

FOR LEASE | RETAIL

JOIN STARBUCKS!

3201 Route 35 | Hazlet, NJ 07730



PROPERTY SUMMARY

Available SF:	± 2,000 SF
Lease Rate:	Negotiable
Building Size:	± 4,059 SF
Cross Streets:	Route 35 and Hazlet Avenue
Traffic Count:	34,795

PROPERTY OVERVIEW

Seeking National Restaurant Chain

LOCATION OVERVIEW

Located just minutes south of Garden State Parkway Exit 117, the first exit towards the Jersey Shore which sees a major increase in traffic during the summer months. Situated at a prime retail corner of heavily traveled Route 35 North, the location provides on the the last retail stops before the Garden State Parkway Exit 117 entrance.

PROPERTY HIGHLIGHTS

- 2,000 SF space for lease
- Starbucks will have drive through
- Possible outdoor seating
- Diagonal to a successful McDonalds and Shop Rite
- Corner location
- Outparcel to high occupancy Best Western Hotel - PNC Bank Arts Center preferred lodging
- Building to be completed remodeled and refaced for dual use

FOR MORE INFORMATION, PLEASE CONTACT:

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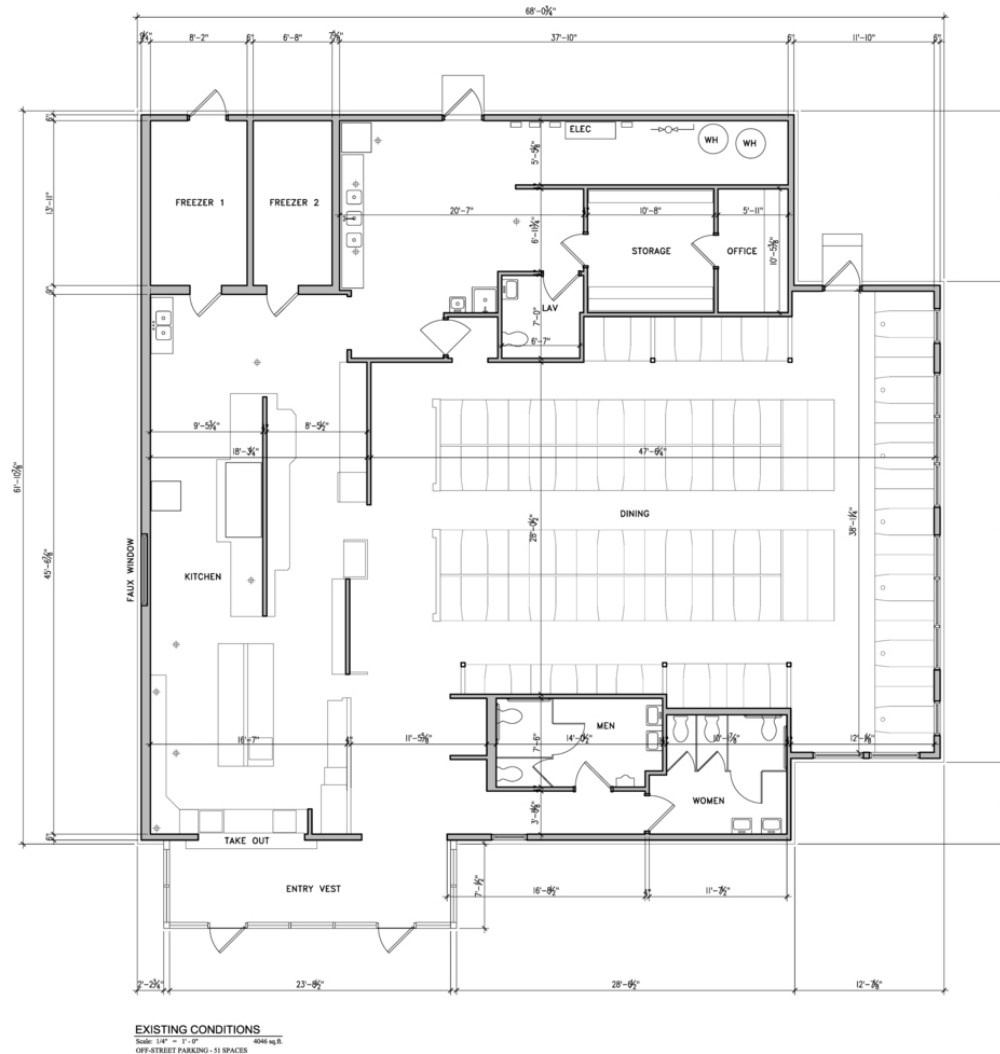


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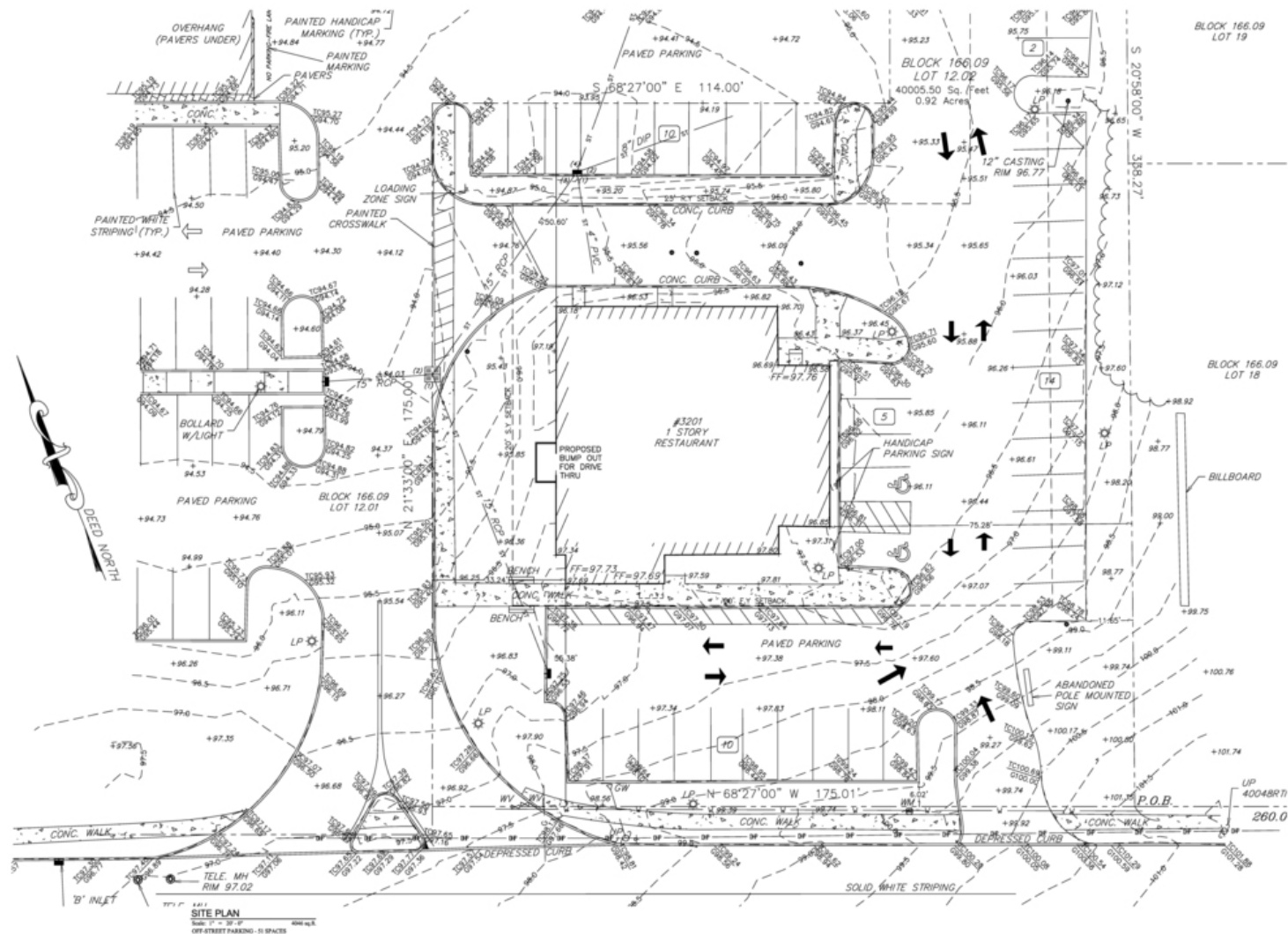


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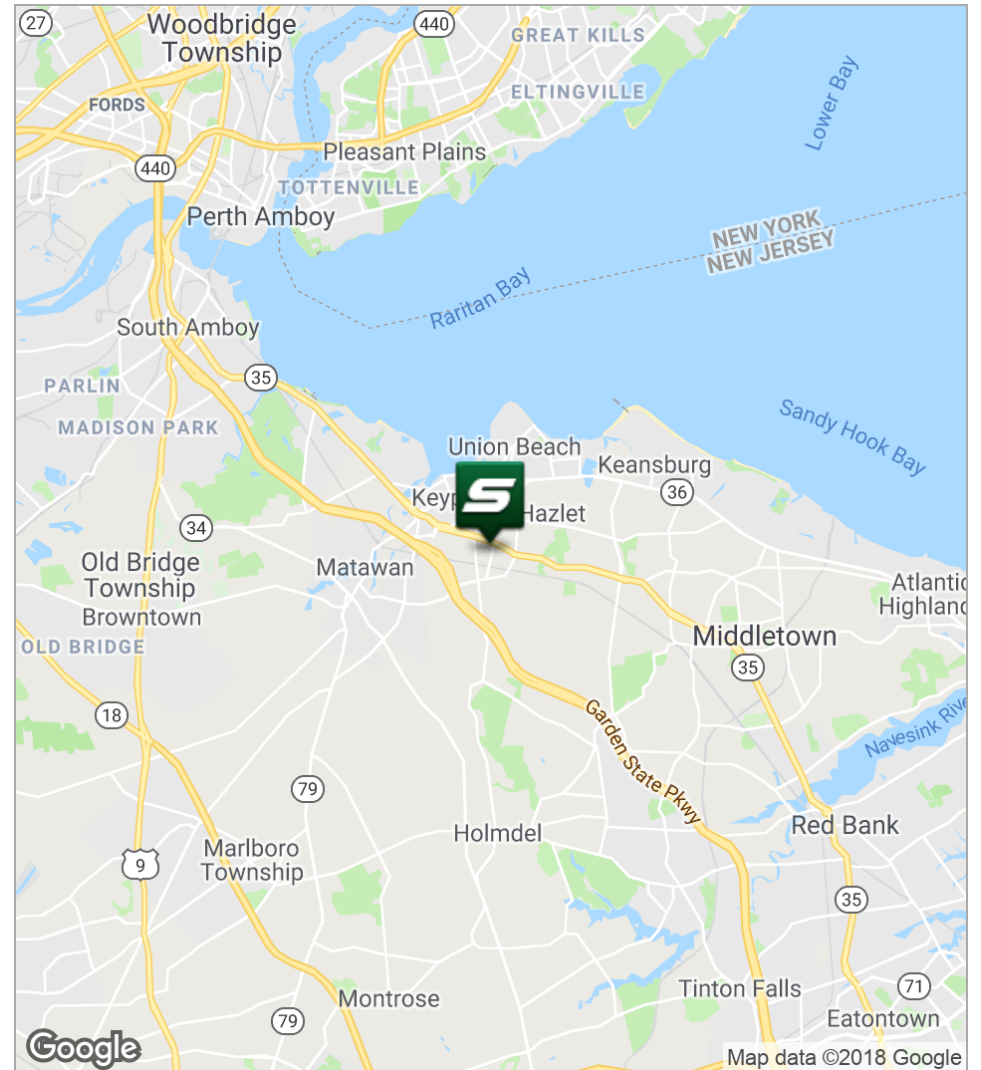
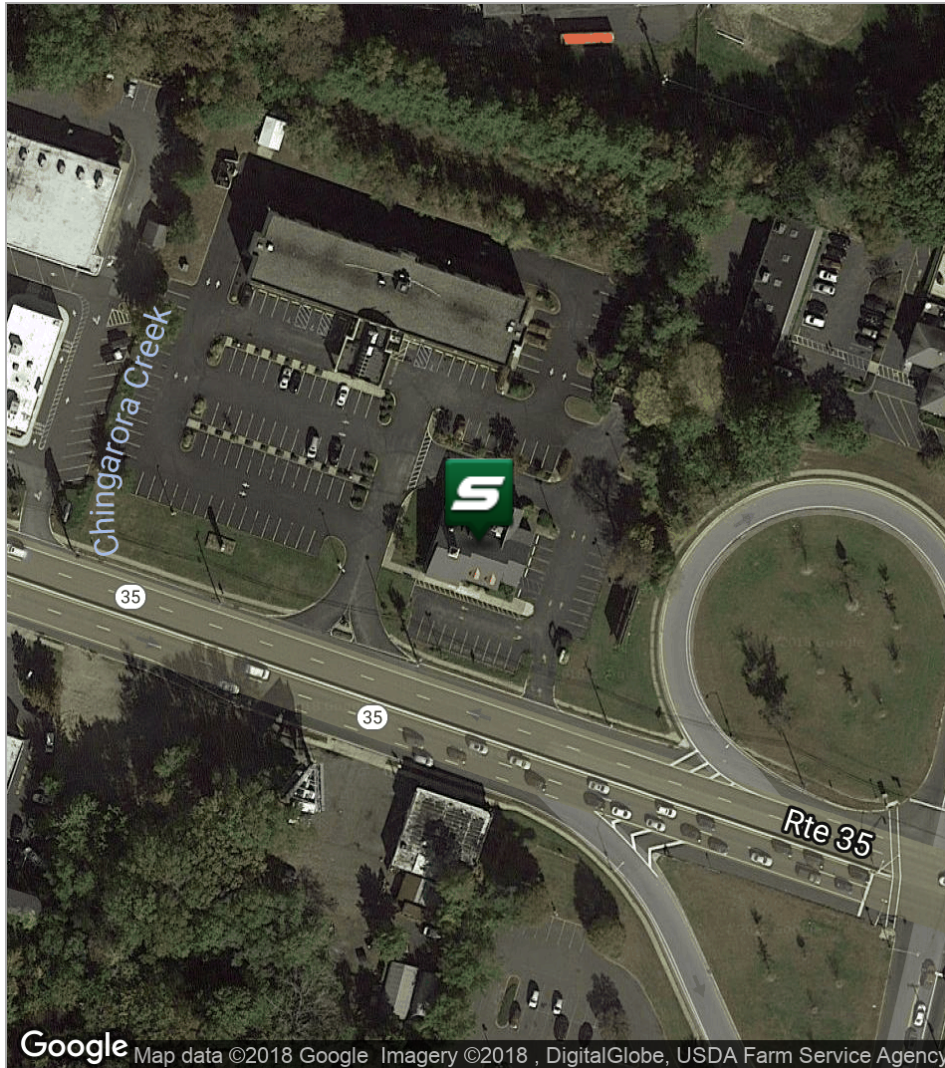


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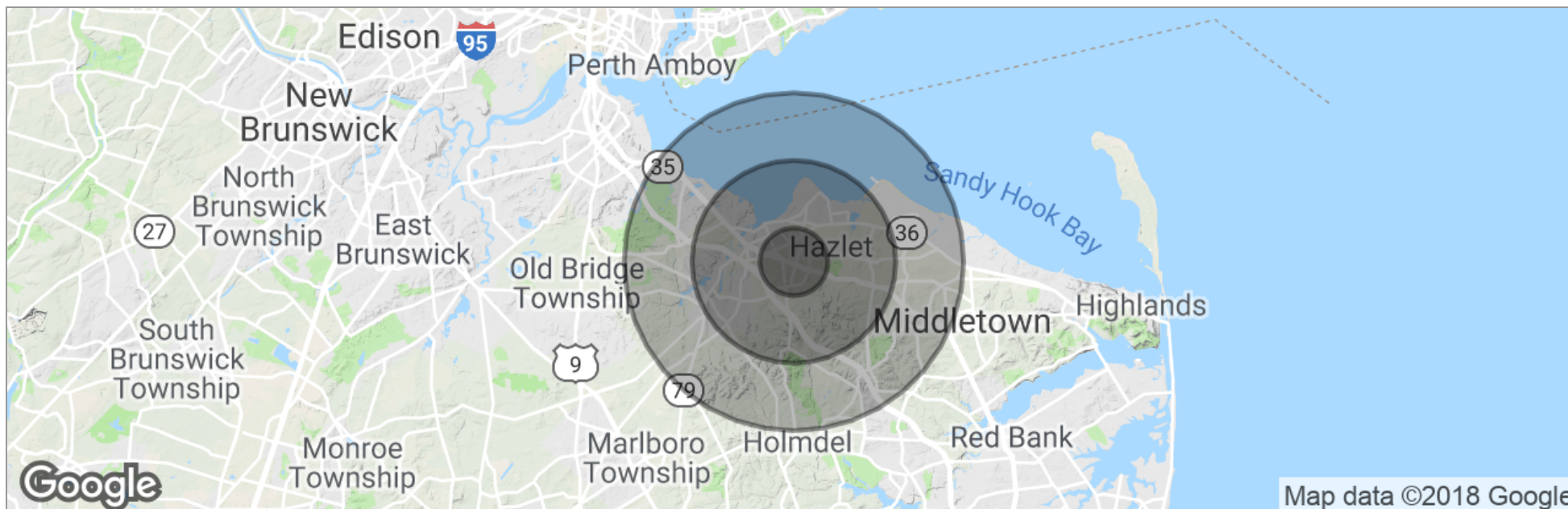


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	1 Mile	3 Miles	5 Miles
Total Population	11,225	62,430	119,501
Population Density	3,573	2,208	1,522
Median Age	41.5	41.5	41.2
Median Age (Male)	39.2	39.7	40.0
Median Age (Female)	43.6	43.0	42.3
Total Households	3,936	22,485	43,105
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$93,372	\$103,908	\$110,364
Average House Value	\$341,463	\$356,482	\$403,942

** Demographic data derived from 2010 US Census*

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