

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
(COMING SOON)

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

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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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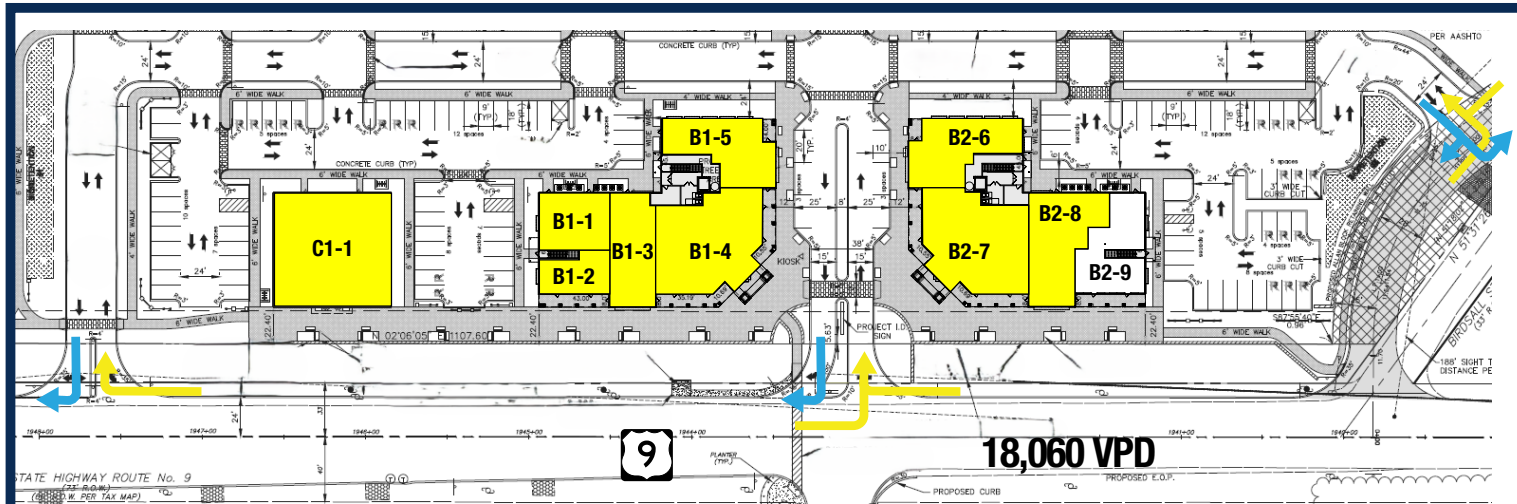
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Tradewinds at Waretown

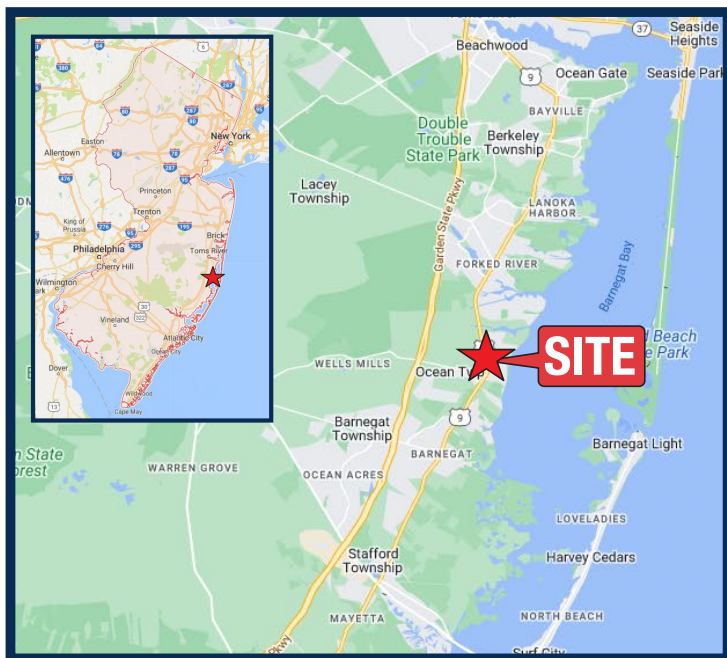
500 Route 9, Waretown, New Jersey

Proposed Site Plan



SPACE	AREA	TENANTS	SPACE	AREA	TENANTS	SPACE	AREA	TENANTS
C1-1	+/- 5,000 SF	PAD AVAILABLE	B1-4	+/- 3,633 SF	AVAILABLE	B2-7	+/- 3,633 SF	AVAILABLE
B1-1	+/- 1,518 SF	AVAILABLE	B1-5	+/- 2,133 SF	AVAILABLE	B2-8	+/- 2,493 SF	AVAILABLE
B1-2	+/- 1,037 SF	AVAILABLE	B2-6	+/- 2,133 SF	AVAILABLE	B2-9	+/- 1,997 SF	BSR PHYSICAL THERAPY (COMING SOON)
B1-3	+/- 1,948 SF	AVAILABLE						

State Map



Micro Market Aerial



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