

**PRICE REDUCTION - 5.25% CAP RATE - \$6,190,476**

NEW CONSTRUCTION ON A 20 YEAR NNN LEASE

C STORE/FUEL STATION

10% RENT INCREASE EVERY 5 YEARS

**Wawa**<sup>®</sup>

FITCH: BBB

GRAND OPENING IN  
JUNE 2024

3008 ROUTE 35, HAZLET, NJ 07730

**BEST IN CLASS  
TENANT**

**OUTPARCEL OF  
HAZLET TOWN CENTER  
(ALDI ANCHORED)**

**42,000 VPD**



Execute CA & Download OM

**2% Co-broker Fee  
Offered**



## INVESTMENT CONTACTS

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**Colliers**



LIST PRICE

**\$6,190,476**

CAP RATE

**5.25%**

NET OPERATING INCOME

**\$325,000**

ADDRESS

**3008 ROUTE 35  
HAZLET, NJ 07730**

GLA

**5,585**

YEAR BUILT

**2024**

LOT SIZE

**1.54 ACRES**

PARKING

**50 SPACES**

TRAFFIC COUNT

**42,000 VPD**

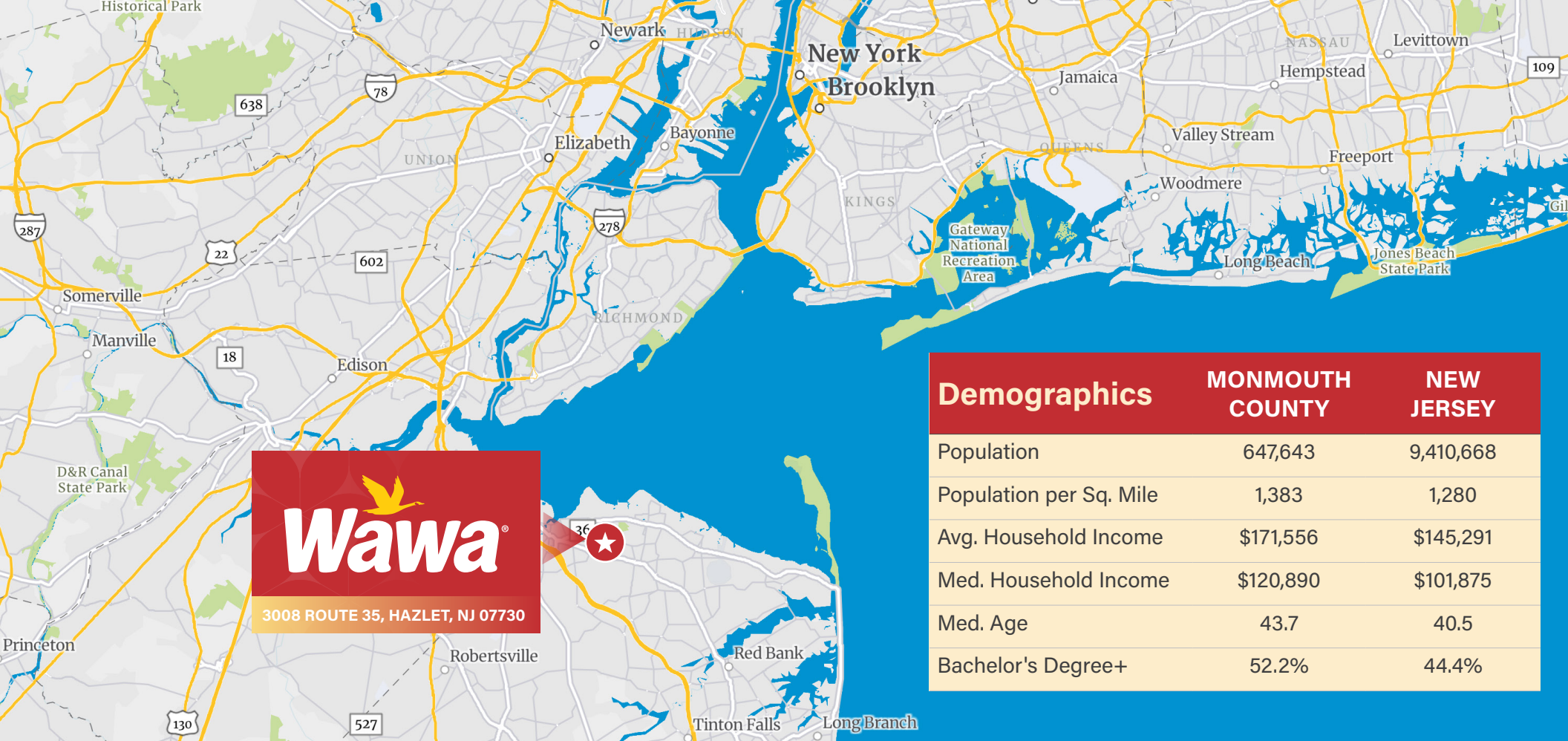
ACCESS POINTS

**3**

Outparcel of  
Hazlet Town Center







Demographics	MONMOUTH COUNTY	NEW JERSEY
Population	647,643	9,410,668
Population per Sq. Mile	1,383	1,280
Avg. Household Income	\$171,556	\$145,291
Med. Household Income	\$120,890	\$101,875
Med. Age	43.7	40.5
Bachelor's Degree+	52.2%	44.4%

# INVESTMENT HIGHLIGHTS

## NEW CONSTRUCTION

19+ years remaining on the initial lease term. A 5,585 SF convenience store with eight fueling stations, open 24 hours, 7 days per week.

## OUTPARCEL OF HAZLET TOWN CENTER

A newly re-developed 196,000 SF shopping center anchored by ALDI, Burlington and Planet Fitness. Other tenants include Bank of America, UPS, Panera Bread and more.

## RETAIL DESTINATION

Many of the biggest names in retail have a presence on this stretch of Route 35. National brands include Costco, ShopRite, The Home Depot, Lowe's Home Improvement, Starbucks, Harbor Freight, Chick-fil-A, Chase Bank and more.

## HIGH TRAFFIC LOCATION

The Property fronts Route 35 which sees over 42,000 vehicles per day. Less than two miles from the Garden State Parkway (Exit 117, 158,000 VPD) and Route 36 (40,000 VPD).

## PREMIER ACCESS

**300 feet from the traffic light intersection and U-turn at Poole Avenue.**

## TROPHY TENANT

**Wawa (Fitch: BBB) is the 22nd largest private company with 1,100+ locations and \$18.8B in revenue per Forbes' 2024 Top Private Companies. This represents 71% revenue growth over three years.**