



NEW STORE - SITE CONCEPT

ADDRESS: ROUTE 33 AND HOVCHILD BLVD, NEPTUNE, NJ 07753

INDEX

1. TITLE SHEET
2. REGIONAL INFORMATION
3. PROPOSED NEW STORE

CONCEPT LAYOUT FOR:
ROUTE 33 AND HOVCHILD BLVD
NEPTUNE, NJ 07753
BLOCK: 4101 LOT: 13, 14

NEW STORE
SITE CONCEPT
NOTE: NOT FOR CONSTRUCTION
FOR CONCEPT REVIEW ONLY



Petrick Property Services Inc.
902 Main St., 204A
Belmar, NJ 07719

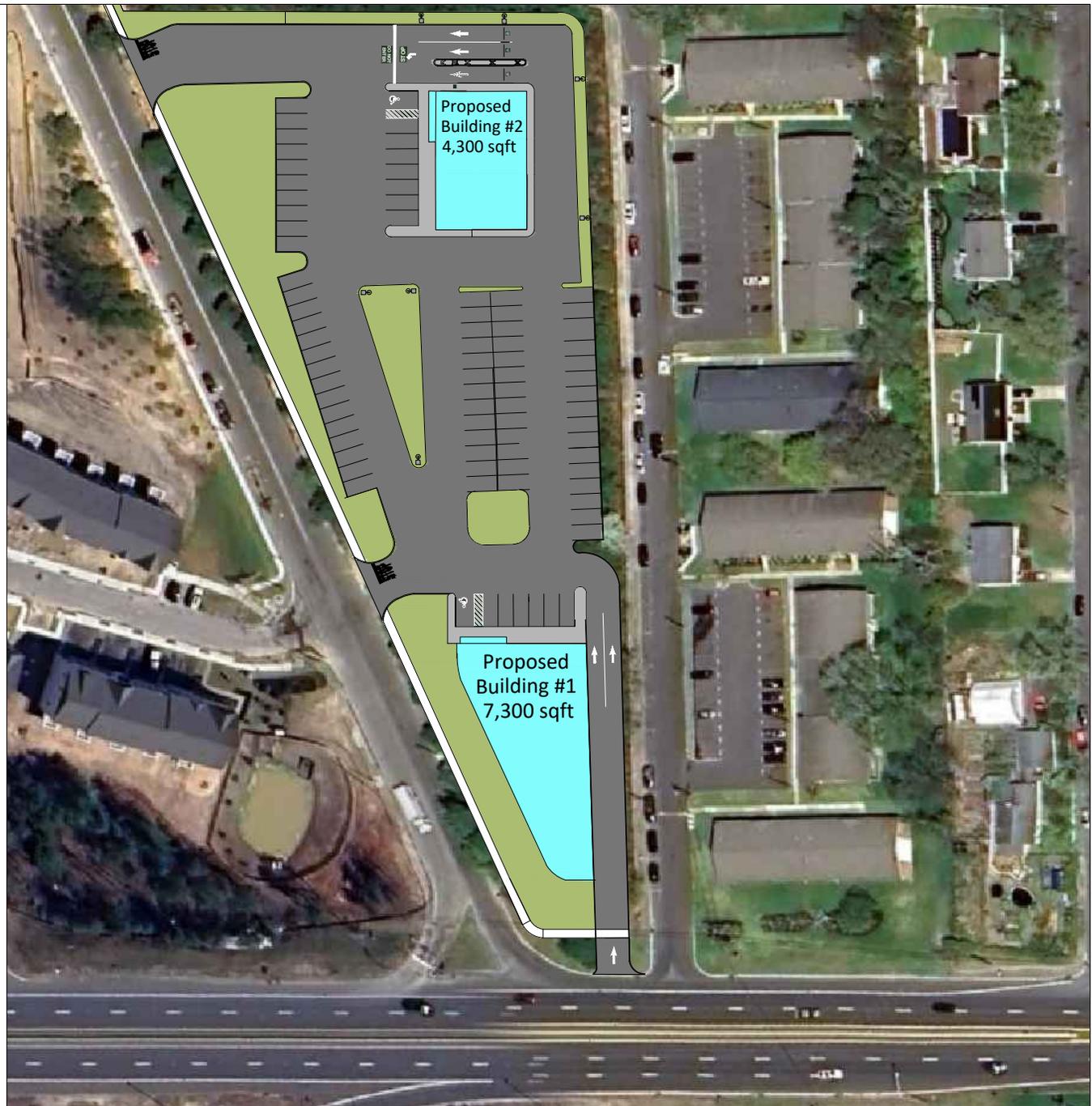
(732) 927-1716

**ROUTE 33 AND HOVCHILD BOULEVARD
NEPTUNE, NJ 07753**

CONCEPT DESIGN - NEW STORE

GENERAL NOTES:

- A. CONCEPT IS BASED ON LIMITED INFORMATION AND REPRESENTS CONCEPT ONLY. ALL SITE CONDITIONS AND INFORMATION IN THIS PACKAGE TO BE VERIFIED BY LESSEE. NOT FOR PERMIT SUBMISSION OR CONSTRUCTION.
- B. NEW WAYFINDING SIGNAGE AS REQUIRED. ALL SIGNAGE TO BE COORDINATED AND APPROVED BY LANDLORD.
- C. DESIGN AND PERMITTING BY OTHERS.



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**ROUTE 33 AND HOVCHILD BOULEVARD
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CONCEPT DESIGN - NEW HOTEL

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PROPOSED NEW HOTEL

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CONCEPT DESIGN - NEW STORE

KEYNOTES:

1. NEW STORE.
2. DRIVE-THRU.
3. EXTERIOR LIGHTING.
4. NEW STRIPING AND CIRCULATION MARKINGS AS REQUIRED.
5. NEW SIDEWALK AND LANDSCAPING THROUGHOUT.
6. DETENTION POND.
7. PROPOSED MONUMENT SIGN.
8. PRIVACY FENCE BETWEEN DRIVE-THRU AND HOVCHILD BLVD.

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- B. LIGHTING AS REQUIRED TO MEET LIGHTING REQUIREMENTS.
- C. NEW WAYFINDING SIGNAGE AS REQUIRED. ALL SIGNAGE SPECIFICATIONS TO BE APPROVED BY LESSOR.



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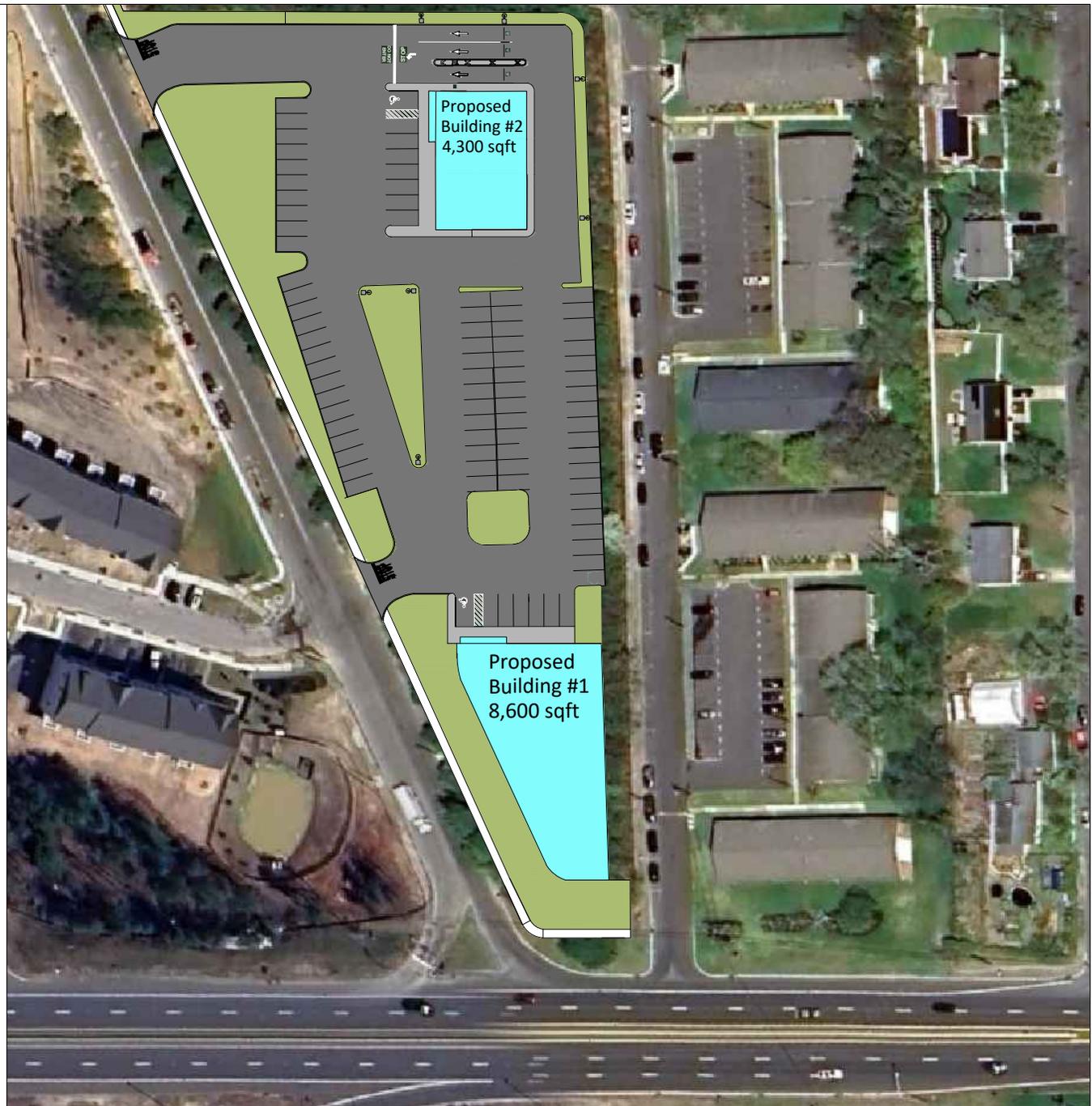
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AREA INFORMATION

SITE: RARE OPPORTUNITY FOR A NEW STORE EAST OF THE GARDEN STATE PARKWAY. THE SITE WOULD SERVICE THE GROWING COMMUNITIES OF NEPTUNE AND TINTON FALLS INCLUDING 190 NEW LUXURY TOWNHOMES, SEVERAL APARTMENT BUILDINGS, AND SUBDIVISIONS IN THE SURROUNDING AREA.

AREA RETAILERS: CHASE BANK, HOME DEPOT, RESTAURANT DEPOT, JERSEY SHORE PREMIUM OUTLETS, AMAZON, DUNKIN DONUTS, DOLLAR TREE, VOLKSWAGON

PARKING: THE ABILITY TO BUILD AT LEAST 20 PARKING SPOTS

TRAFFIC: 20,415 VPD ON ROUTE 33 (+/-)
155,360 VPD ON GARDEN STATE PARKWAY (+/-)

ACCESS: LOT IS ACCESSIBLE FROM ROUTE 33 VIA HOVCHILD BLVD

VISIBILITY: SITE IS HIGHLY VISIBLE FROM ROUTE 33 AND HOVCHILD BLVD

SIGNAGE: SUBJECT TO MUNICIPAL APPROVAL, STANDARD SIGNAGE AND/OR BRANDING PACKAGE INCLUDING MONUMENT SIGNAGE.

ZONING USE: C-1 PLANNED COMMERCIAL DEVELOPMENT

PERMITTED USE: BANKS, RESTAURANTS, OTHER EATING PLACES, AND SEVERAL OTHER USES

PROPOSED ONE (1) NEW STORE WITH DRIVE-THRU

DEVELOPMENT AND CONSTRUCTION SUBJECT TO MUNICIPAL APPROVAL. LIGHTING MUST MEET LIGHTING REQUIREMENTS.

NEW WAYFINDING SIGNAGE AS REQUIRED. ALL SIGNS MUST BE APPROVED BY LESSOR.

AREA AVAILABLE FOR GROUND LEASE: 3.3 ACRES +/- (Triple Net Lease NNN)

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AMAZON
WALMART
HOME DEPOT

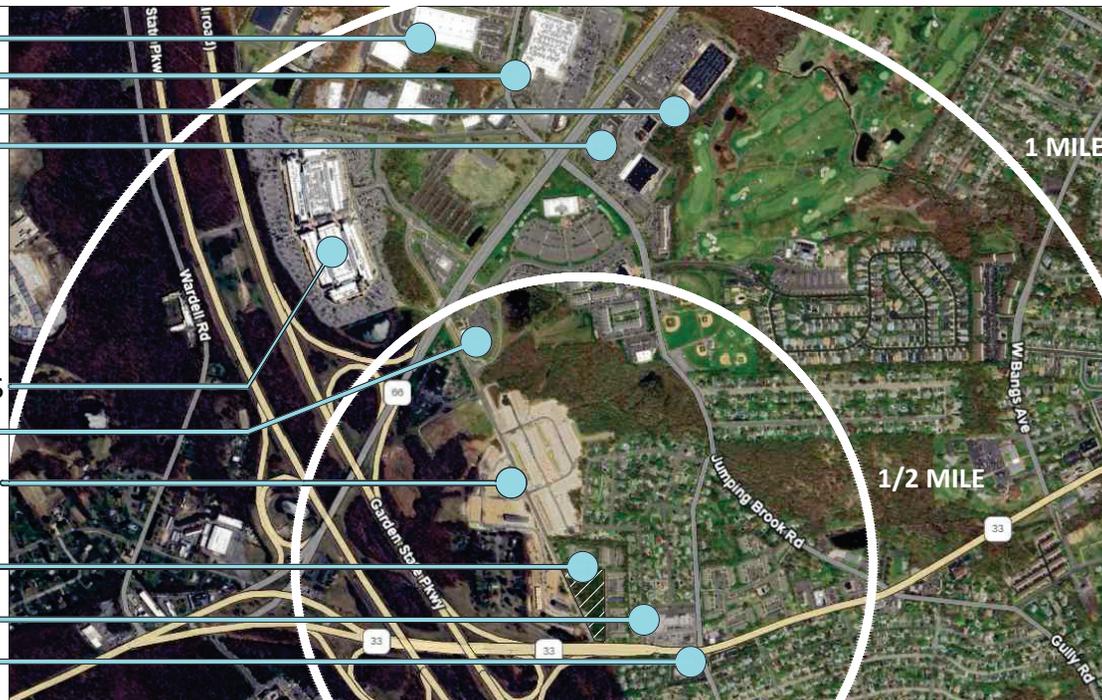
CHASE
WALGREENS
MCDONALD'S
RESTAURANT
DEPOT

JERSEY SHORE
PREMIUM OUTLETS
HAMPTON INN

NEW 190 LUXURY
TOWNHOMES

PROPOSED SITE

DUNKIN DONUTS
SEVEN ELEVEN



NEW 190 LUXURY
TOWNHOMES

PROPOSED SITE

DUNKIN DONUTS
SEVEN ELEVEN

GARDEN STATE
PARKWAY
ENTRANCE AND
EXIT



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