


AVAILABLE:

1,530 SQ FT- Former Frutta Bowls

Join Buffalo Wild Wings, Alpha Fit Club, Ivy Rehab, Aqua Spa, and Carbon Health in the Diamond Plaza, which is located on one of the strongest retail corridors in Monmouth County, Rt. 9 South, with traffic counts reportedly ranging from approximately 60,000 vehicles per day.

Surrounded by dominant national retailers including Whole Foods, Lowe's, Kohl's, TJ Maxx, Home Depot, Hobby Lobby, Costco, ShopRite, and others creating strong regional draw and daily consumer traffic.

Pylon Signage Available

The subject space is a former Frutta Bowls and has a fully built out kitchen and an existing walk in freezer.

Seeking: fast casual restaurant, ice cream, smoothies, pet supplies store, cell phone store, credit union, children's learning center, or other retail use.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	6,119	47,061	129,664
Avg HH Income:	\$181,123	\$188,437	\$186,306
Daytime Pop	6,567	41,031	118,398

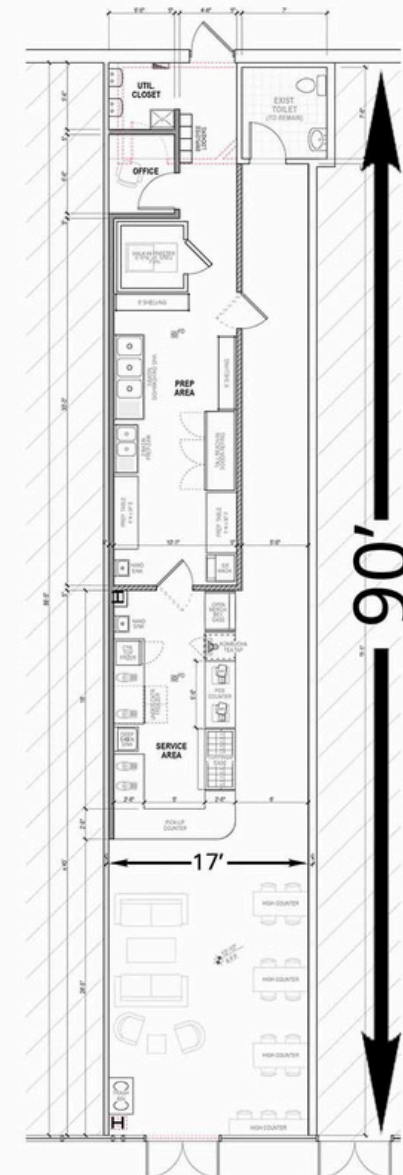
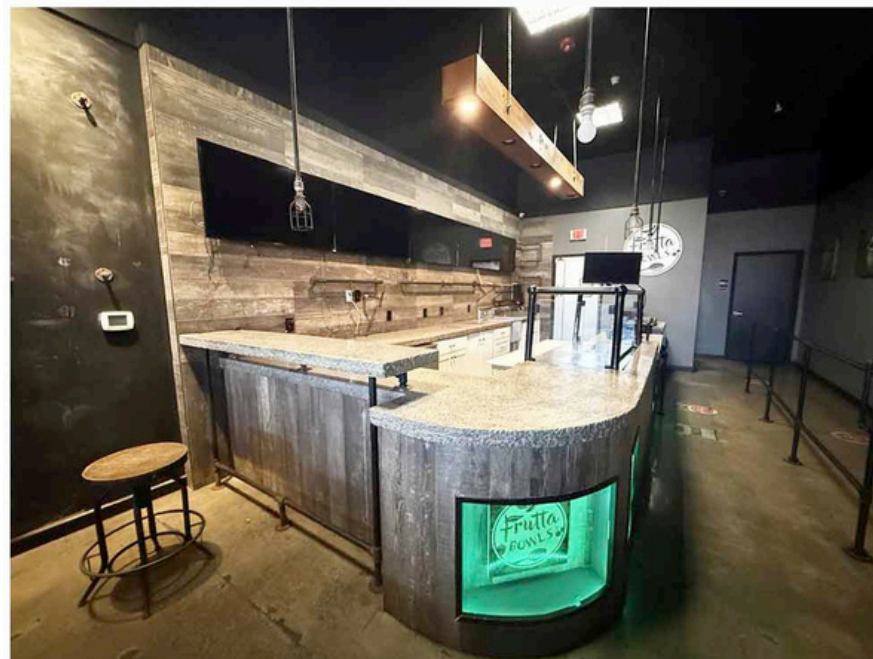
Total GLA

Total GLA	Parking	NNN Estimated
37,268 SF	200 Spaces	Approx.: \$8.50/SF

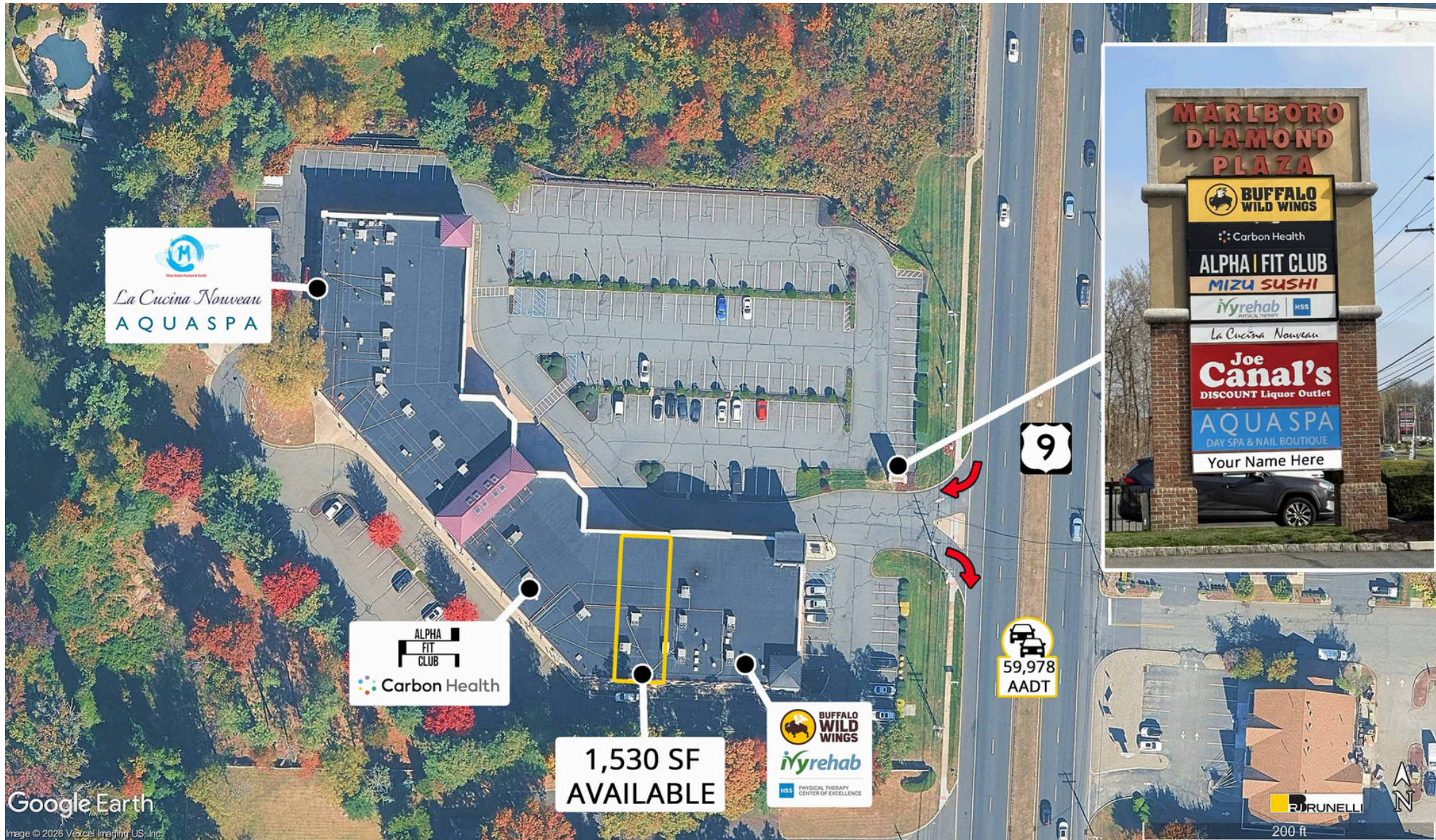
Traffic Counts

Route 9 S	59,978 Cars Per Day
Robertsville Rd.	15,217 Cars Per Day
Newman Spring Rd.	12,520 Cars Per Day





DRAWING LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION







167 Route 9 S
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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