

# NEW MIXED-USE DEVELOPMENT

**PAD C AVAILABLE**  
+/- 5,000 SF  
(DRIVE-THRU APPROVED)

**BUILDING B1 AVAILABLE**  
+/- 1,037-10,800 SF

**BUILDING B2 AVAILABLE**  
+/- 2,133-8,803 SF

**TRADEWINDS AT WARETOWN**  
144 Residential Units  
(100%) Leased

**BSR** PHYSICAL THERAPY  
(UNDER CONSTRUCTION)

**WARETOWN TOWN CENTER**



**18,060 VPD**

**OCEAN POINTE PLAZA**

## Tradewinds at Waretown

500 Route 9, Waretown, New Jersey

### Availabilities

**Building B1:**

- +/-1,037-10,800 SF (Can be Demised)

**Building B2:**

- +/-2,133-8,803 SF (Can be Demised)

**Pad:**

- +/- 5,000 SF Pad Available

### Traffic Count

- 18,060 VPD

### Neighboring Tenants

### Demographics

Radius	Population	Total Daytime Population	Median Household Income
3 Mile	19,432	14,760	\$96,779
5 Mile	55,940	43,681	\$95,760
7 Mile	88,557	65,612	\$100,448

### For Lease - Contact

Anayah Goswami  
Ph. 732-724-9019  
anayah@piersonre.com

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# Tradewinds at Waretown

## 500 Route 9, Waretown, New Jersey

### Site Description

- New mixed-use project positioned along Route 9 with 144 leased residential units and +/- 19,600 SF of existing ground floor retail with a potential +/- 5,000 SF pad opportunity on 0.3 acres
- New construction with flexible layouts
- Proposed double sided pylon signage and storefront signage along heavily trafficked Route 9 with over 18,000 vehicles per day, and across from the ShopRite anchored Waretown Town Center
- Multiple means of ingress and egress including a dedicated left turn allowing full access entering the property
- Waretown has experienced significant growth with residential developments such as Greenbriar Oceanaire featuring 1,400 homes, and Ocean Isle with 102 luxury apartments that is currently under construction
- While being an all-year round market, there is also a significant increase in traffic during the warmer months being in close proximity to the Jersey Shore and many surrounding marinas along the Barnegat Bay

### Market Aerial



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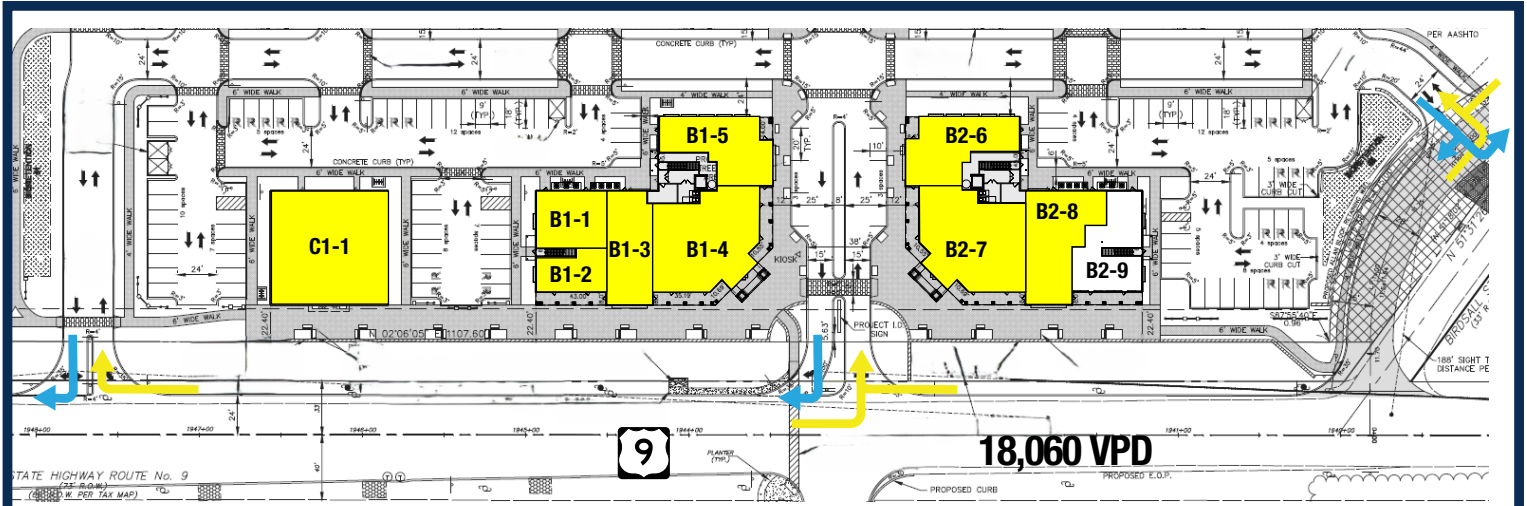
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# Tradewinds at Waretown

## 500 Route 9, Waretown, New Jersey

### Proposed Site Plan

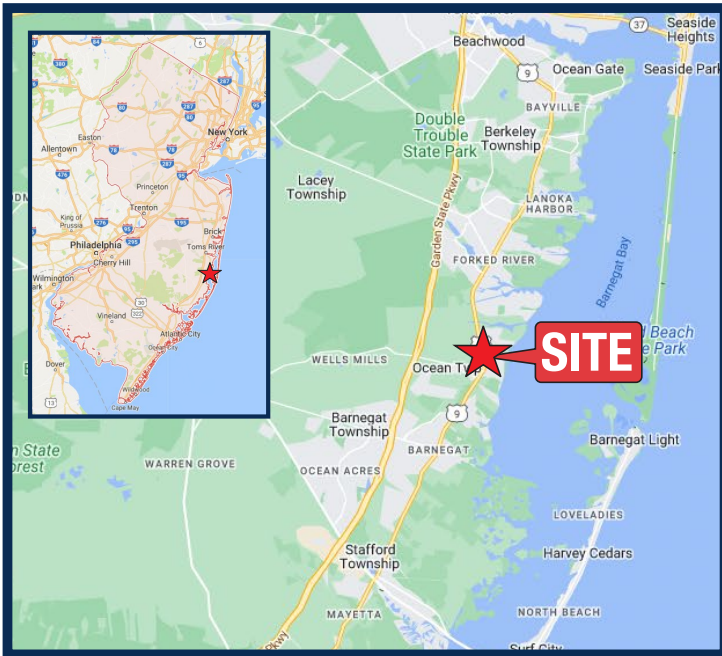


SPACE	AREA	TENANTS
C1-1	+/- 5,000 SF	PAD AVAILABLE
B1-1	+/- 1,518 SF	AVAILABLE
B1-2	+/- 1,037 SF	AVAILABLE
B1-3	+/- 1,948 SF	AVAILABLE

SPACE	AREA	TENANTS
B1-4	+/- 3,633 SF	AVAILABLE
B1-5	+/- 2,133 SF	AVAILABLE
B2-6	+/- 2,133 SF	AVAILABLE

SPACE	AREA	TENANTS
B2-7	+/- 3,633 SF	AVAILABLE
B2-8	+/- 2,493 SF	AVAILABLE
B2-9	+/- 1,997 SF	BSR PHYSICAL THERAPY (UNDER CONSTRUCTION)

### State Map



### Micro Market Aerial



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