

# Built to Suit Opportunity

297 Route 34, Colts Neck NJ



**Up to 6,000 Sf Available**

**David Townes**

Managing Director

+1 917 993 5515

david.townes@jll.com

**Alana Friedman**

Vice President

+1 201 741 0990

alana.friedman@jll.com

 **JLL**

## Property Location

- » Build to suit opportunity available on State Route 34 in the Eastern Monmouth submarket
- » Up to 6,000 SF available
- » Join Express Auto Spa, Now
- » Zoned for commercial use



## Property Details

- » Rent & NNN: Upon Request
- » Taxes: \$14,673.27 (2022)

## Neighboring Tenants

**DUNKIN'**



**SUBWAY**

**CHASE** 

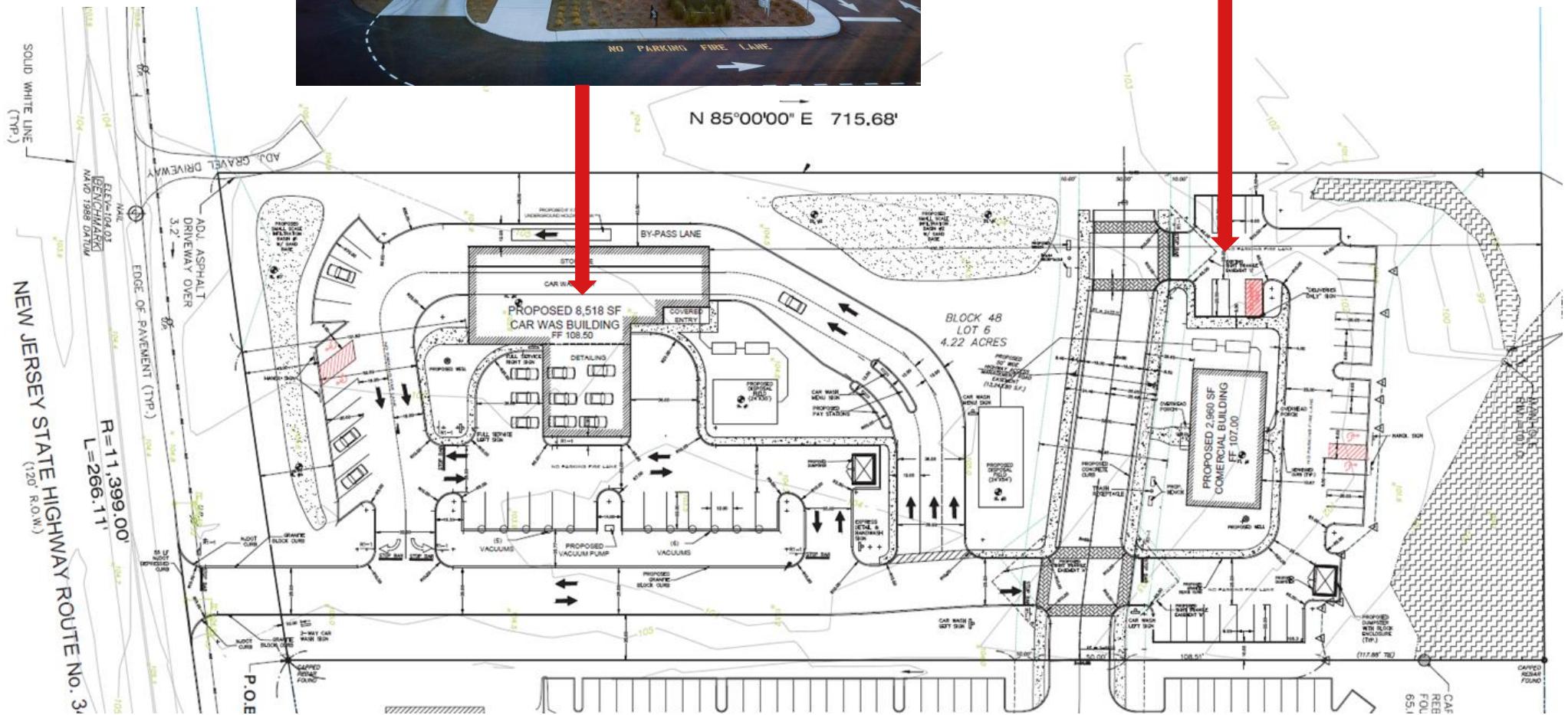


## Site Plan



# Express Auto Spa Now Open!

## Proposed 2,980 SF up to 6,000 SF Commercial Building



# Demographics



**47,370**

Population



**\$151,011**

Med. HH Income



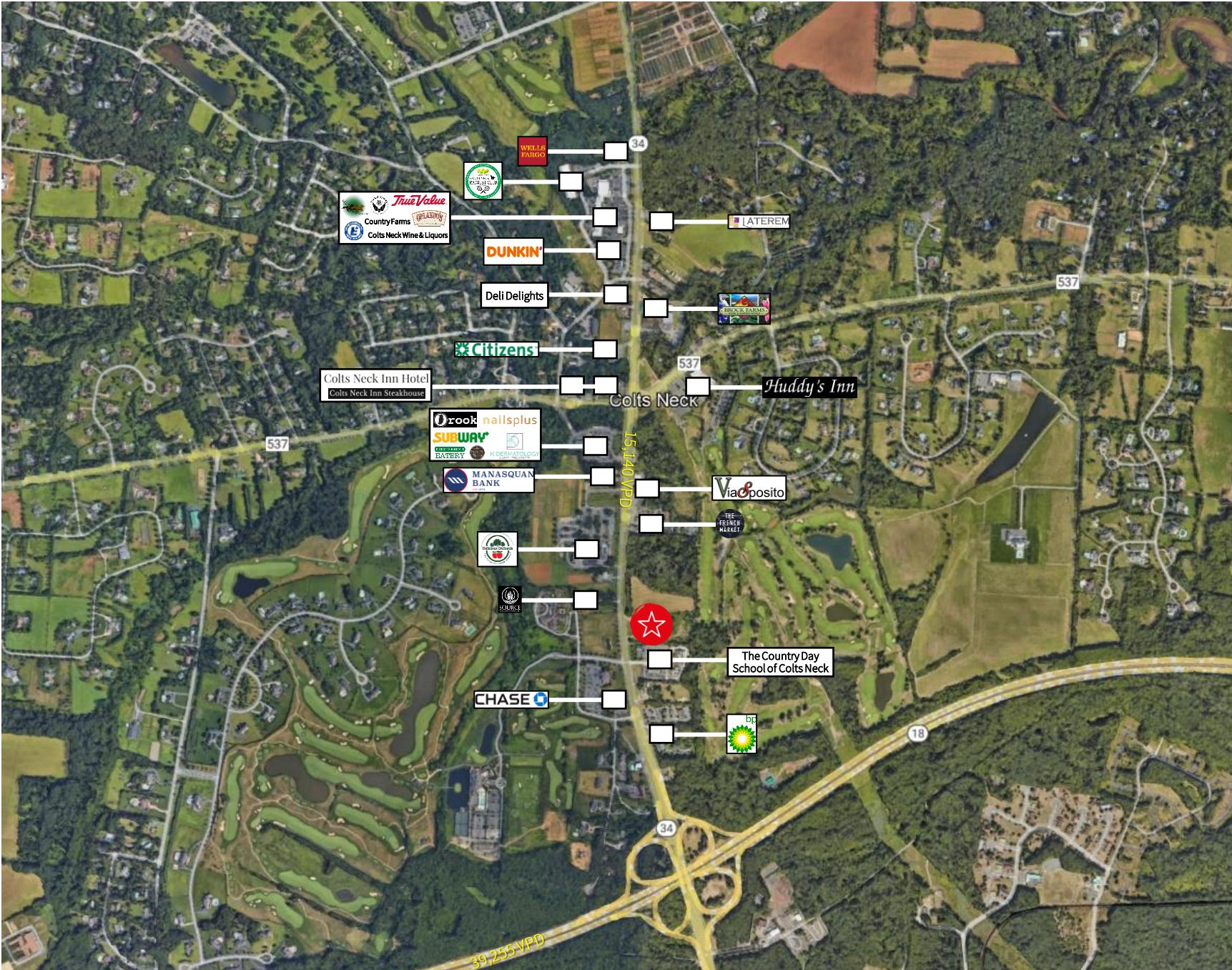
**34,222**

Employees



**2,201**

Businesses



For more information contact:

David Townes  
Managing Director  
+1 917 993 5515  
david.townes@jll.com

Alana Friedman  
Vice President  
+1 201 741 0990  
Alana.friedman@jll.com



Demographics taken within 5 miles  
Source: ESRI 2023