

FOR LEASE | RETAIL

JOIN STARBUCKS!

3201 Route 35 | Hazlet, NJ 07730



PROPERTY SUMMARY

Available SF:	±
Lease Rate:	Negotiable
Lot Size:	± 0.92 Acres
APN #:	18-00166-0009-00012-0002
Building Size:	± 4,059 SF
Cross Streets:	Route 35 and Hazlet Avenue
Traffic Count:	34,795

PROPERTY OVERVIEW

Retail Space for Lease next to Starbucks on Busy Route 35

LOCATION OVERVIEW

Located just minutes south of Garden State Parkway Exit 117, the first exit towards the Jersey Shore which sees a major increase in traffic during the summer months. Situated at a prime retail corner of heavily traveled Route 35 North, the location provides on the the last retail stops before the Garden State Parkway Exit 117 entrance.

PROPERTY HIGHLIGHTS

- Starbucks will have drive through
- Possible outdoor seating
- Outparcel to high occupancy Best Western Hotel - PNC Bank Arts Center preferred lodging
- Diagonal to a successful McDonalds and Shop Rite
- Corner location has parking lot with 29 spaces
- Building to be completely remodeled and refaced for dual use

FOR MORE INFORMATION, PLEASE CONTACT:

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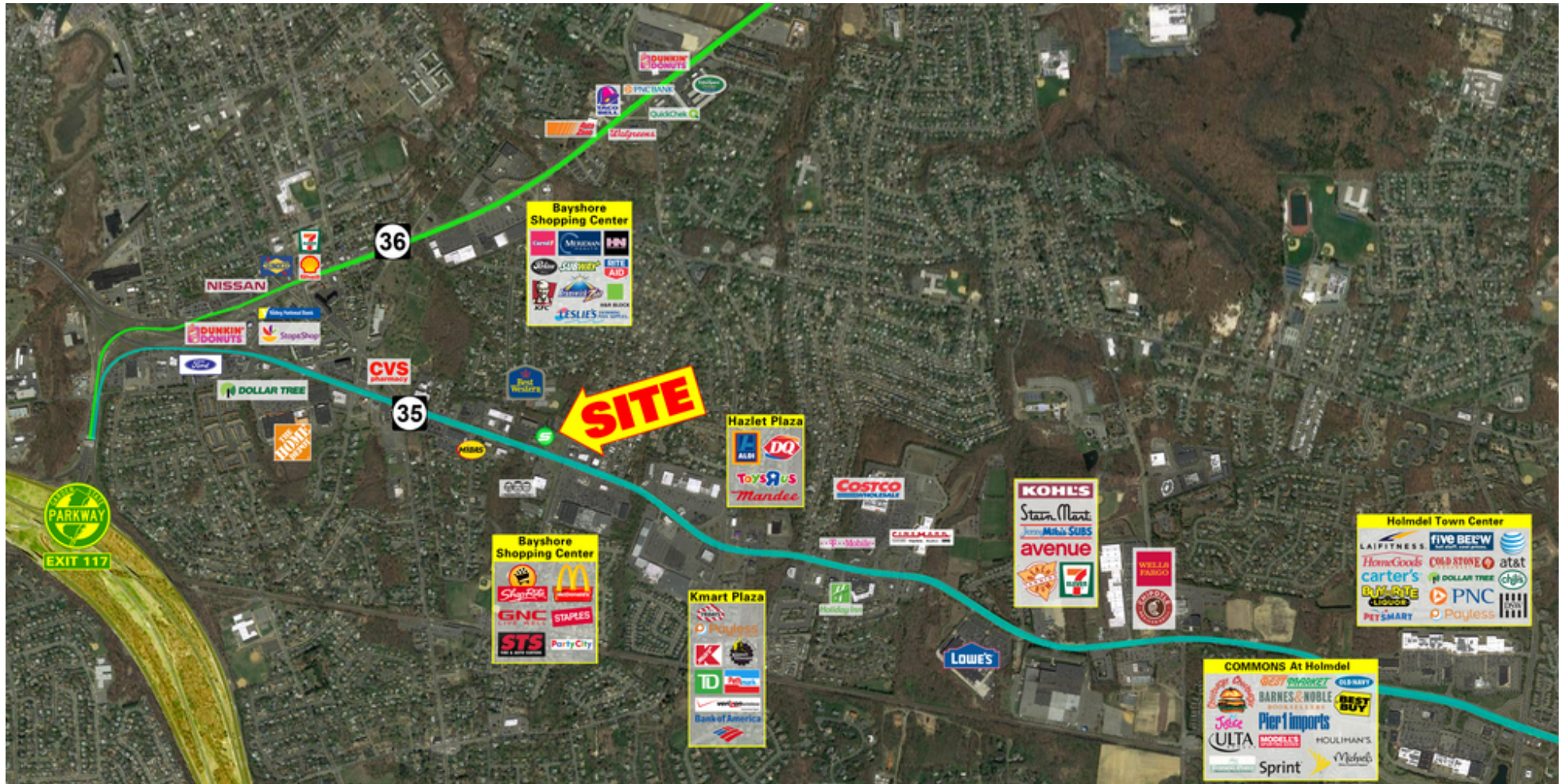


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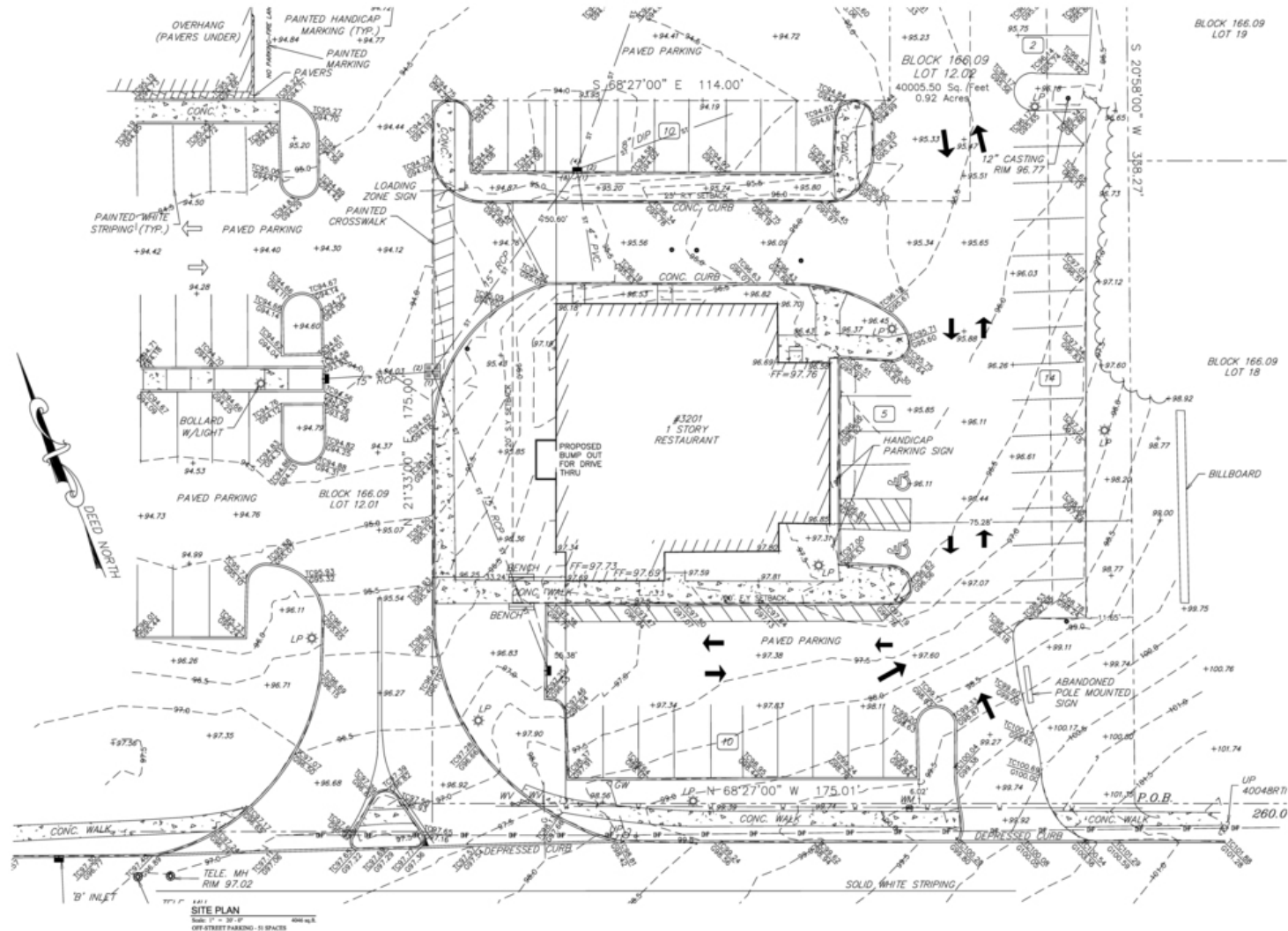


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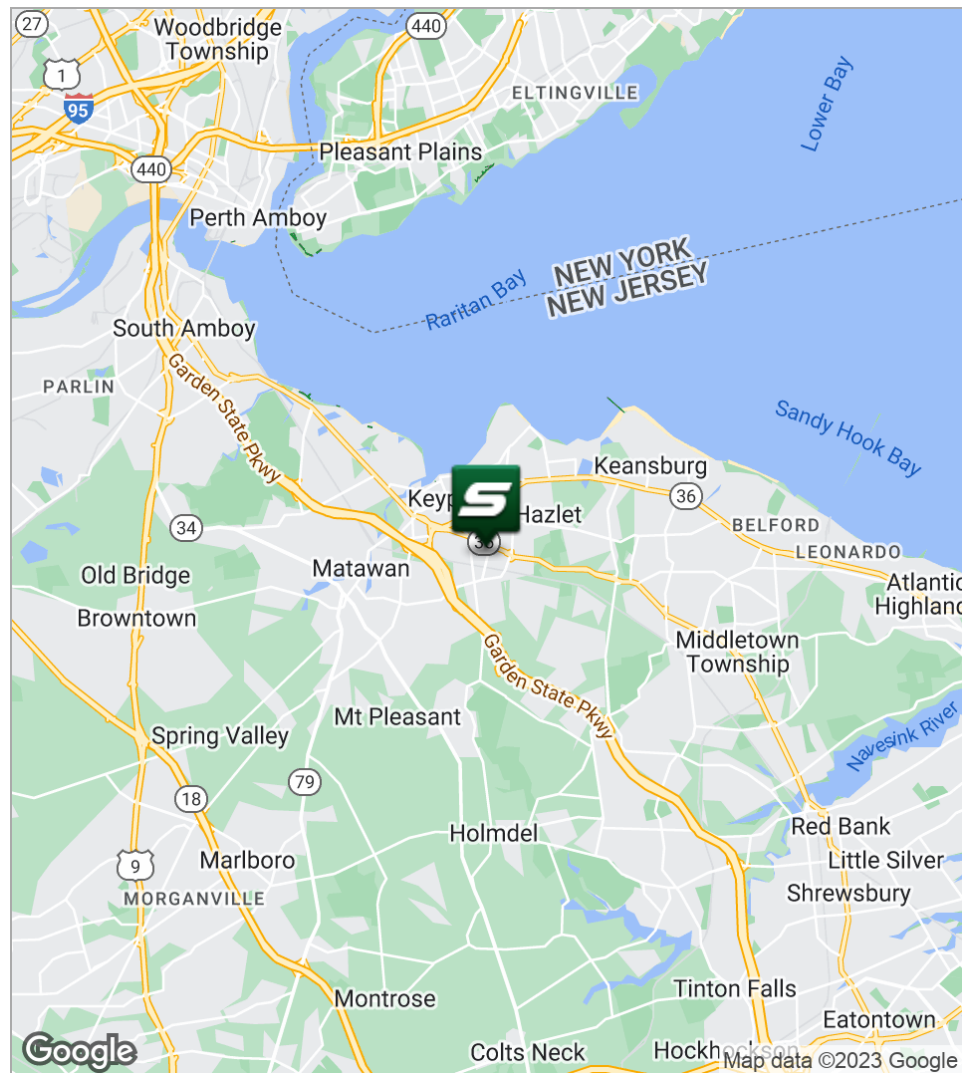
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Sitar
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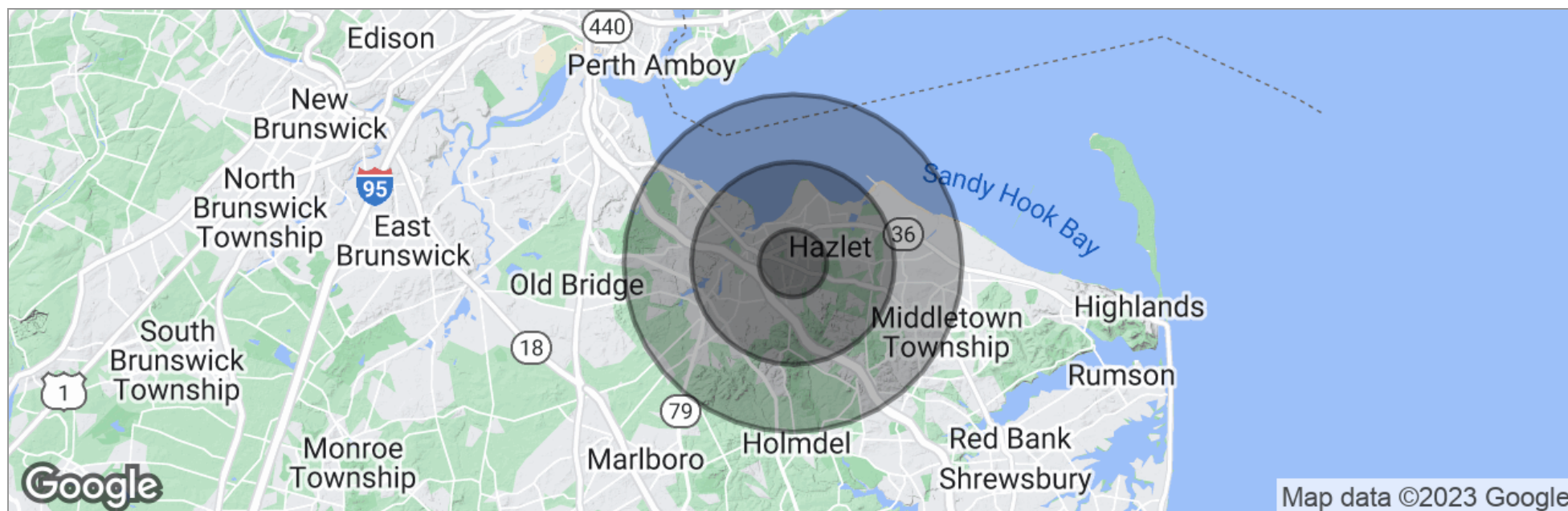
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	1 Mile	3 Miles	5 Miles
Total Population	11,221	62,506	119,543
Population Density	3,572	2,211	1,522
Median Age	41.5	41.5	41.2
Median Age (Male)	39.2	39.7	40.0
Median Age (Female)	43.6	43.0	42.2
Total Households	3,934	22,513	43,104
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$93,416	\$103,914	\$110,417
Average House Value	\$341,499	\$356,567	\$403,991

* Demographic data derived from 2020 ACS - US Census

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