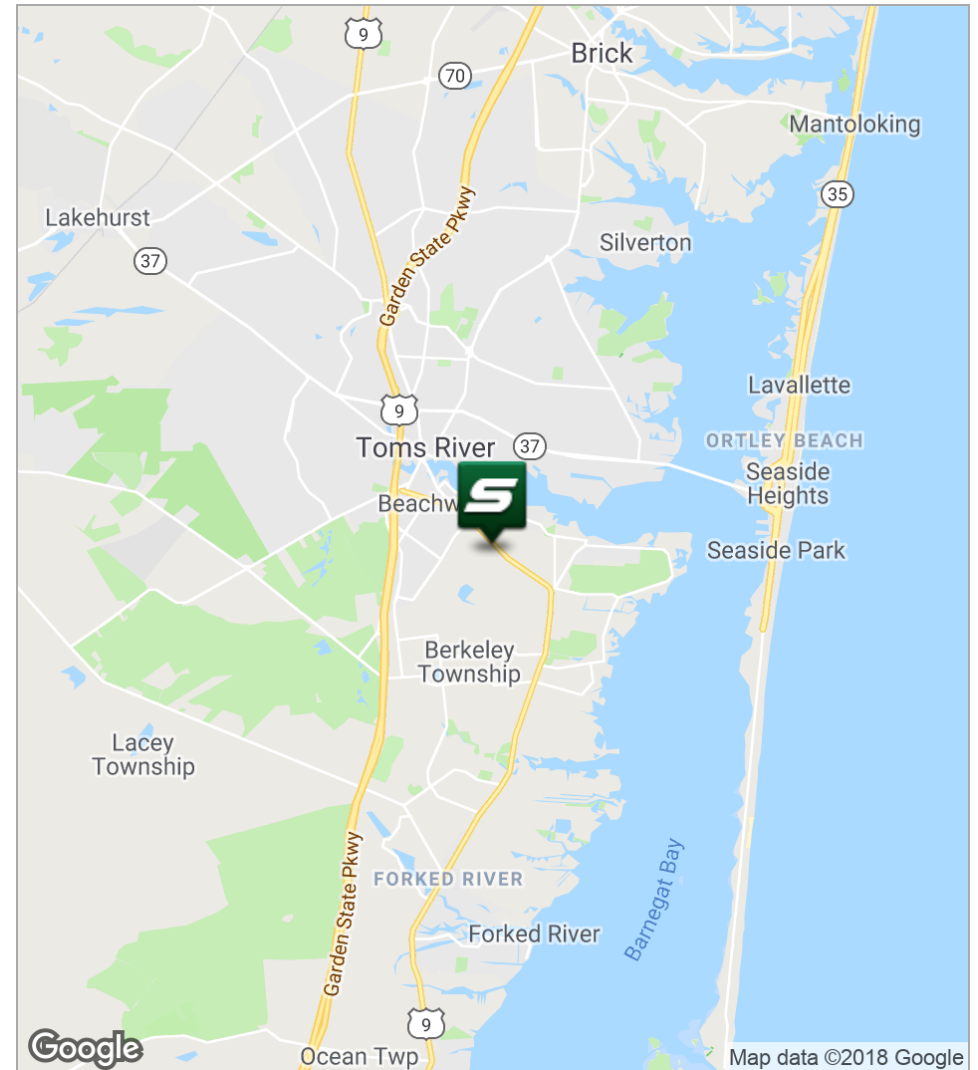
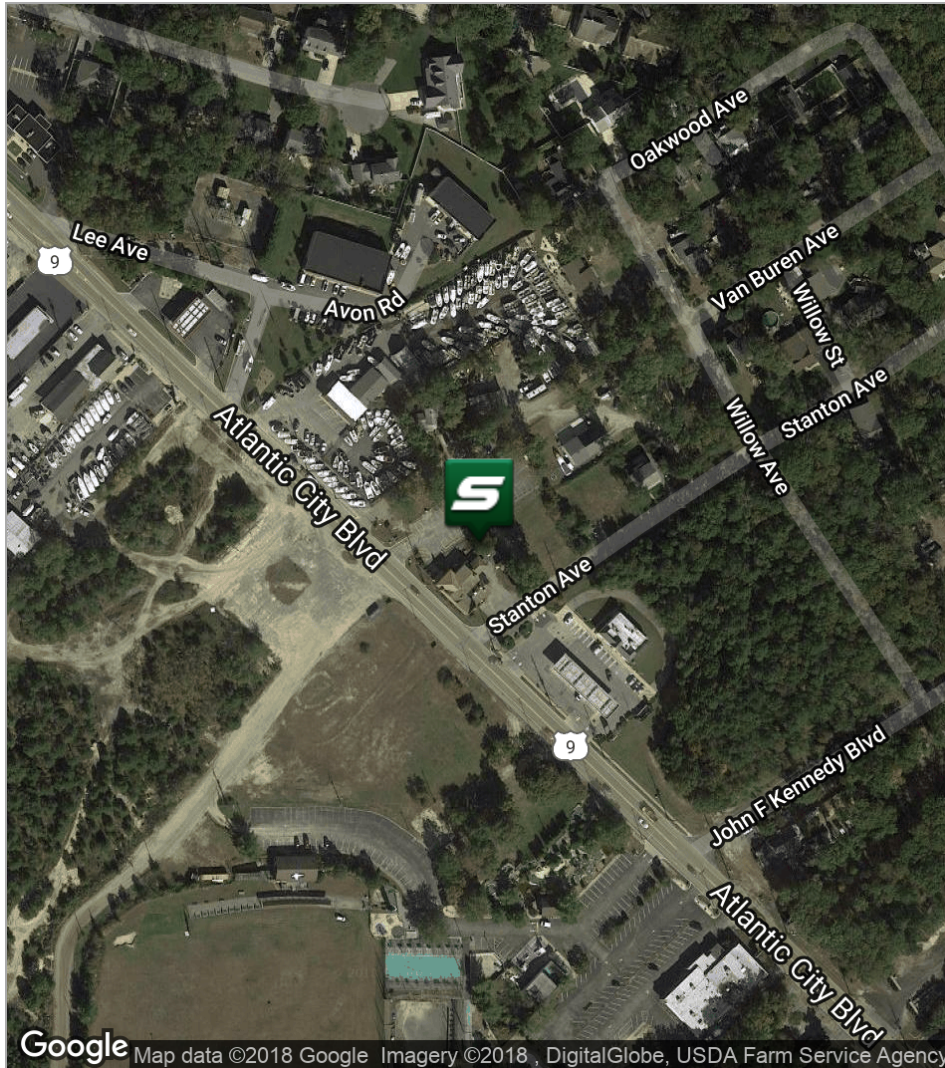


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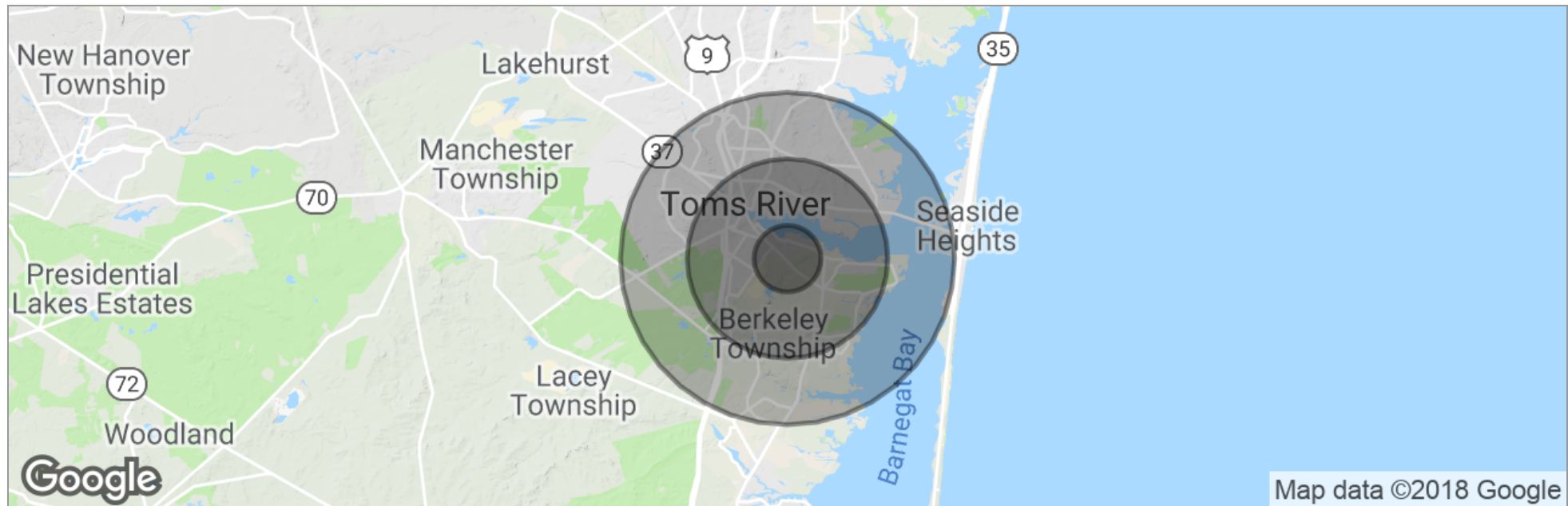
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	1 Mile	3 Miles	5 Miles
Total Population	7,637	59,825	121,573
Population Density	2,431	2,116	1,548
Median Age	38.5	38.6	40.1
Median Age (Male)	37.0	36.7	38.5
Median Age (Female)	39.5	40.1	41.6
Total Households	2,759	21,390	44,949
# of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$80,390	\$82,241	\$81,358
Average House Value	\$329,735	\$308,534	\$316,924

*\* Demographic data derived from 2010 US Census*

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