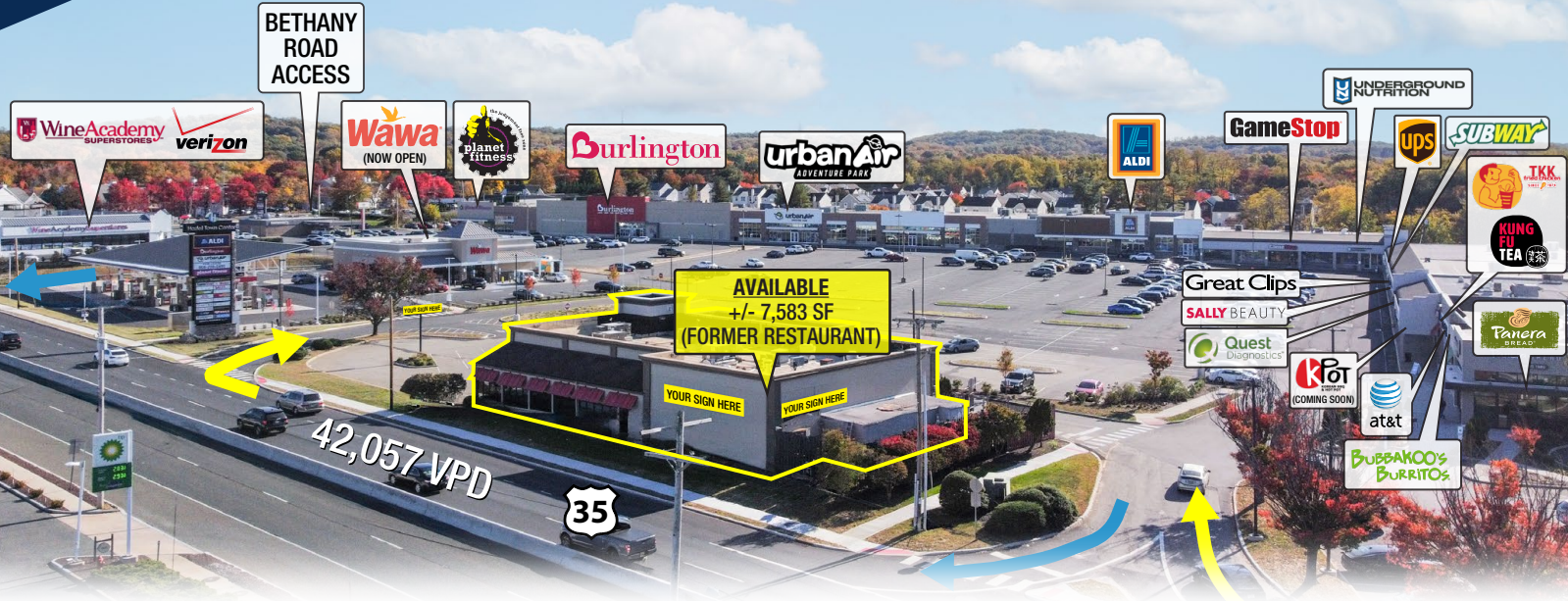


**FORMER FRIDAY'S  
NOW AVAILABLE**



# Hazlet Town Center

## 3010 Route 35, Hazlet, New Jersey

### Availabilities

- +/- 2,100 - 5,400 SF (Divisible)
- +/- 7,583 SF (Former Freestanding Restaurant)

### Shopping Center Profile

- Freestanding 7,583 SF T.G.I. Friday's available that is situated along Route 35 with prominent visibility.
- Hazlet Town Center is situated at the main Hazlet signalized intersection of Route 35 and Bethany Road within the market consisting of significant traffic counts and multiple means of access. Bethany Road is a heavily utilized side access road connecting to the many residential communities within Hazlet and Holmdel.
- Exciting opportunity to be part of rare redevelopment with existing top-branded national anchor tenants. Spaces with multiple square foot ranges are available.
- Currently undergoing a significant transformation with Burlington, Aldi, Bubbakoo's, Panera Bread, AT&T, The UPS Store, Urban Air, Wawa and Kung Fu Tea-TKK Fried Chicken recently opening, a major facade renovation, and recently signed leases with K-Pot Korean BBQ and The Froyo Zone.

### Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	9,363	11,486	\$105,135
3 Mile	67,111	61,888	\$95,305
5 Mile	138,814	119,530	\$98,023

### Retail for Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
gregg@piersonre.com

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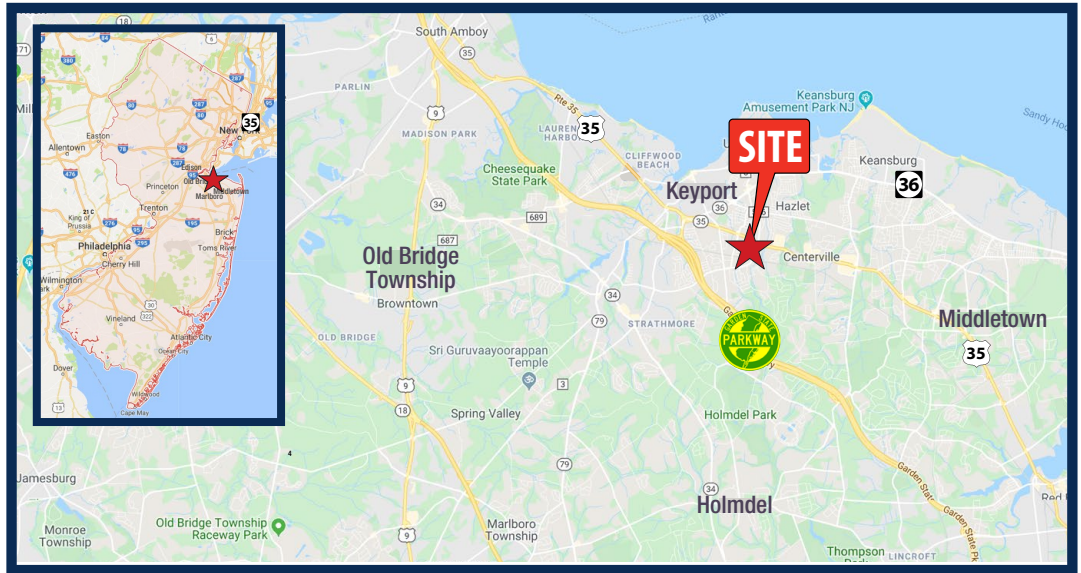


# Hazlet Town Center

## 3010 Route 35, Hazlet, New Jersey

### Market Profile

- Hazlet Town Center is situated in the heart of the major Hazlet-Holmdel-Middletown Route 35 market with successful long-standing national, regional and local retailers
- Located in close proximity to multiple Garden State Parkway
- Extremely dense market with a residential population of approximately 67,000 people and a daytime population of approximately 62,000 people within 3 miles



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