

FOR LEASE

±3,000 SF BUILD-TO-SUIT PAD SITE AVAILABLE W/ DRIVE THRU UP TO ±5,700 SF OF RETAIL SPACE AVAILABLE

3091 Route 35, Hazlet, NJ 07730



LOCATED NEXT TO HAZLET PLAZA | SEEKING ALL USES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jonathan Greenberg

VICE PRESIDENT

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Property Overview

HIGHLIGHTS

- Multiple points of ingress and egress off and onto Route 35
- 40,104 AADT in front of the property each day on Route 35
- New pylon signage and exterior upgrades
- All uses and divisions considered
- New building with drive-thru to be constructed
- Immediate adjacent tenants include:



STOP&SHOP.

KOHL'S

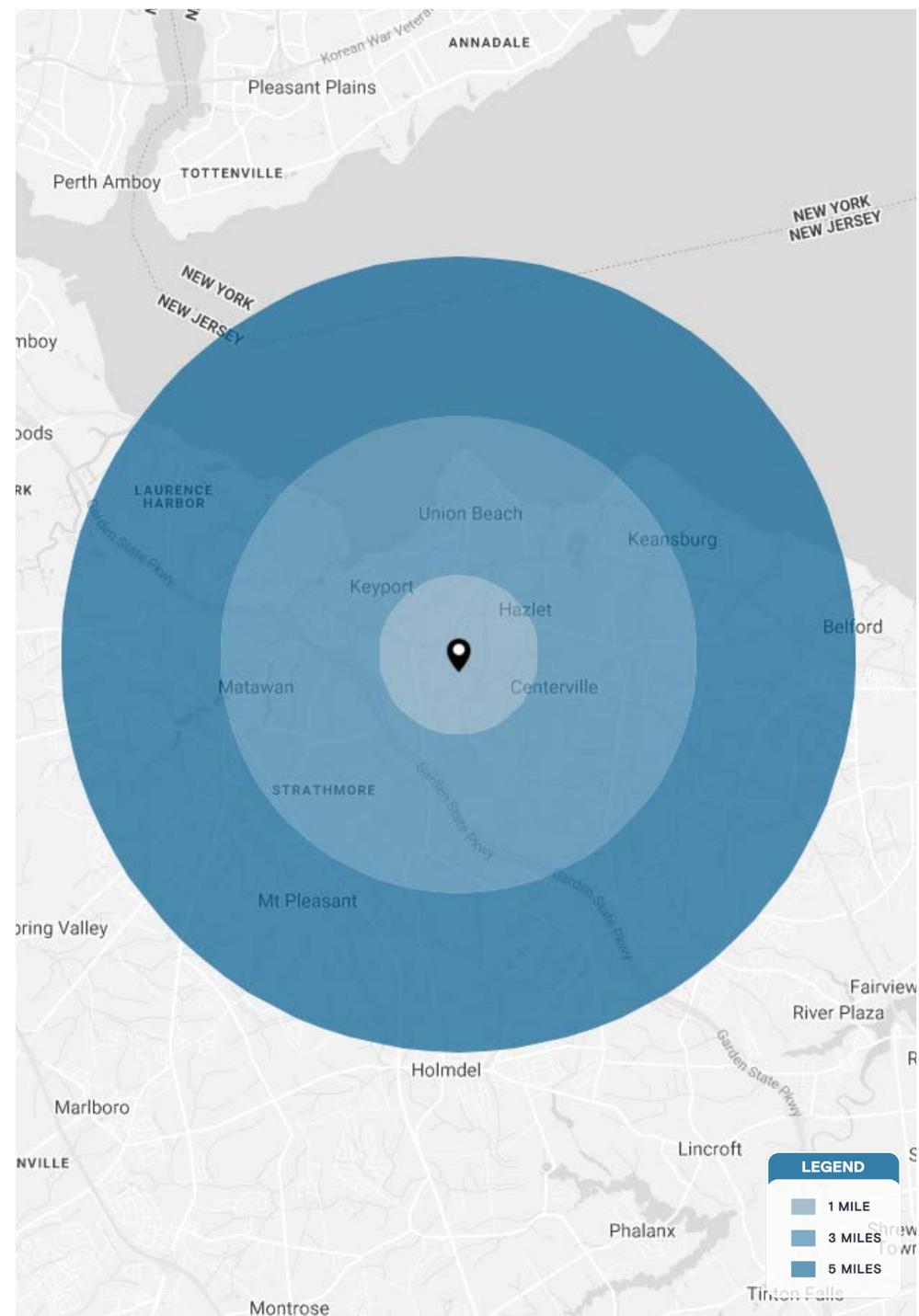


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,005	72,031	146,002
HOUSEHOLDS	4,398	27,093	54,300
EMPLOYEES	5,631	23,532	43,028
AVERAGE HH INCOME	\$152,599	\$162,545	\$168,112

TRAFFIC COUNTS

ROUTE 35	40,104 AADT
ROUTE 36	35,703 AADT





Tenant Roster

Pad	Built-to-suit	3,000 SF	3	Available	850 SF	6	Available	950 SF
1	Available	1,200 SF	4	Available	950 SF			
2	Available	900 SF	5	Available	850 SF			



1 PROPOSED WEST ELEVATION (EXISTING BUILDING #2)
SCALE: N.T.S.



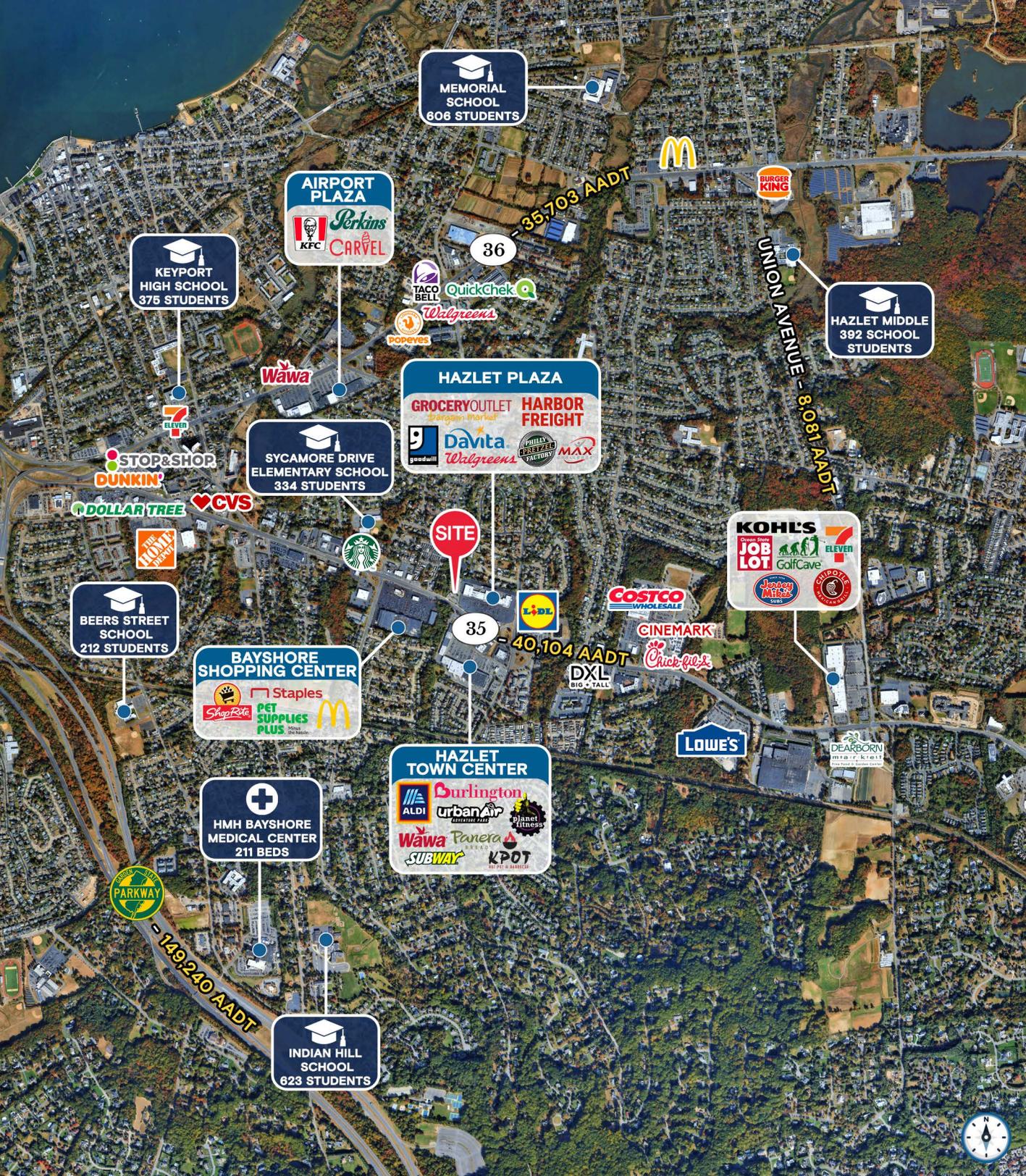
2 PROPOSED NORTH ELEVATION (EXISTING BUILDING #2)
SCALE: N.T.S.



3 PROPOSED SOUTH ELEVATION (EXISTING BUILDING #2)
SCALE: N.T.S.



4 PROPOSED EAST ELEVATION (EXISTING BUILDING #2)
SCALE: N.T.S.



MEMORIAL SCHOOL
606 STUDENTS

AIRPORT PLAZA
KFC Perkins CARVEL

KEYPORT HIGH SCHOOL
375 STUDENTS

HAZLET MIDDLE
392 SCHOOL STUDENTS

SYCAMORE DRIVE ELEMENTARY SCHOOL
334 STUDENTS

HAZLET PLAZA
GROCERY OUTLET Harbor Freight
Davita Walgreens PHILLY CHEESE FACTORY MAX

BEERS STREET SCHOOL
212 STUDENTS

BAYSHORE SHOPPING CENTER
Staples ShopRite PET SUPPLIES PLUS McDonald's

KOHL'S
JOB LOT Green State ELEVEN GolfCave
Jockey Mitty SUPPORE

HMH BAYSHORE MEDICAL CENTER
211 BEDS

HAZLET TOWN CENTER
ALDI Burlington UrbanAir Planet Fitness
Wawa Panera SUBWAY KPOT

INDIAN HILL SCHOOL
623 STUDENTS

Contact Broker

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