

FOR LEASE | OFFICE RETAIL

# TRADEWINDS AT WARETOWN

500 Route 9 | Waretown, NJ 08758



## PROPERTY SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	± 15.27 Acres
Building Size:	± 26,600 SF
Building Class:	A
Cross Streets:	Birdsall Street

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
Available	± 1,200 - 21,600	\$20.00 SF/yr
Pad Site	± 5,000	\$20.00 SF/yr

## PROPERTY OVERVIEW

Seven building mixed-use development with two 10,800 SF retail/office buildings and a 5,000 SF pad site. 144 apartments on site.

## LOCATION OVERVIEW

Located on heavily traveled Route 9. Shadow-anchored by heavily trafficked Shop-Rite shopping plaza on the opposite side of the highway.

## PROPERTY HIGHLIGHTS

- 26,000 SF of retail/office space (will divide) including a 5,000 SF pad site
- 144 apartments on site
- In close proximity to affluent 1,400 home Greenbriar Oceanaire adult community
- Shadow anchored by Shop-Rite of Waretown shopping plaza
- Site work underway; delivery Q1 2019

FOR MORE INFORMATION, PLEASE CONTACT:

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BUILDING "A" CONCEPT ELEVATION



BUILDING "B" CONCEPT ELEVATION

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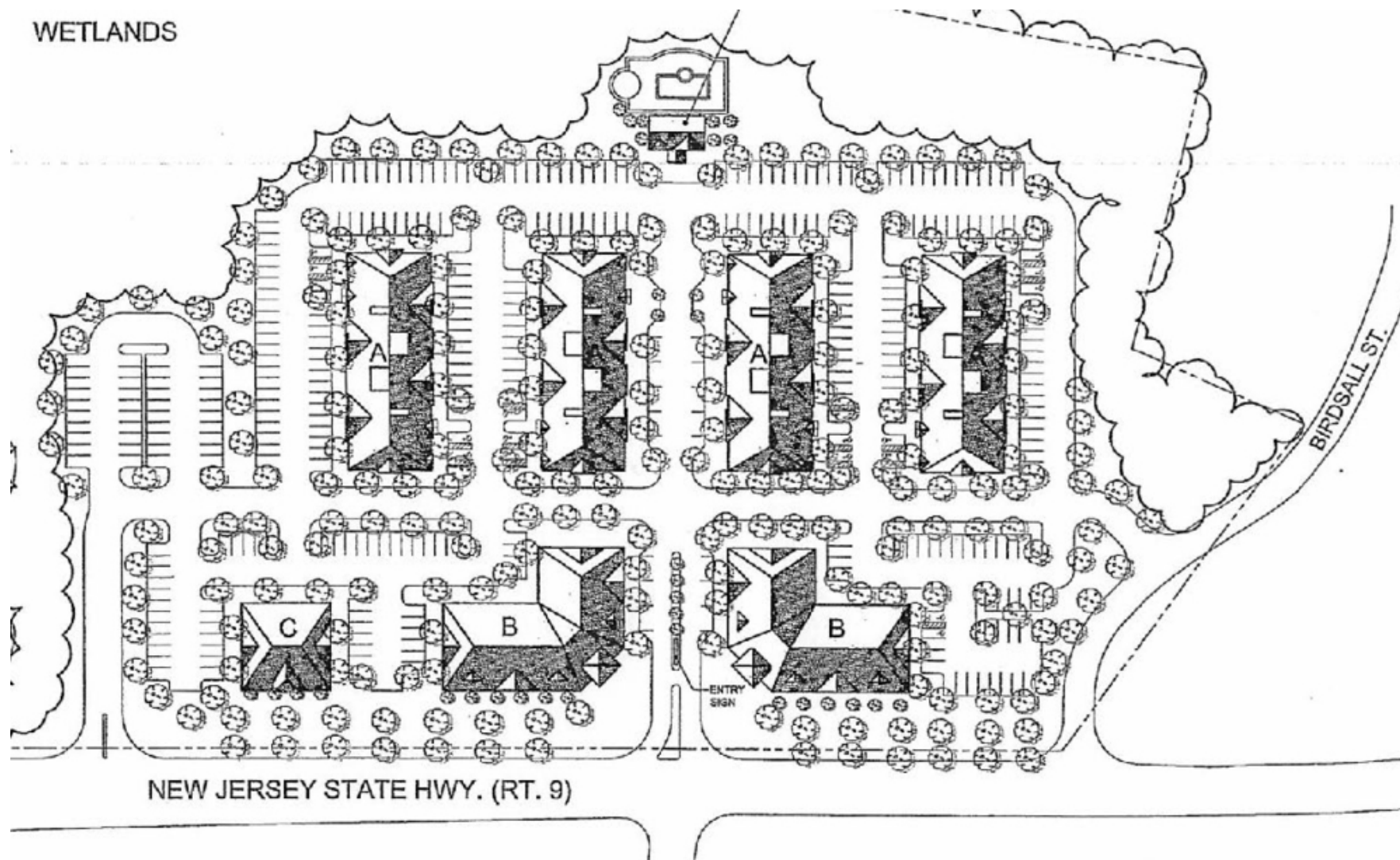
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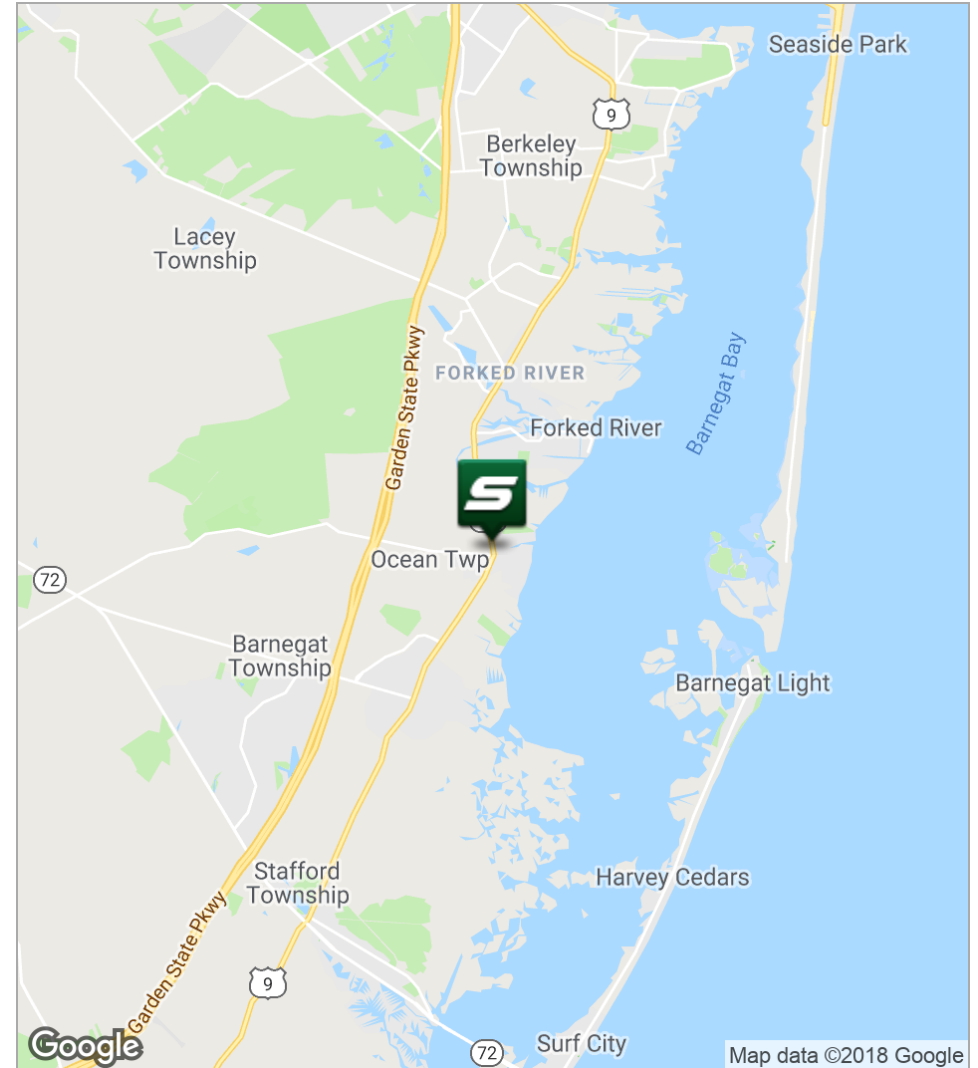
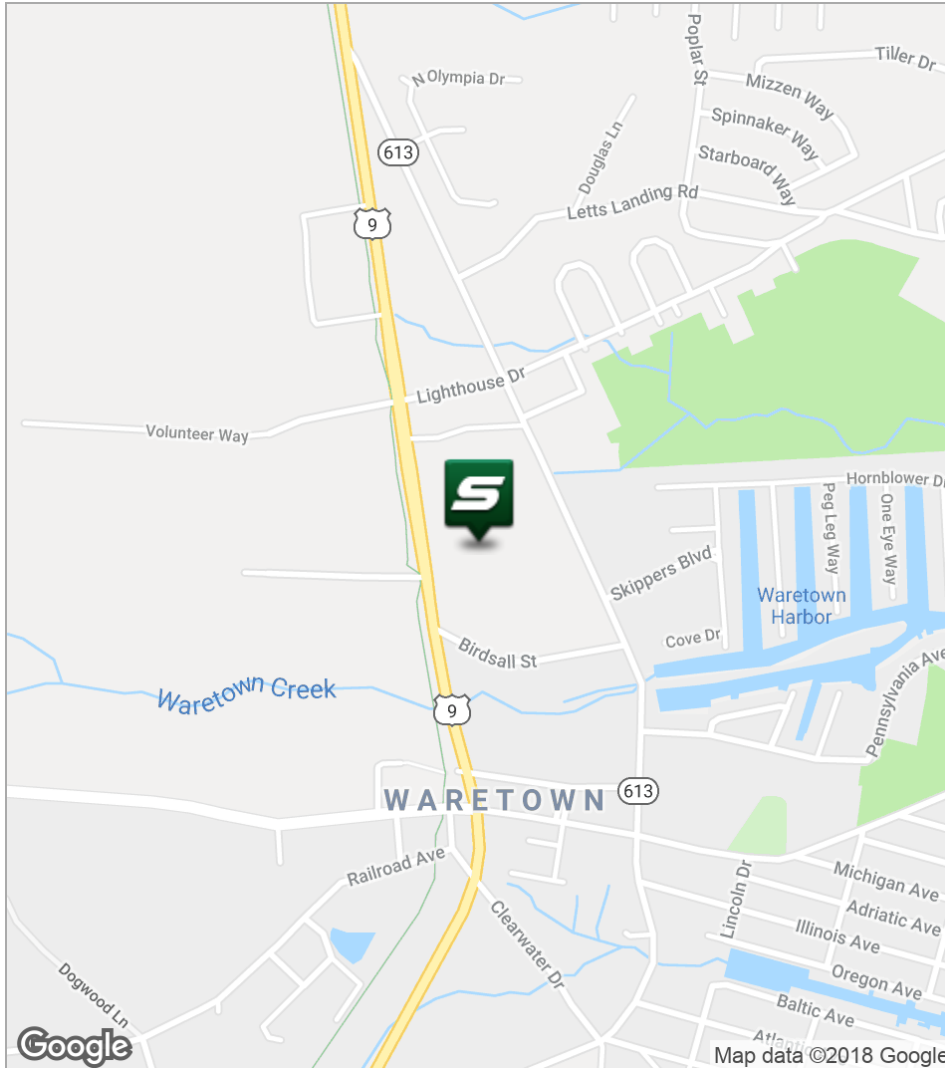


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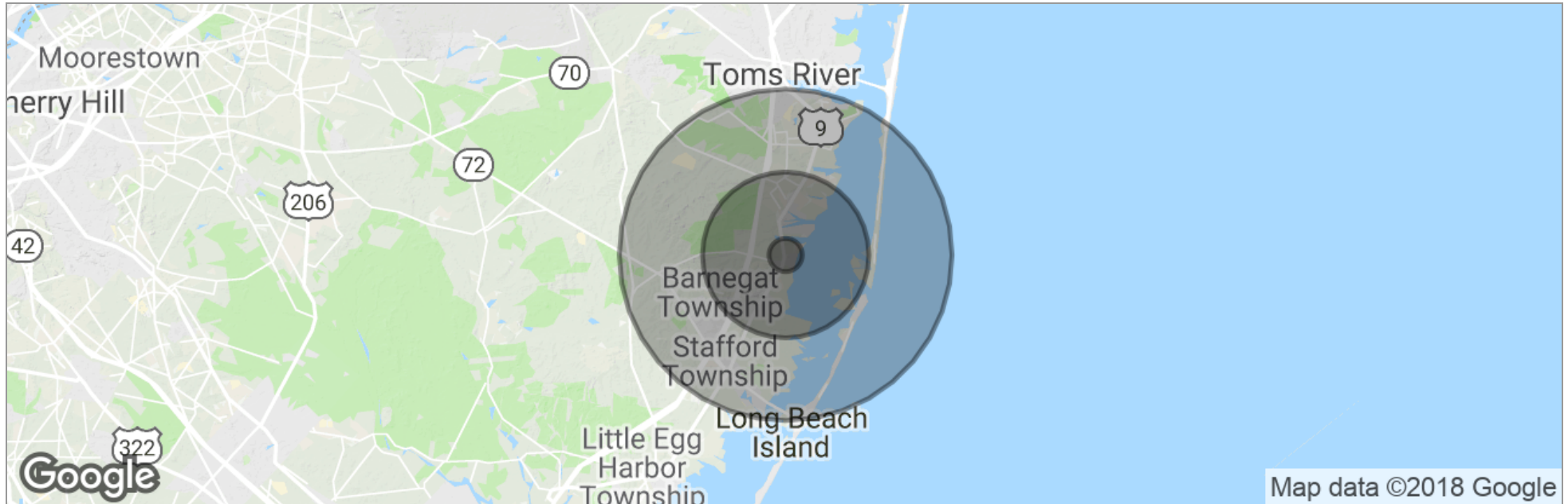


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Map data ©2018 Google

	1 Mile	5 Miles	10 Miles
Total Population	892	42,865	134,175
Population Density	284	546	427
Median Age	48.5	41.0	42.2
Median Age (Male)	44.2	38.4	40.7
Median Age (Female)	51.4	42.4	43.3
Total Households	365	15,899	50,575
# of Persons Per HH	2.4	2.7	2.7
Average HH Income	\$90,326	\$83,531	\$82,660
Average House Value		\$309,767	\$310,903

\* Demographic data derived from 2010 US Census

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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

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Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

## **Rent Receiver Services**

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In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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