

For Lease: Retail and/or Medical Office Space

1011 W Bay Ave | Barnegat NJ, 08005

AVAILABILITIES:

- Retail and/or Medical Office Space, up to 8,000 on the first floor

KEY HIGHLIGHTS:

- **Prime Location:** Strategically located in the heart of West Bay Avenue in Barnegat, offering excellent visibility and accessibility.
- **Well-Suited for Medical:** In the middle of the rapidly growing Residential Core of Barnegat on West Bay Avenue. Strategic access to several 55+ communities in the area.
- **Convenient Accessibility:** Situated right off the Garden State Parkway (Less than Half Mile off Exit 67) ensuring seamless regional connectivity.
- **Favorable Zoning:** Zoned under the Neighborhood Commercial Zone West of Parkway (C-N), supporting a wide range of commercial uses.
- **Proximity to Major Retail and Medical Tenants:** Close to prominent national and regional brands, including WaWa, ACME, AutoZone, Dollar General, Planet Fitness, Walgreens, Burger King, and more.
- **Thriving Commercial Hub:** Surrounded by a strong mix of retail, medical, and service-oriented businesses, fostering high traffic and customer retention.
- **Utilities**

RENTAL RATES:

- Call for Pricing



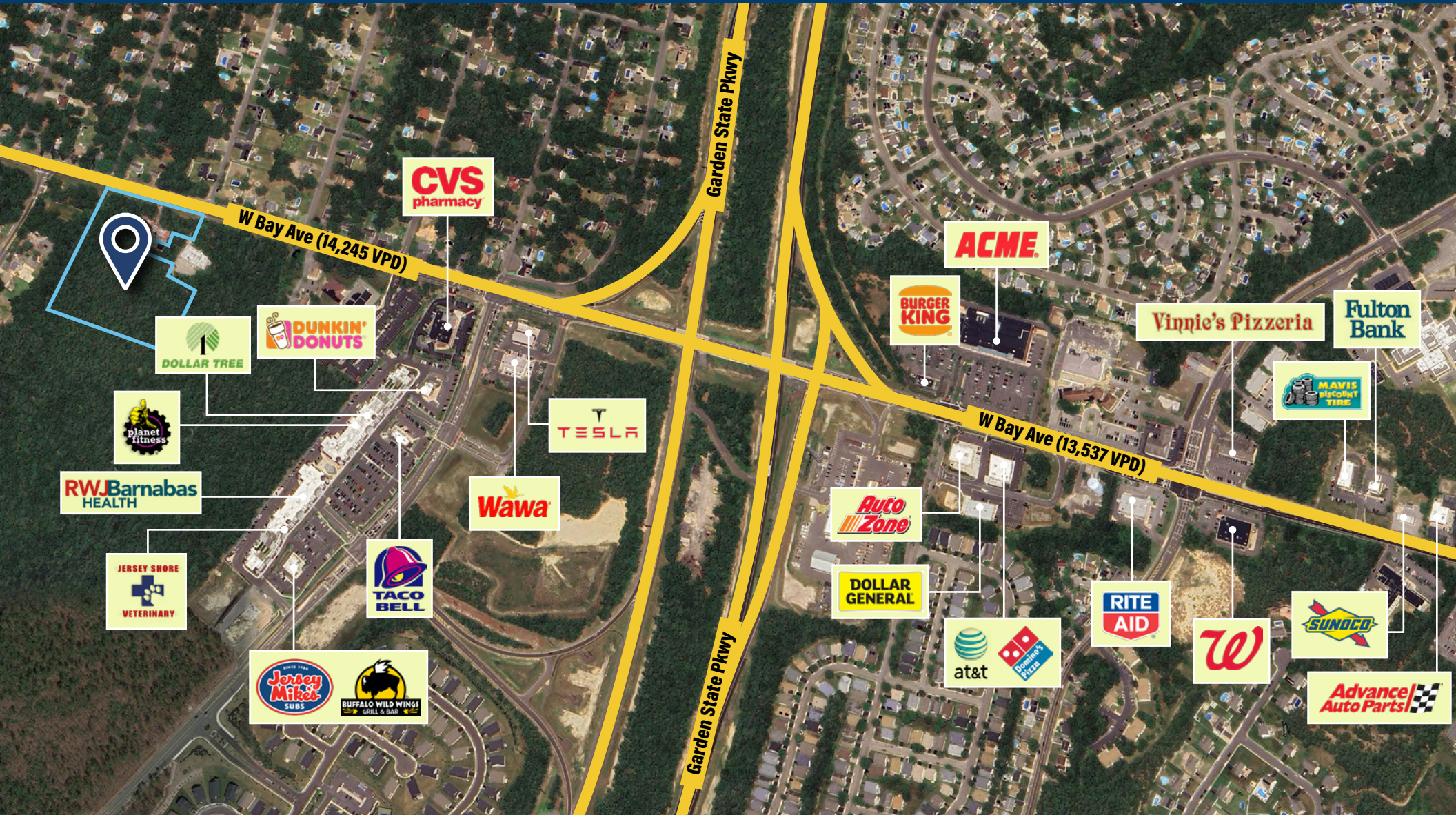
Seth Katz

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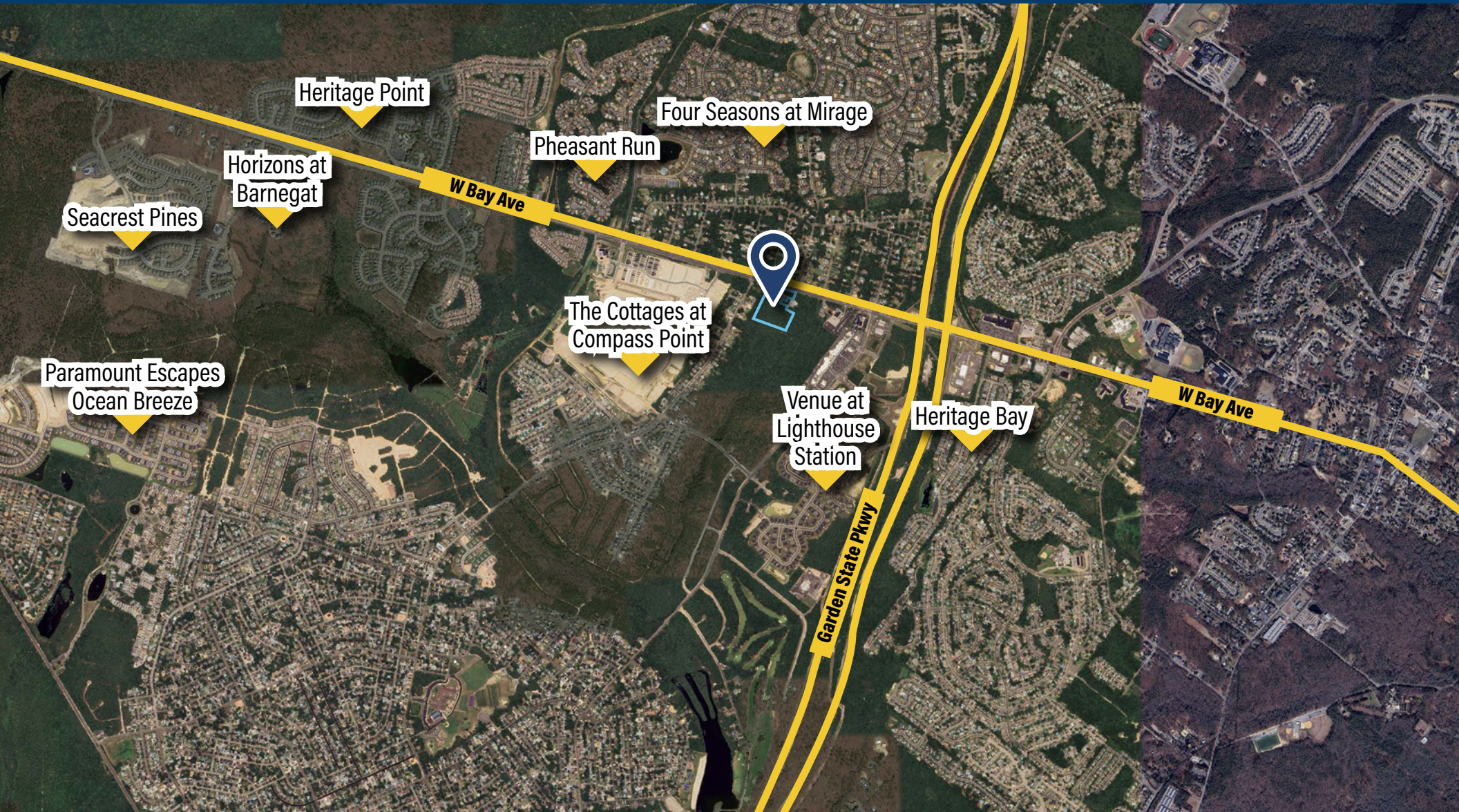
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AERIAL VIEW



AERIAL VIEW

LOCAL AGE RESTRICTED 55+ RESIDENTIAL COMMUNITIES:



DEMOGRAPHICS



50,138

Population
3 Mile Radius



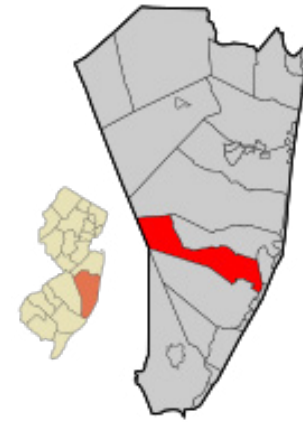
\$102,343

Average HH Income
3 Mile Radius



41.10

Median Age
3 Mile Radius



Barnegat Township | Ocean County | New Jersey

	1 MILE	3 MILES	5 MILES
2028 Projection	9,958	50,138	66,899
2023 Estimate	9,082	46,387	61,832
2010 Census	6,548	37,665	49,814

	1 MILE	3 MILES	5 MILES
Household 2028 Projection	3,539	17,875	24,630
2023 Average HH Income	\$102,830	\$102,343	\$98,425
2023 Median HH Income	\$89,180	\$86,730	\$82,347

