

FOR LEASE | RETAIL

COLTS TOWNE PLAZA

317 Route 34 | Colts Neck, NJ 07722



PROPERTY SUMMARY

Available SF: ± Fully Leased

Lease Rate: N/A

Building Size: ± 38,944 SF

Cross Streets: Route 537

PROPERTY OVERVIEW

Retail Space and Office Suites Available Directly Opposite Delicious Orchards

LOCATION OVERVIEW

Located just off Exit 19A of Route 18 and opposite the entrance to Delicious Orchards. Convenient access to Route 537, 520, 33 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Village style retail center with available units ranging from 635 SF to 2,796 SF
- Reasonably priced small office units available as well
- Traffic count of +/- 15,000 VPD
- In area of excellent demographics
- 5-mile household incomes over \$170,000/year

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
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Lease Rate:	N/A	Total Space	0 SF
Lease Type:		Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
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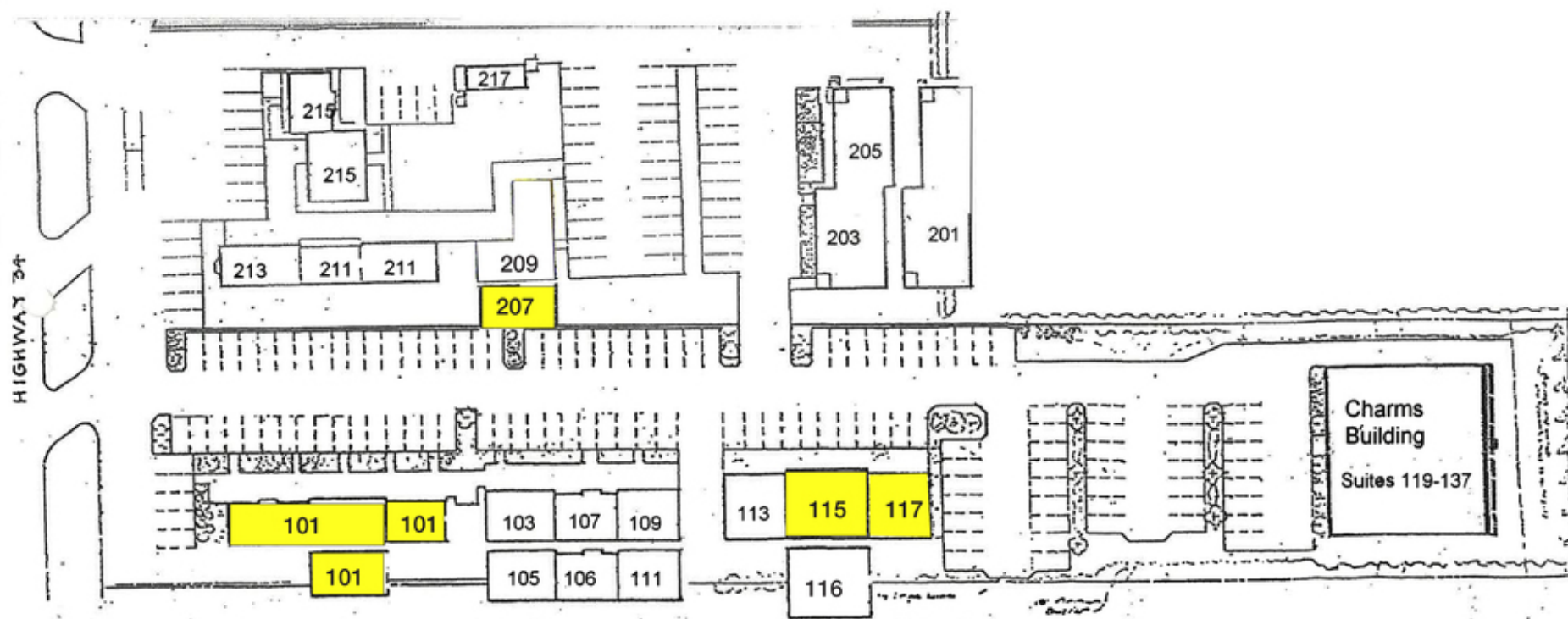


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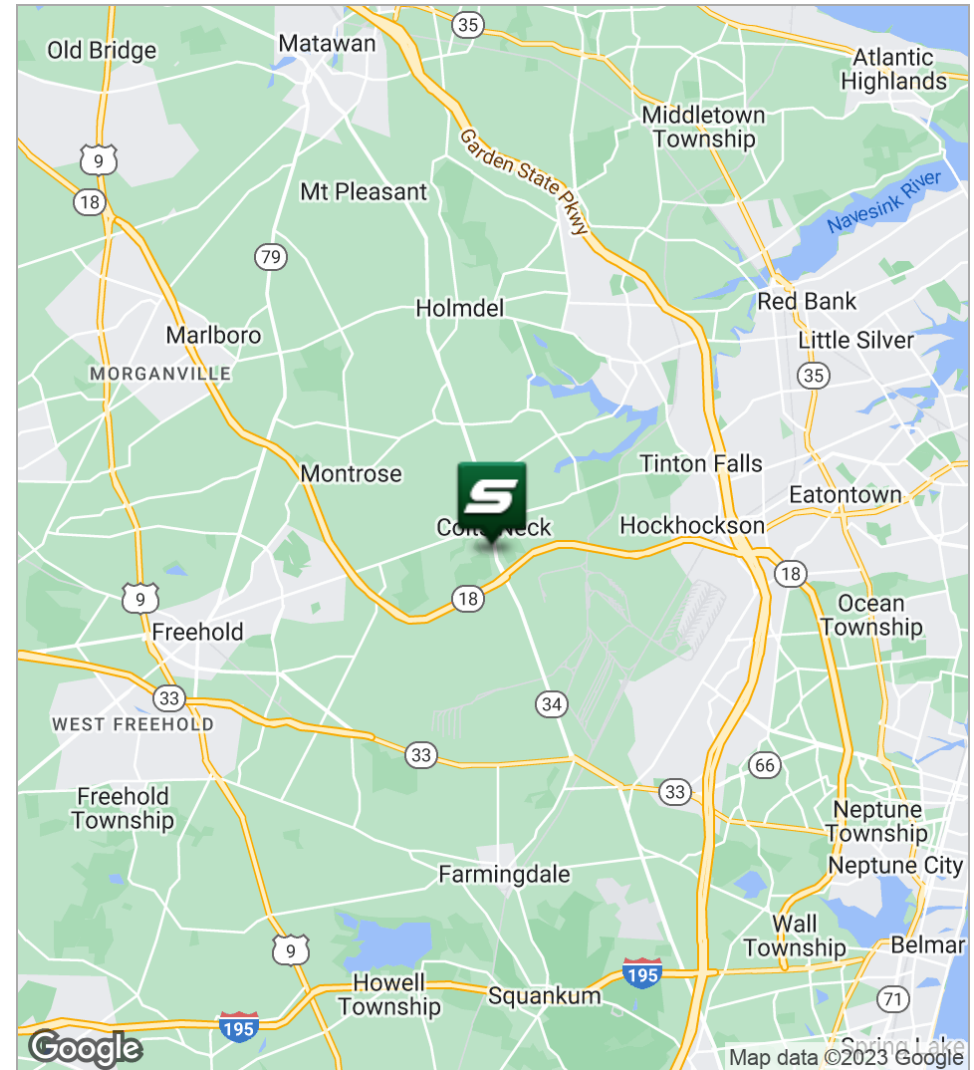
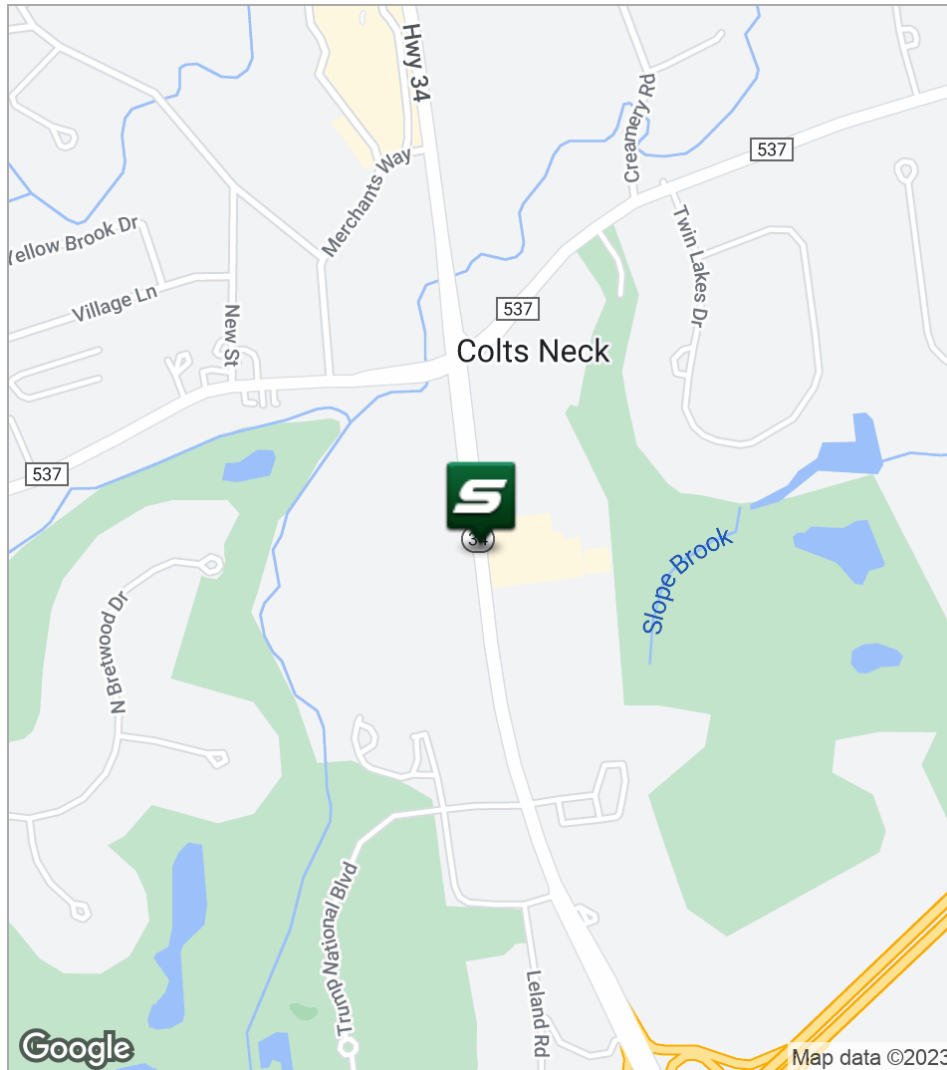


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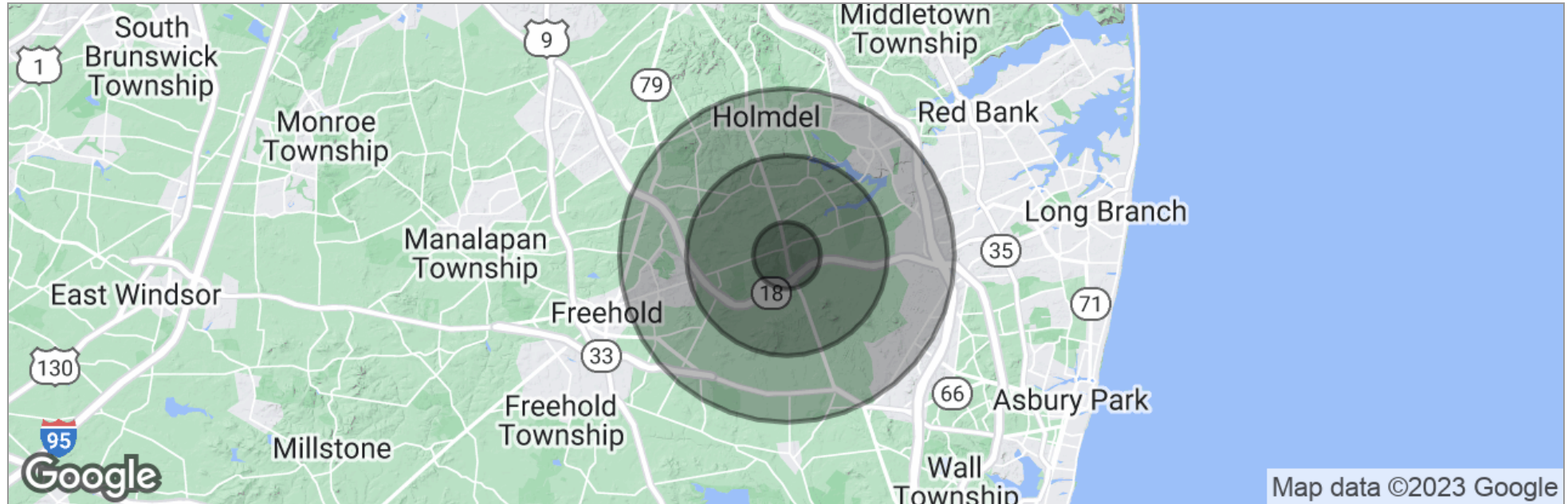


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	1 Mile	3 Miles	5 Miles
Total Population	1,115	8,683	38,903
Population Density	355	307	495
Median Age	41.0	41.1	40.9
Median Age (Male)	42.4	42.0	40.6
Median Age (Female)	39.0	39.7	40.8
Total Households	348	2,705	12,392
# of Persons Per HH	3.2	3.2	3.1
Average HH Income	\$210,361	\$203,398	\$171,848
Average House Value	\$881,010	\$874,911	\$720,425

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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