

TRAFFIC COUNT ROUTE 33: 22,564 VPD

N.J.S.H. ROUTE 33

(F.K.A. ROUTE 7 PER MRS)
(66' ROW WIDTH PER MRS)

(Lot 44)
(S)

PROP. FULL
MOVEMENT
DRIVEWAY

50' Wide Perimeter Buffer &
Circumvention Easement Per MRS

P.O.B.
(Lot 45.03)
(S)

Retail Center

~ Approx. 11,800 SF ~

TAX LOT 44
N/E 1210
ENTERPRISE, LLC
DB. 9615, PG. 3784

50' WIDE
LANDSCAPE BUFFER

Dead Core/
Area of Unclear Title

Boundary Line Per
DB. 9615, Pg. 3244

Boundary Line Per
DB. 9667, Pg. 711

P.O.B.
(S)

Boundary Line
Per MRS

TAX LOT 44
BLOCK 180
N/E JULIUS ROSS CO.
POTENTIAL
SWM AREA
22,162 SF, 5,288 AC.

PROP. TOWNHOUSE
(40 UNITS) (60'x28')

150' Wetlands
Transition Zone

PROP. TOWNHOUSE
(24 UNITS) (50'x24')

POTENTIAL
SWM AREA

PROP. OPEN
SPACE
26,670 SF

Zone Boundary
Line Per MRS

**ND-3
ZONE**

Approximate Location of
30' Wide Future R.O.W. Per MRS

**ARE-3
ZONE**

1230 Route 33, Howell, NJ

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

For LEASE or SALE

NEW PROPOSED DEVELOPMENT

- Approx. 11,800 SF
- 75 Parking Spaces
- Development Includes 64 New Townhomes (Not Included in Sale)
- High Visibility from Route 33
- Traffic Count on Route 33 : 22,564 VPD
- Zoning: HD3 - Highway Development 3: [Click Here For More Info](#)
- Neighboring National Tenants : Wawa, Jersey Mike's, Dunkin', QuickChek, 7-ELEVEN, Dollar Tree, Dollar General, The Home Depot, Extra Space Storage and many more.

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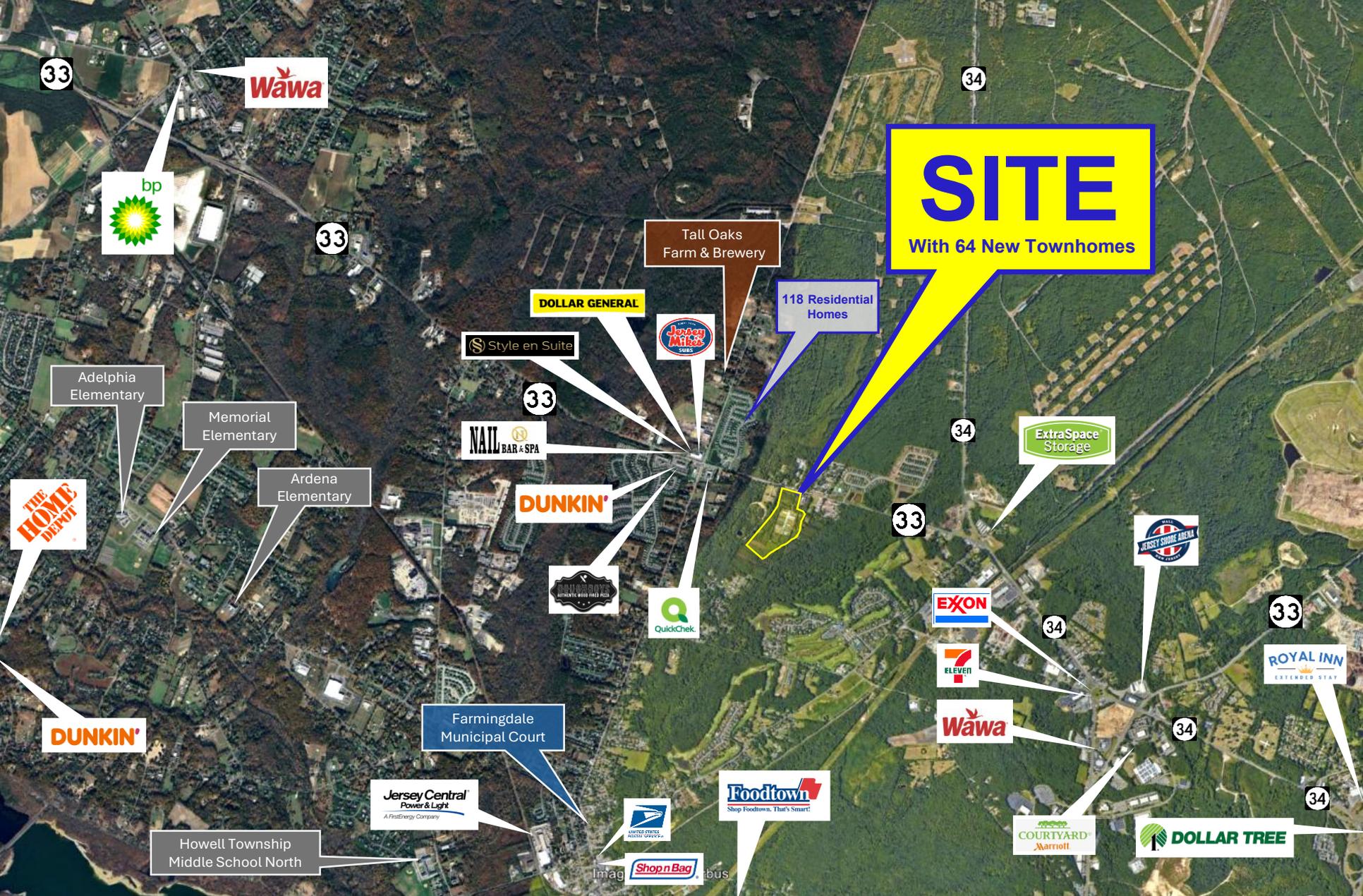
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SITE
With 64 New Townhomes

118 Residential Homes

Tall Oaks Farm & Brewery

DOLLAR GENERAL

Style en Suite

Jersey Mike's

Adelpia Elementary

Memorial Elementary

Ardena Elementary

NAIL BAR & SPA

DUNKIN'

QUANZAROV'S AUTHENTIC WOOD FIRED PIZZA

QuickChek

ExtraSpace Storage

WALL JERSEY SHOOTING ARENA

Farmingdale Municipal Court

EXXON

7 ELEVEN

Wawa

ROYAL INN EXTENDED STAY

DUNKIN'

Jersey Central Power & Light
A FirstEnergy Company

Foodtown
Shop Foodtown. That's Smart!

Howell Township Middle School North

UNITED STATES POSTAL SERVICE

Shop n Bag

COURTYARD Marriott

DOLLAR TREE



DEMO-GRAPHICS

3 Mile 5 Miles 10 Miles

DEMO-GRAPHICS	3 Mile	5 Miles	10 Miles
Population	7,965	40,070	482,855
Daytime Population	7,481	26,160	238,733
Households	3,047	15,887	173,058
Average Age	46.6	45.9	40
Average HH Income	\$131,217	\$136,233	\$131,492

FOR FURTHER INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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