

Unit #3 for Lease



Mo. + Electric

Security is 2.5 x Monthly Rent
Rent Increases only 3.25% yearly

2,000 square feet approx.

Anchor Store
Easy Access with Ample Parking
Open Floorplan
Huddle Area with Kitchenette
Large Vaulted Back Room & Office
2" Gas Line in unit (if needed)

High Efficiency:

LED Light Fixtures
Spray Foam Insulated
5/8" Thick Fire X Drywall
High Efficient A/C and 240v Heat

Fully Updated:

Glass Storefronts by Old Castle
Commercial LVT Floors
Detail Molding & Tegalur Ceilings

Rent Includes:

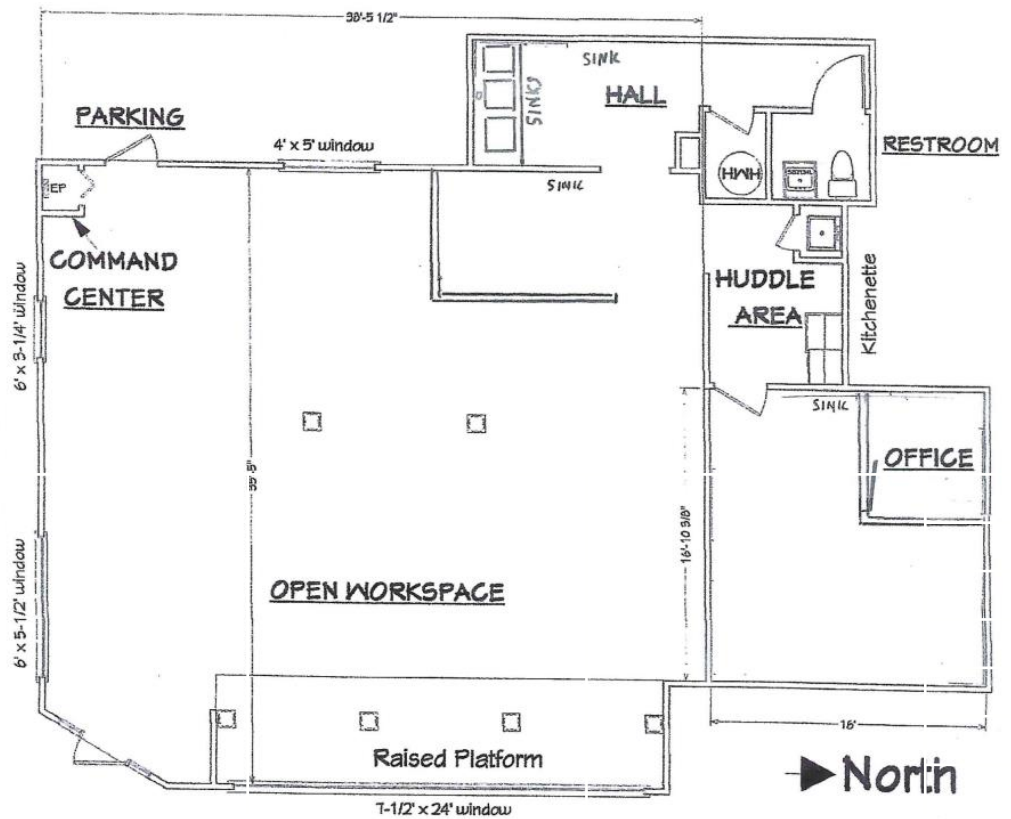
Bi-Annual Preventive Maintenance
US Post Box and Address
Property Taxes
24/7 Security Lighting & Cameras
Security System & Panic Button
Sewer & Water Consumed (basic)
Dumpster (basic)
Snow Removal (basic)

Optional:

Adjacent Fenced Outdoor Turf Area



Highway Anchor Frontage for Lease
Unit #3 510 Rt. 9 Bayville, NJ 08721
Call (732) 503-9098 for a Private Showing



7-1/2' x 24' window

(55' of Route 9 South Frontage)

