

## 1030 Route 36

Hazlet, New Jersey

### **Building Size**

• Up to 4,185 SF Fast Food with a Drive-Thru (Divisible)

#### **Traffic Count**

• 37,161 VPD

### **Zoning: Business Highway (BH)**

- Bank
- Day Care
- Fast-Food Restaurant
- Hotel
- Medical

### **Demographics**

Radius	<b>Total Population</b>	Median HH Income	<b>Total Daytime Population</b>
1 Mile	14,645	\$111,285	10,668
3 Mile	65,770	\$104,291	60,714
5 Mile	129,926	\$112,681	118,106

#### **Retail for Lease - Contact**

Ryan Starkman Ph. 732-724-4501 ryan@piersonre.com



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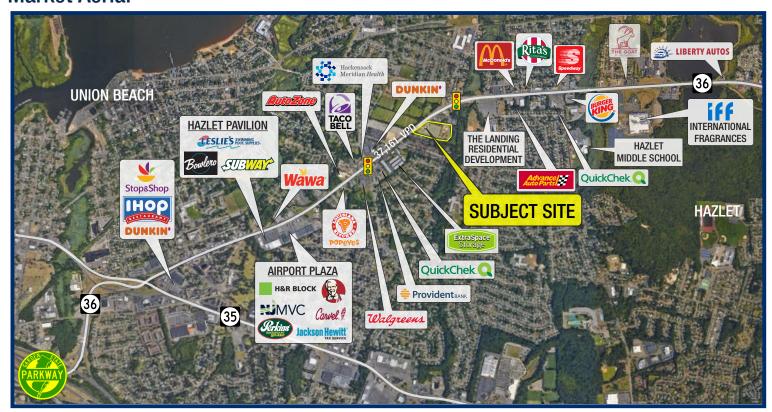
### **Site Description**

- Multiple sizes and configurations possible
- Highly visible pad opportunity along Route 36 with over 41,000 VPD
- Redevelopment of the former ShopRite site to a large self-storage facility with a retail opportunity along the highway
- Site is flexible to multiple configurations and can accommodate a drive-thru
- Strong incomes north of \$100,000 with good density throughout the surrounding area
- Route 36 has seen tremendous growth along the retail corridor

### **State Map**



#### **Market Aerial**



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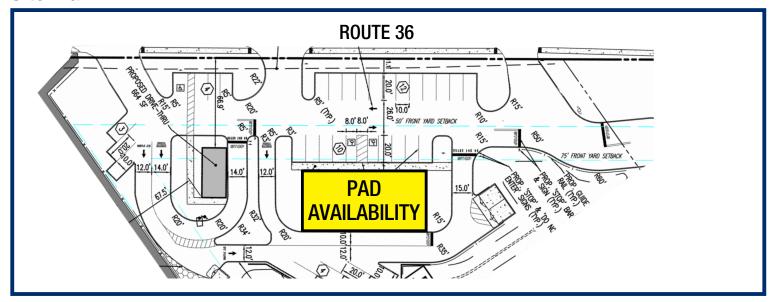
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#### **Access**



### Site Plan



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