

RETAIL PROPERTY

INVESTMENT PROPERTY FOR SALE

CVS/PHARMACY & BEST BUY LIQUORS

4 & 14 Route 36, Hazlet, NJ 07730

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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PROPERTY HIGHLIGHTS

- 100% occupied two-tenant retail (CVS / Pharmacy and Best Buy Liquors)
- Potential for additional 2nd floor professional space
- Lot size at ±0.85 acres
- Block 149 Lot 1
- Built in 1960, renovated in 1985
- 45 parking spaces (3.30/1,000 Parking Ratio)
- CVS (S&P BBB+) leased until 8/2037
- Hard Corner Intersection on Route 36 – Over 29,000 cars per day
- Easy access to Jersey Shore and the Garden State Parkway
- Traffic count at 28,000 vehicles per day
- Over \$113K average household income within 3 miles
- 2nd floor vacancy creates upside value
- 4,500 sf liquor store space leased until 12/31/2024

LOCATION DESCRIPTION

Approx. 4.1 Miles to Route 35

Approx. 4.62 Miles to Garden State Parkway

Approx. 30 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	0.85 Acres
Building Size:	19,833 SF
CVS:	9,256 SF
Liquor Store:	4,500 SF
Total 1st Floor:	13,756 SF
2nd Floor Space Available:	6,077 SF
Asking Rent for 2nd Floor Space:	\$18.00 PSF
NOI:	\$274,953.00
Pro Forma NOI:	\$384,339.00

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	13,896	38,173	189,446
Total Population	38,639	106,722	529,264
Average HH Income	\$111,927	\$128,791	\$128,233

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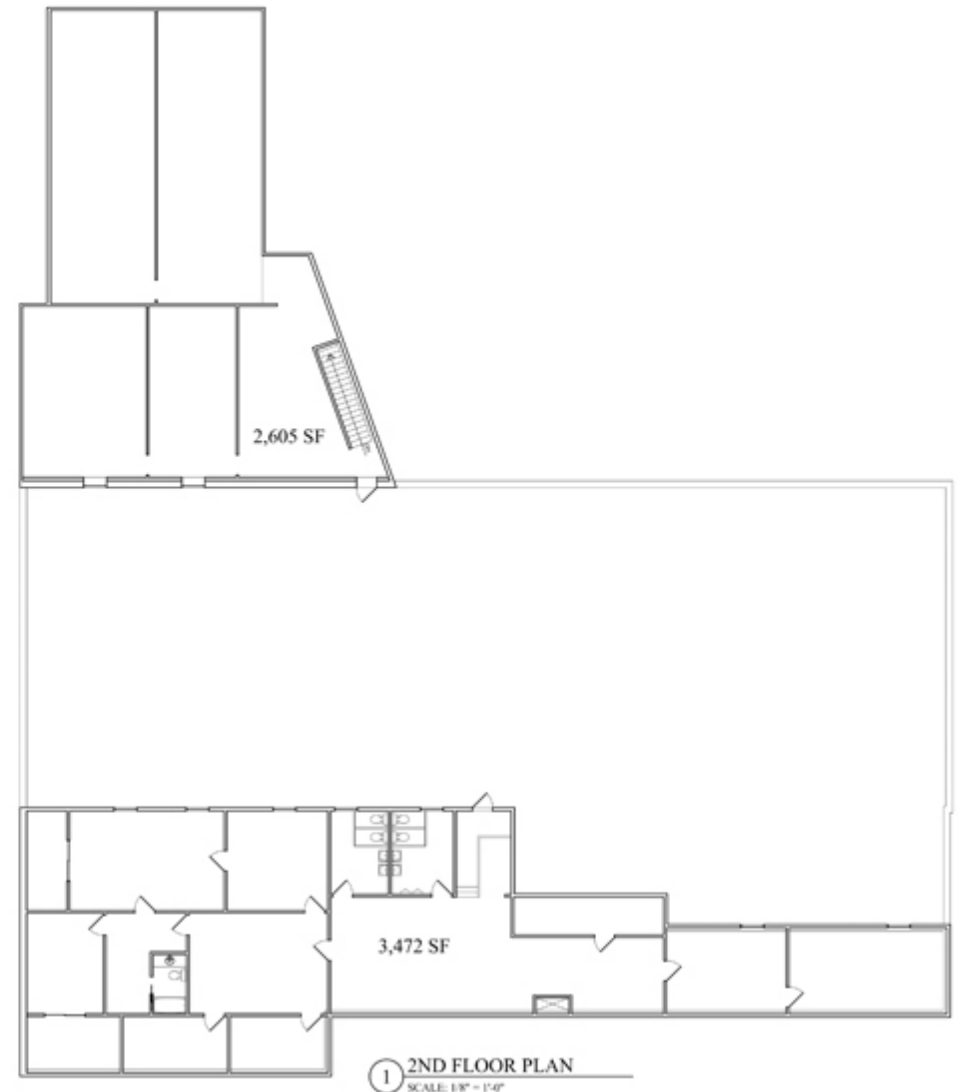
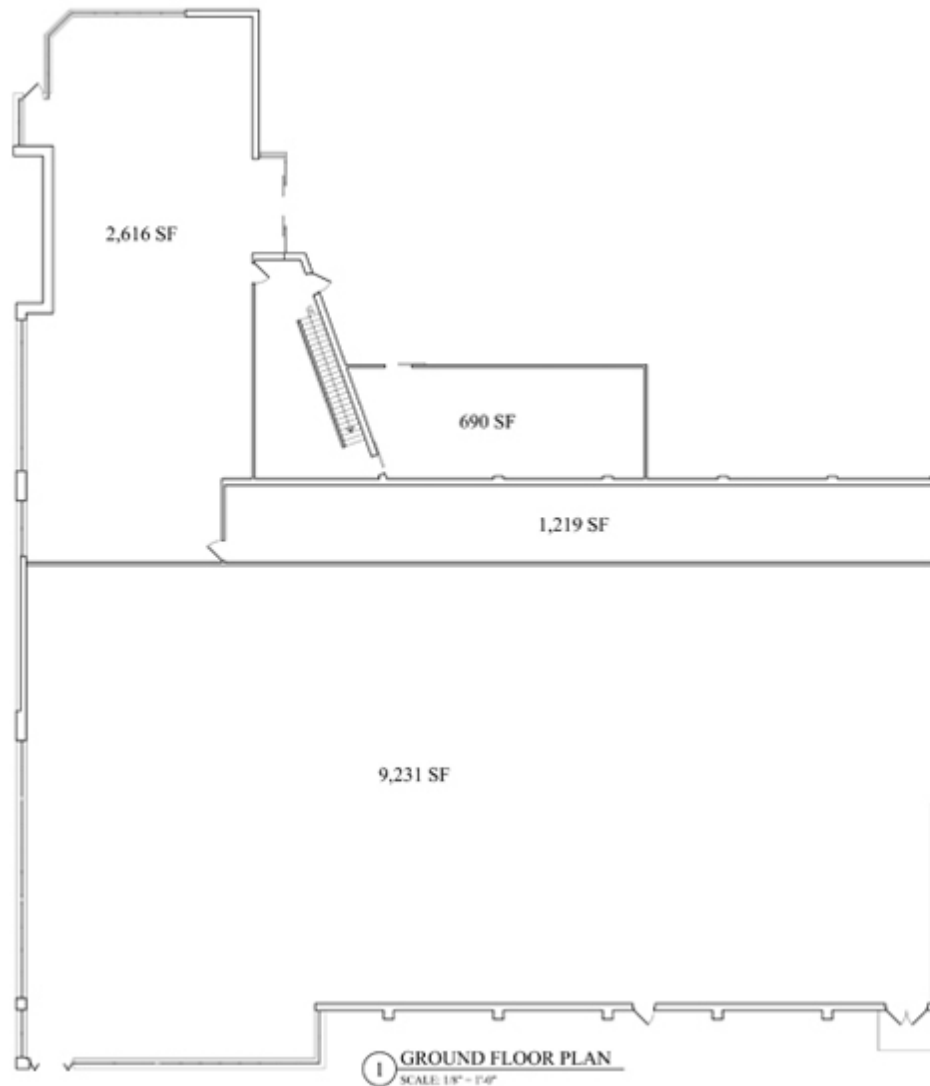
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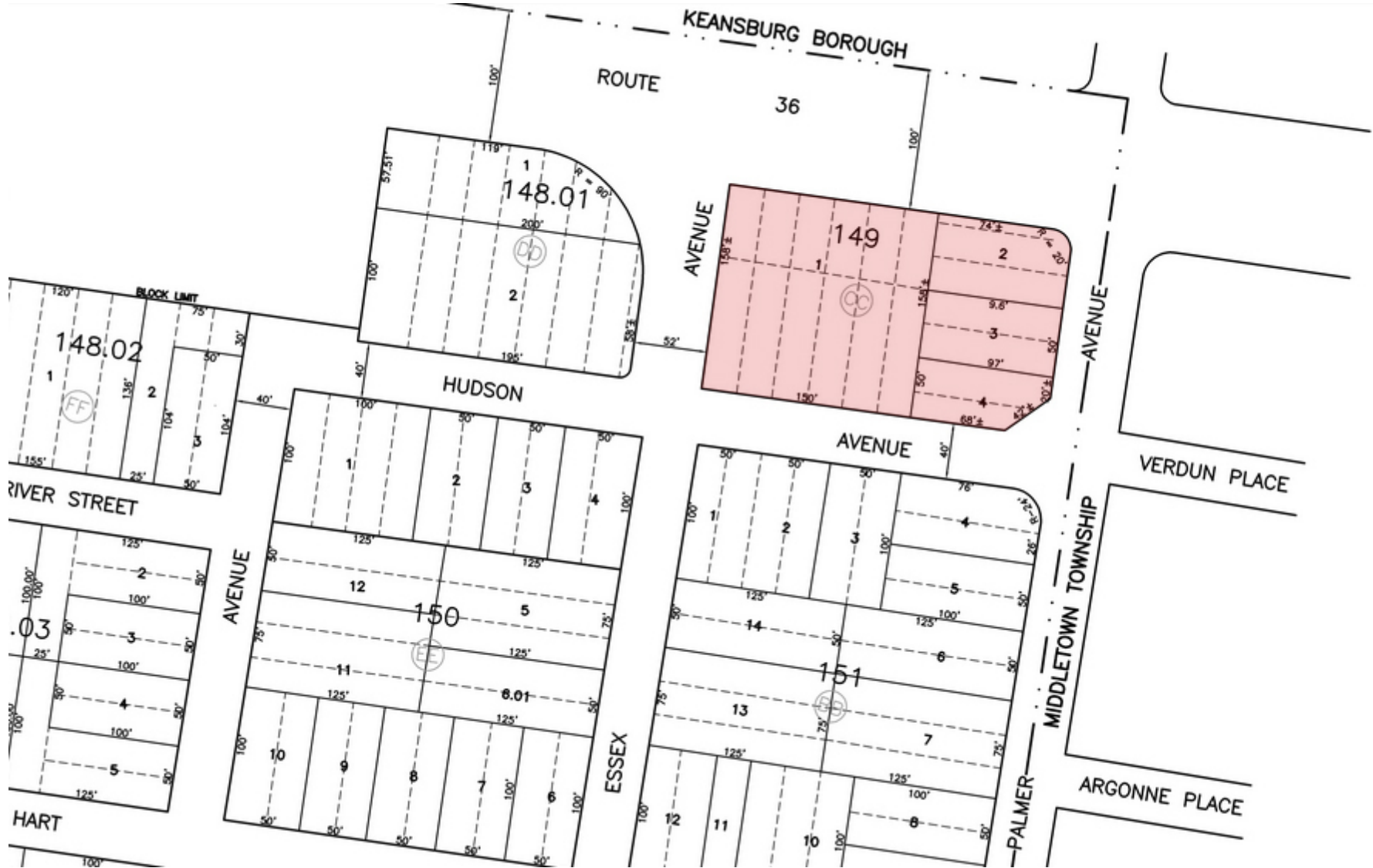
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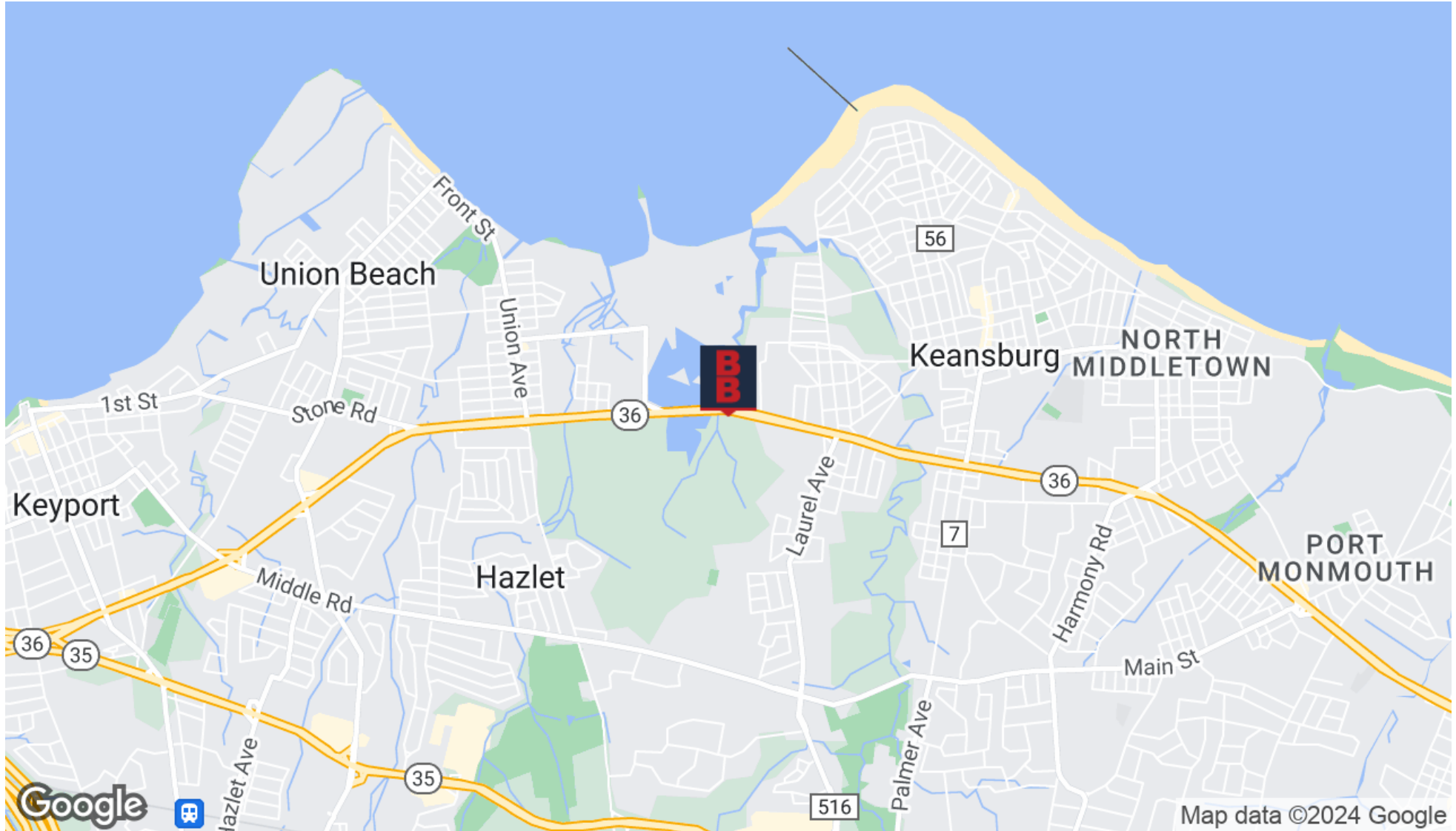
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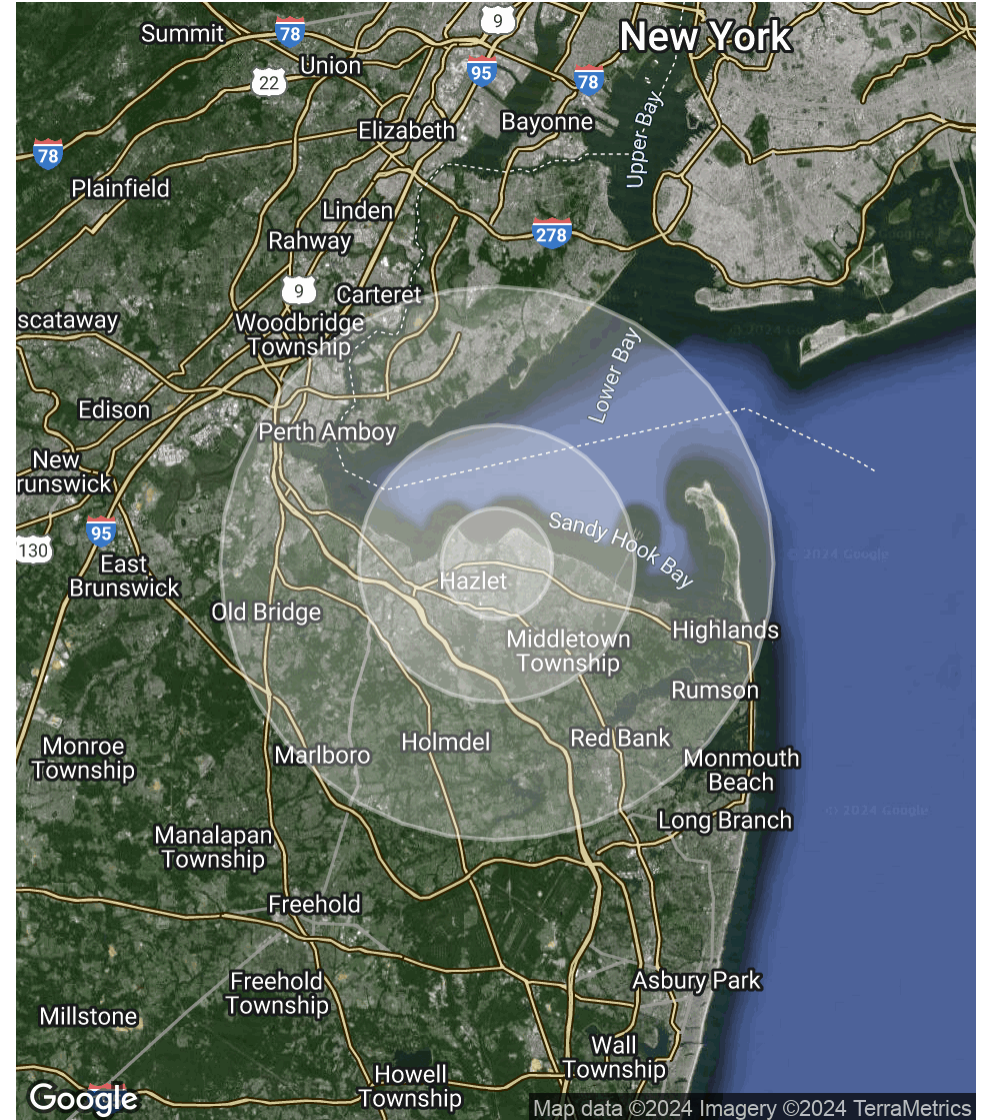
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	38,639	106,722	529,264
Average Age	42.7	43.4	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	13,896	38,173	189,446
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$111,927	\$128,791	\$128,233

* Demographic data derived from 2020 ACS - US Census



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