



## NEW STORE - SITE CONCEPT

ADDRESS: ROUTE 33 AND HOVCHILD BLVD, NEPTUNE, NJ 07753

### INDEX

1. TITLE SHEET
2. REGIONAL INFORMATION
3. PROPOSED NEW STORE

CONCEPT LAYOUT FOR:  
**ROUTE 33 AND HOVCHILD BLVD**  
**NEPTUNE, NJ 07753**  
BLOCK: 4101 LOT: 13, 14

**NEW STORE  
SITE CONCEPT**  
NOTE: NOT FOR CONSTRUCTION  
FOR CONCEPT REVIEW ONLY  
ALL INFORMATION PROVIDED DEEMED RELIABLE BUT NOT GUARANTEED.

Petrick Property Services Inc.  
902 Main St., 204A  
Belmar, NJ 07719

 **Petrick**

brad@petrick.services  
404-805-5779

# ROUTE 33 AND HOVCHILD BOULEVARD NEPTUNE, NJ 07753

## AREA INFORMATION

SITE: RARE OPPORTUNITY FOR A NEW STORE EAST OF THE GARDEN STATE PARKWAY. THE SITE WOULD SERVICE THE GROWING COMMUNITIES OF NEPTUNE AND TINTON FALLS INCLUDING 190 NEW LUXURY TOWNHOMES, SEVERAL APARTMENT BUILDINGS, AND SUBDIVISIONS IN THE SURROUNDING AREA.

AREA RETAILERS: CHASE BANK, HOME DEPOT, RESTAURANT DEPOT, JERSEY SHORE PREMIUM OUTLETS, AMAZON, DUNKIN DONUTS, DOLLAR TREE, VOLKSWAGON

PARKING: THE ABILITY TO BUILD AT LEAST 20 PARKING SPOTS

TRAFFIC: 20,415 VPD ON ROUTE 33 (+/-)  
155,360 VPD ON GARDEN STATE PARKWAY (+/-)

ACCESS: LOT IS ACCESSIBLE FROM ROUTE 33 VIA HOVCHILD BLVD

VISIBILITY: SITE IS HIGHLY VISIBLE FROM ROUTE 33 AND HOVCHILD BLVD

SIGNAGE: SUBJECT TO MUNICIPAL APPROVAL, STANDARD SIGNAGE AND/ OR BRANDING PACKAGE INCLUDING MONUMENT SIGNAGE.

ZONING USE: C-1 PLANNED COMMERCIAL DEVELOPMENT

PERMITTED USE: BANKS, RESTAURANTS, OTHER EATING PLACES, AND SEVERAL OTHER USES

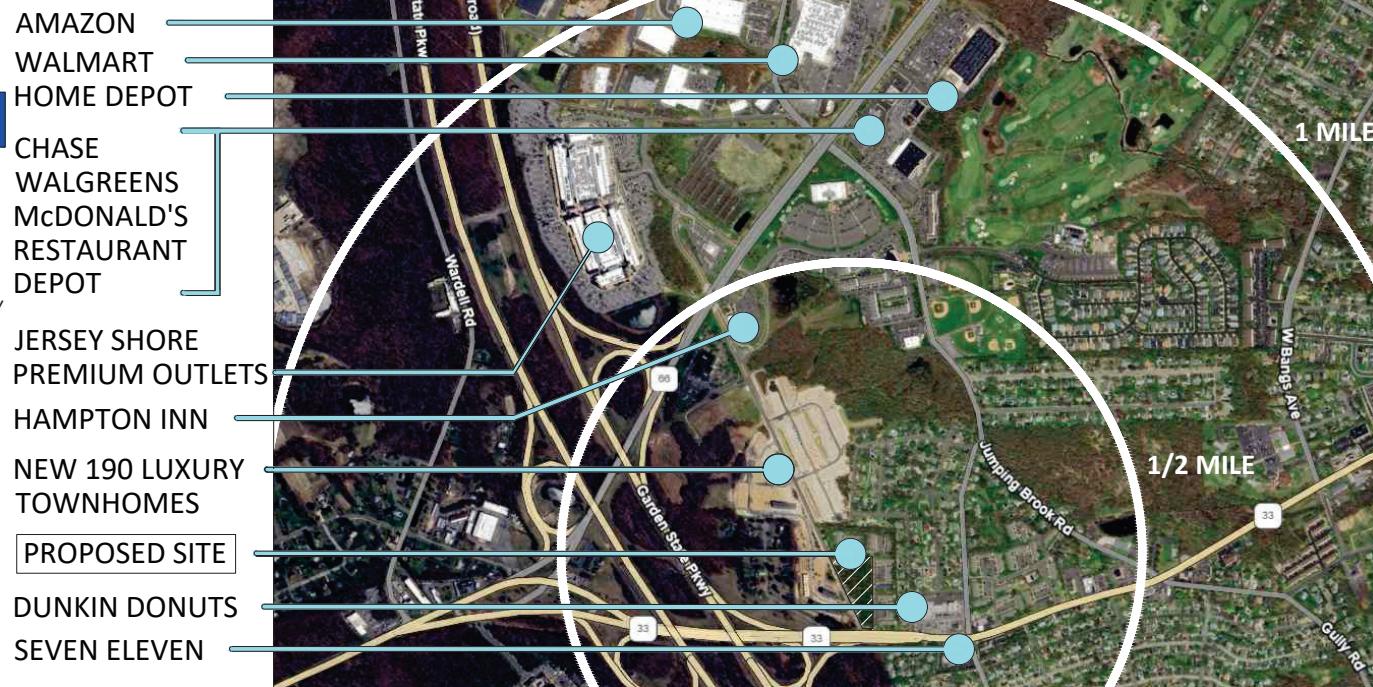
PROPOSED ONE (1) NEW STORE WITH DRIVE-THRU

DEVELOPMENT AND CONSTRUCTION SUBJECT TO MUNICIPAL APPROVAL.  
LIGHTING MUST MEET LIGHTING REQUIREMENTS.

NEW WAYFINDING SIGNAGE AS REQUIRED. ALL SIGNS MUST BE APPROVED BY LESSOR.

AREA AVAILABLE FOR GROUND LEASE: 3.3 ACRES +/- (Triple Net Lease NNN)

ALL INFORMATION PROVIDED DEEMED RELIABLE BUT NOT GUARANTEED.



NEW 190 LUXURY TOWNHOMES

PROPOSED SITE

DUNKIN DONUTS

SEVEN ELEVEN

GARDEN STATE PARKWAY ENTRANCE AND EXIT



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**CONCEPT DESIGN - NEW STORE**

**KEYNOTES:**

1. NEW STORE.
2. DRIVE-THRU.
3. EXTERIOR LIGHTING.
4. NEW STRIPING AND CIRCULATION MARKINGS AS REQUIRED.
5. NEW SIDEWALK AND LANDSCAPING THROUGHOUT.
6. DETENTION POND.
7. PROPOSED MONUMENT SIGN.
8. PRIVACY FENCE BETWEEN DRIVE-THRU AND HOVCHILD BLVD.

**GENERAL NOTES:**

- A. CONCEPT IS BASED ON LIMITED INFORMATION AND REPRESENTS CONCEPT ONLY. ALL SITE CONDITIONS AND INFORMATION IN THIS PACKAGE TO BE VERIFIED BY LESSEE. NOT FOR PERMIT SUBMISSION OR CONSTRUCTION.
- B. LIGHTING AS REQUIRED TO MEET LIGHTING REQUIREMENTS.
- C. NEW WAYFINDING SIGNAGE AS REQUIRED. ALL SIGNAGE SPECIFICATIONS TO BE APPROVED BY LESSOR.



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