

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**FOX & ROACH,
REALTORS®**

COMMERCIAL DIVISION

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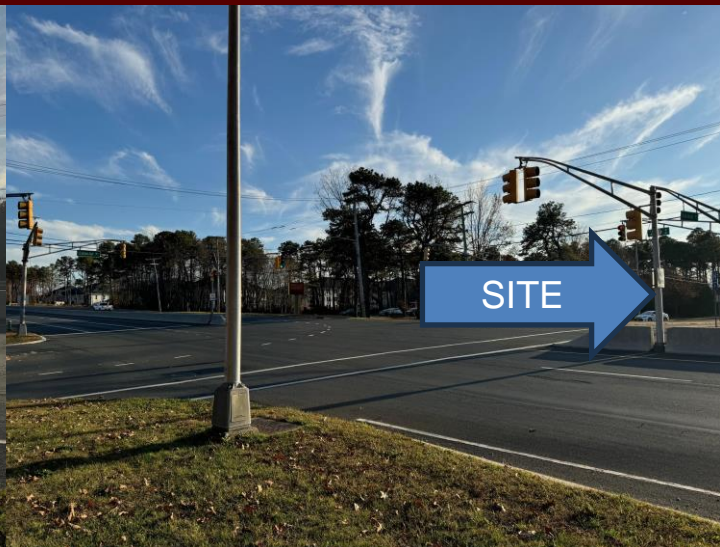
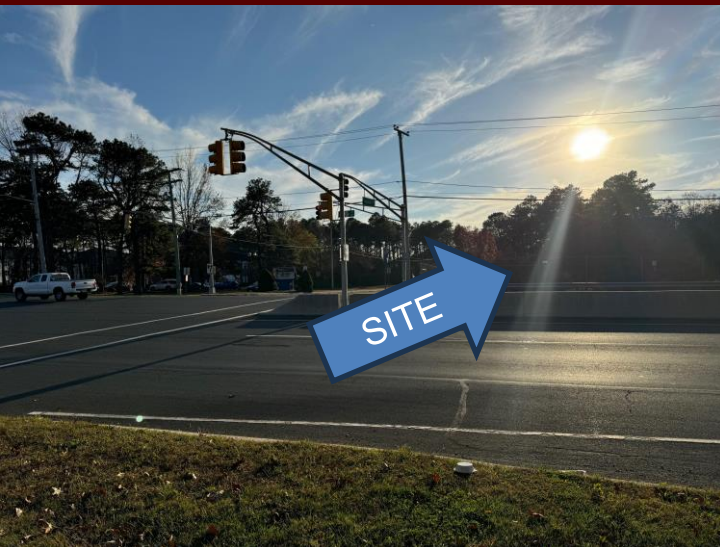
**BERKSHIRE
HATHAWAY** | **FOX & ROACH,
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 DIORIO COMMERCIAL TEAM

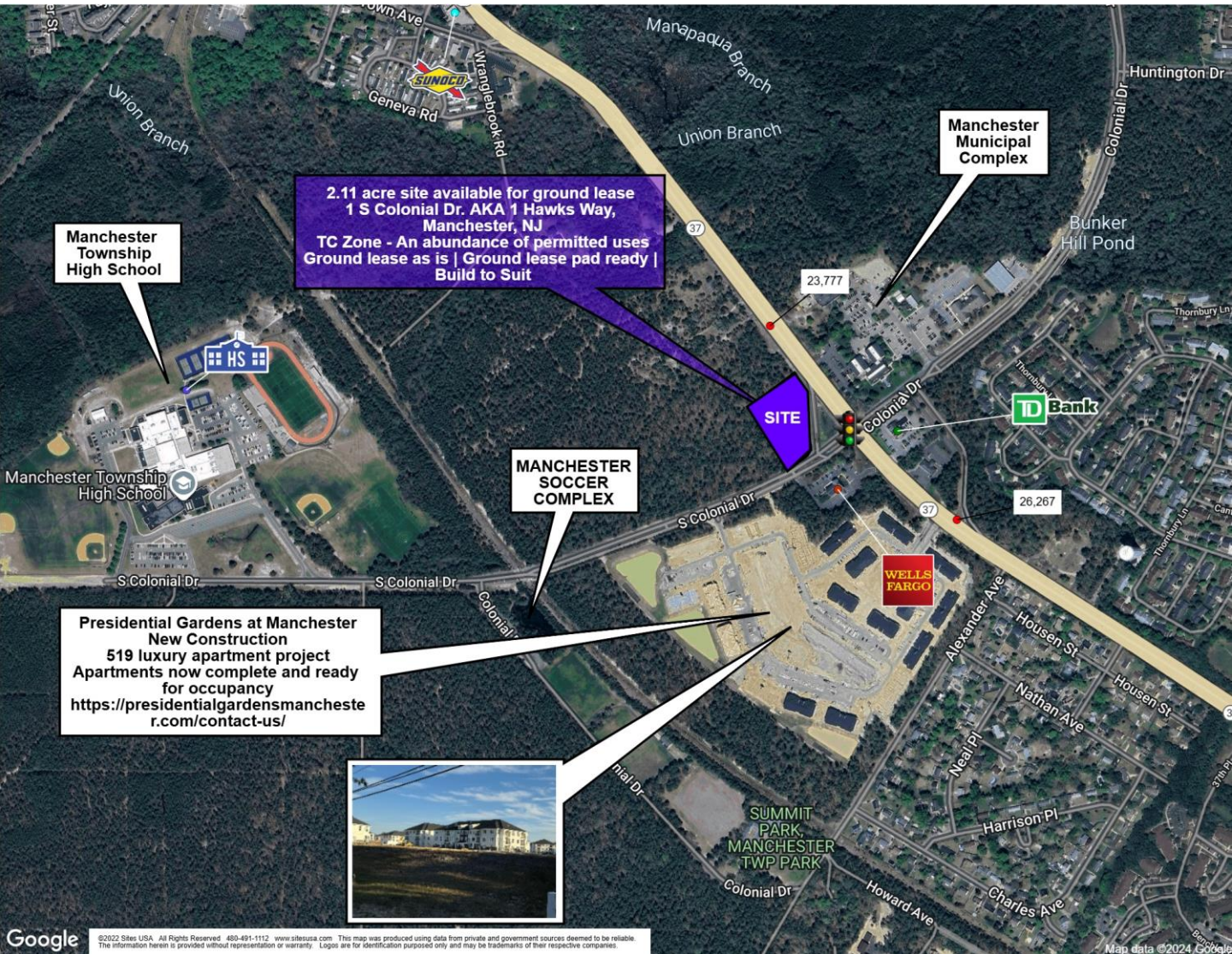
1 S Colonia Drive AKA 1 Hawks Way, Manchester, NJ | Block 46. Lot 10.02

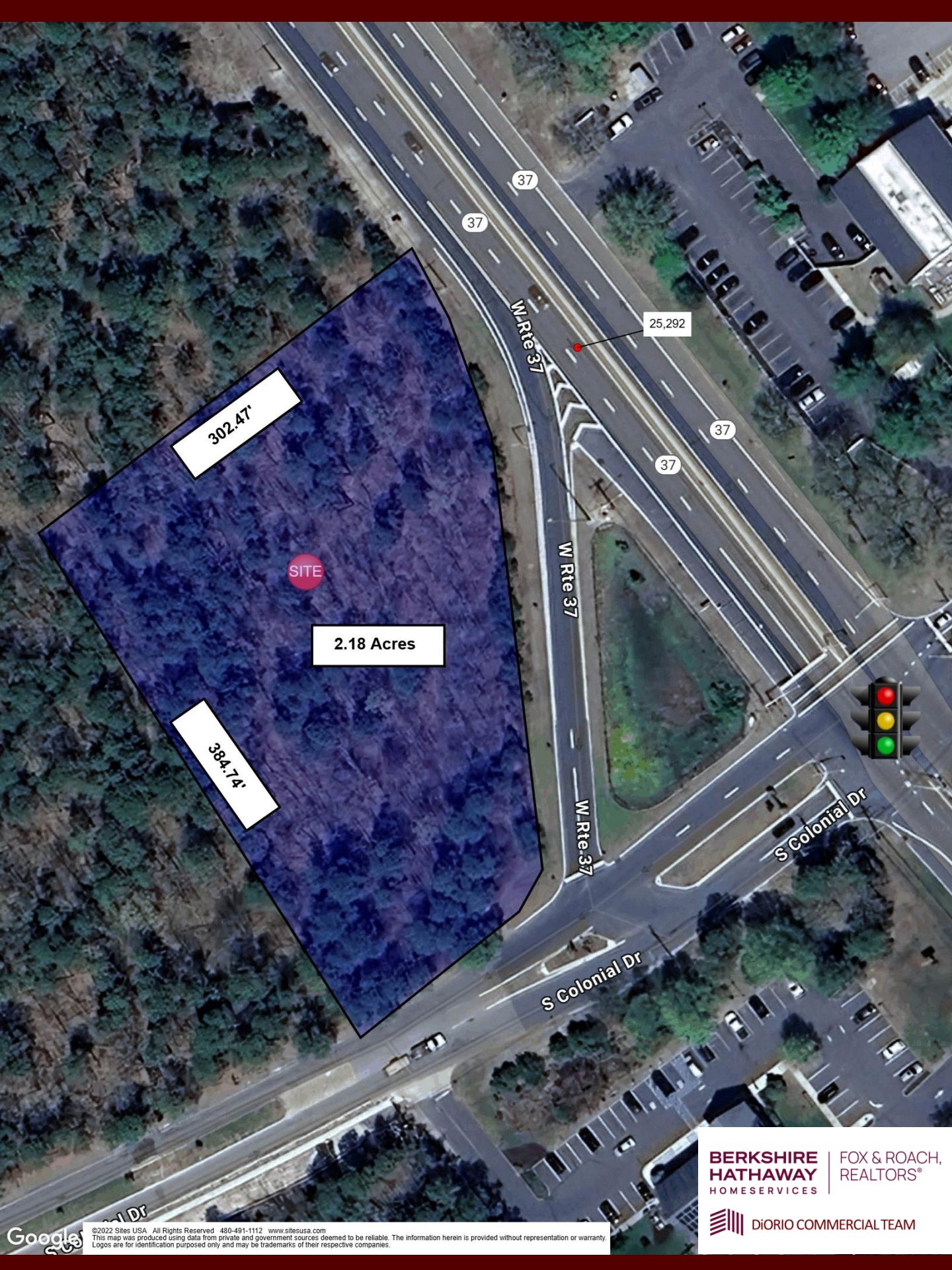
Approximately 2.11 acres for Ground Lease | \$100,000/acre/year NNN

- **High Visibility:** Positioned on heavily traveled State Highway 37 with direct exposure to over 25,000 vehicles per day on the corner of a signalized intersection, ensuring your brand is highly visible to local and passing traffic.
- **Heavily Traveled Town Hub:** Manchester Twp High School, Manchester Twp Municipal Complex, police headquarters, Manchester Soccer Complex & brand new 519 apartment residential development are all on the same municipal road & within ½ mile of the subject site. This provides a heavily traveled organic customer base for your business. More residential density is proposed in immediate surrounding area.
- **Flexible zoning:** Zoned TC (Town Center) with a variety of uses permitted, including: restaurant, drive-through restaurant, restaurant with liquor license, gasoline service stations, convenience stores, retail, grocery stores, service-based retail, hotel, child-care facilities, medical office, entertainment uses, and many more.



- **High traffic signalized intersection**
- **Intersection of state highway and busy road that immediately accesses the high school and municipal complex**
- **Directly across from 519 brand-new high-end apartments**





302.47'

SITE

2.18 Acres

384.74'

25,292

37

37

37

37

W Rte 37

W Rte 37

W Rte 37

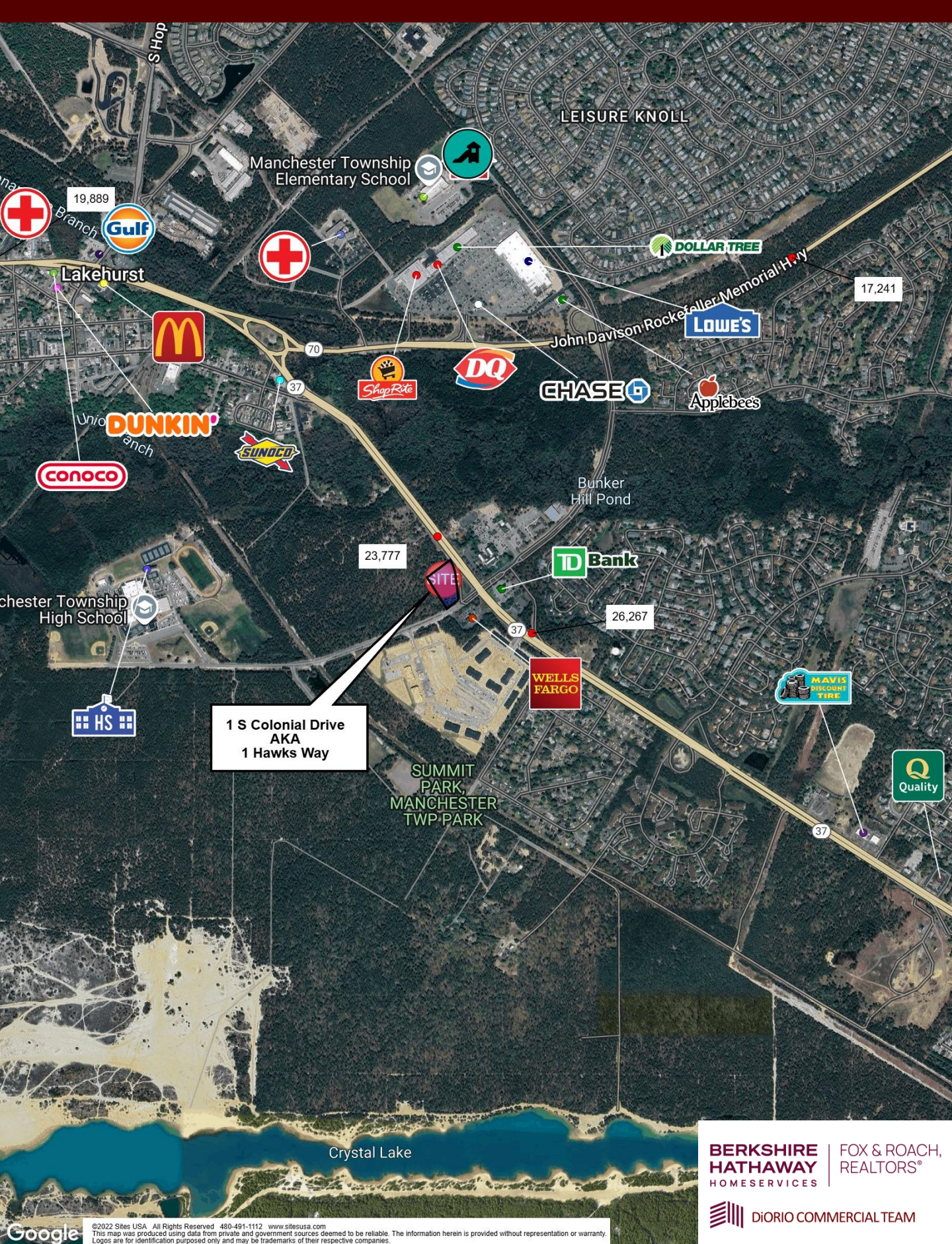
S Colonial Dr

S Colonial Dr



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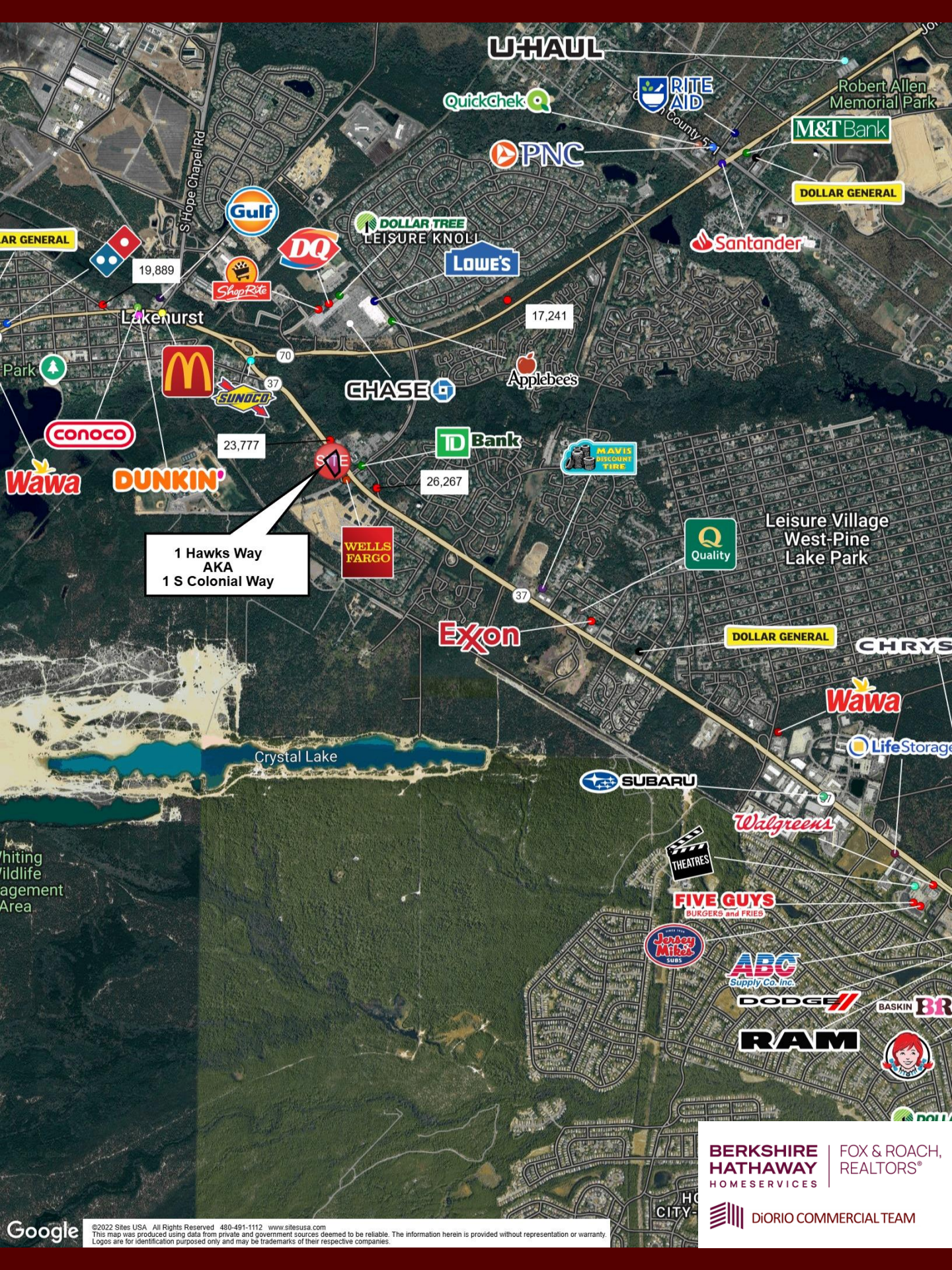
1 S Colonial Drive
AKA
1 Hawks Way

23,777

26,267

19,889

17,241



1 Hawks Way
AKA
1 S Colonial Way

U-HAUL

QuickChek

RITE AID

Robert Allen Memorial Park

M&T Bank

DOLLAR GENERAL

Santander

PNC

LOWE'S

DOLLAR TREE
LEISURE KNOLL

DQ

Gulf

ShopRite

19,889

Lakenurst

17,241

Applebees

CHASE

TD Bank

MAVIS DISCOUNT TIRE

23,777

McDonald's

SUNOCO

CONOCO

DUNKIN'

WELLS FARGO

Quality

Leisure Village
West-Pine
Lake Park

DOLLAR GENERAL

Exxon

CHRYSLER

Wawa

LifeStorage

Crystal Lake

SUBARU

Walgreens

THEATRES

FIVE GUYS
BURGERS and FRIES

Jersey Mike's
SUBS

ABC
Supply Co. Inc.

DODGE

BASKIN
BR

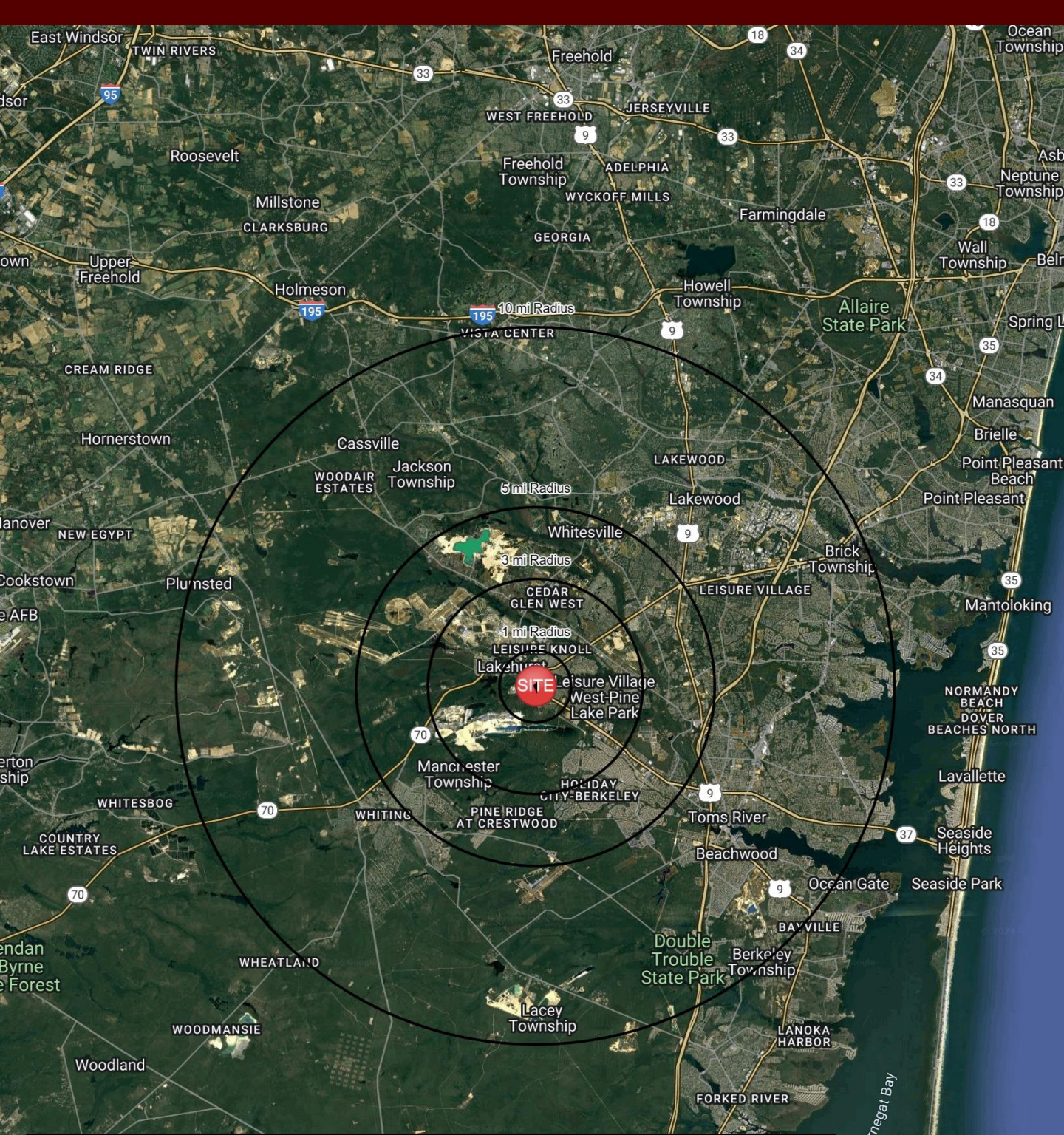
RAM

Wendy's

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DIORIO COMMERCIAL TEAM



1 Hawks Wy Manchester Township, NJ 08759	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Households	2,992	15,549	39,181	137,634
Population	5,637	31,406	80,060	388,531
Population Median Age	54.3	54.4	54.5	39.4
Average HH Income	\$93,134	\$100,946	\$108,479	\$126,483
Employees	924	4,660	14,503	102,878

Island Beach State Park



