



RT. 9 & LANES MILL RD.
 HOWELL, NEW JERSEY
 LANES MILL MARKETPLACE

**2,750 SF & 24,630 SF
 & PROPOSED PAD SITES FOR LEASE**

SHANE WIERKS
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 C: 908.581.7781
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- JOIN**
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RT. 9 & LANES MILL RD. HOWELL, NEW JERSEY

SITE AERIAL

TENANT ROSTER

1. Longhorn Steakhouse 5,371 SF
2. GameStop 2,200 SF
3. America's Best 3,300 SF
4. Fitness User. 4,400 SF
5. Nail Salon 2,200 SF
6. Mattress Warehouse. 7,150 SF
7. Hand & Stone 4,400 SF
8. Available 2,750 SF
9. Verizon Wireless 3,300 SF
10. Available 24,630 SF
11. Stop & Shop. 66,441 SF
12. Five Below 7,494 SF
13. Skechers 7,494 SF
14. Target. 123,750 SF
15. Chick-fil-A 4,240 SF
16. Lowe's 165,954 SF

Total GLA: 435,074 SF



RT. 9 & LANES MILL RD. HOWELL, NEW JERSEY

SITE INFORMATION

GLA: 435,074 SF

TRASH: \$0.80 PSF

FRONTAGE: 435' ON RT. 37

AVAILABLE: 2,750 SF & 24,630 SF

TAX: \$2.95 PSF

PARKING: 2,206 SPACES

RENT: Call for Quote

CAM: \$2.05 PSF

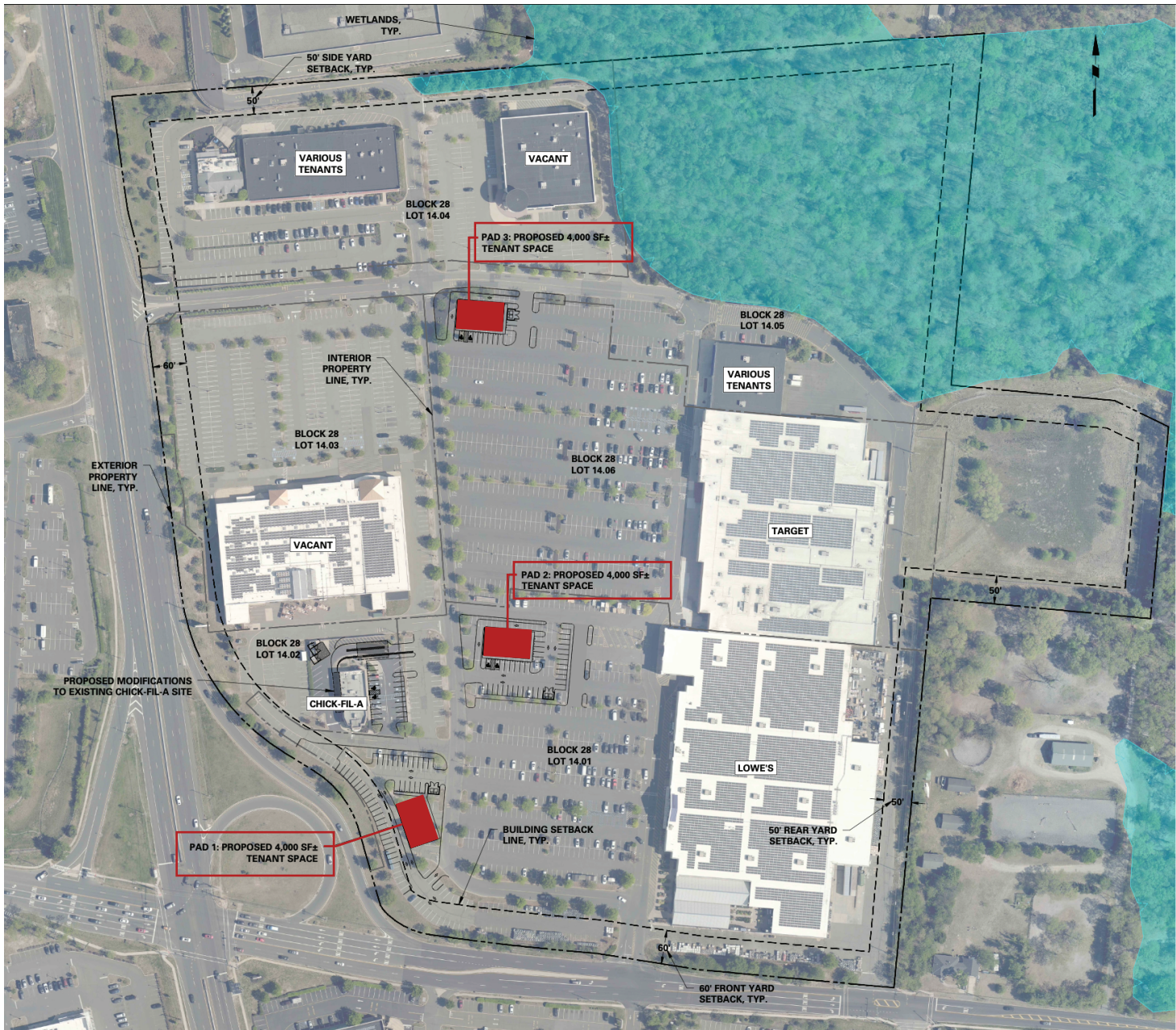
TRAFFIC: 62,890 VPD RT. 37



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





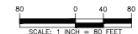
**LANES MILL MARKETPLACE
EXISTING PARKING SUMMARY**

DEDICATED PARKING SPACES: 2,049
 LOWE'S SEASONAL STORAGE SPACES: 49
 TOTAL SITE-WIDE PARKING SPACES: 2,098

PROPOSED PARKING CHANGES

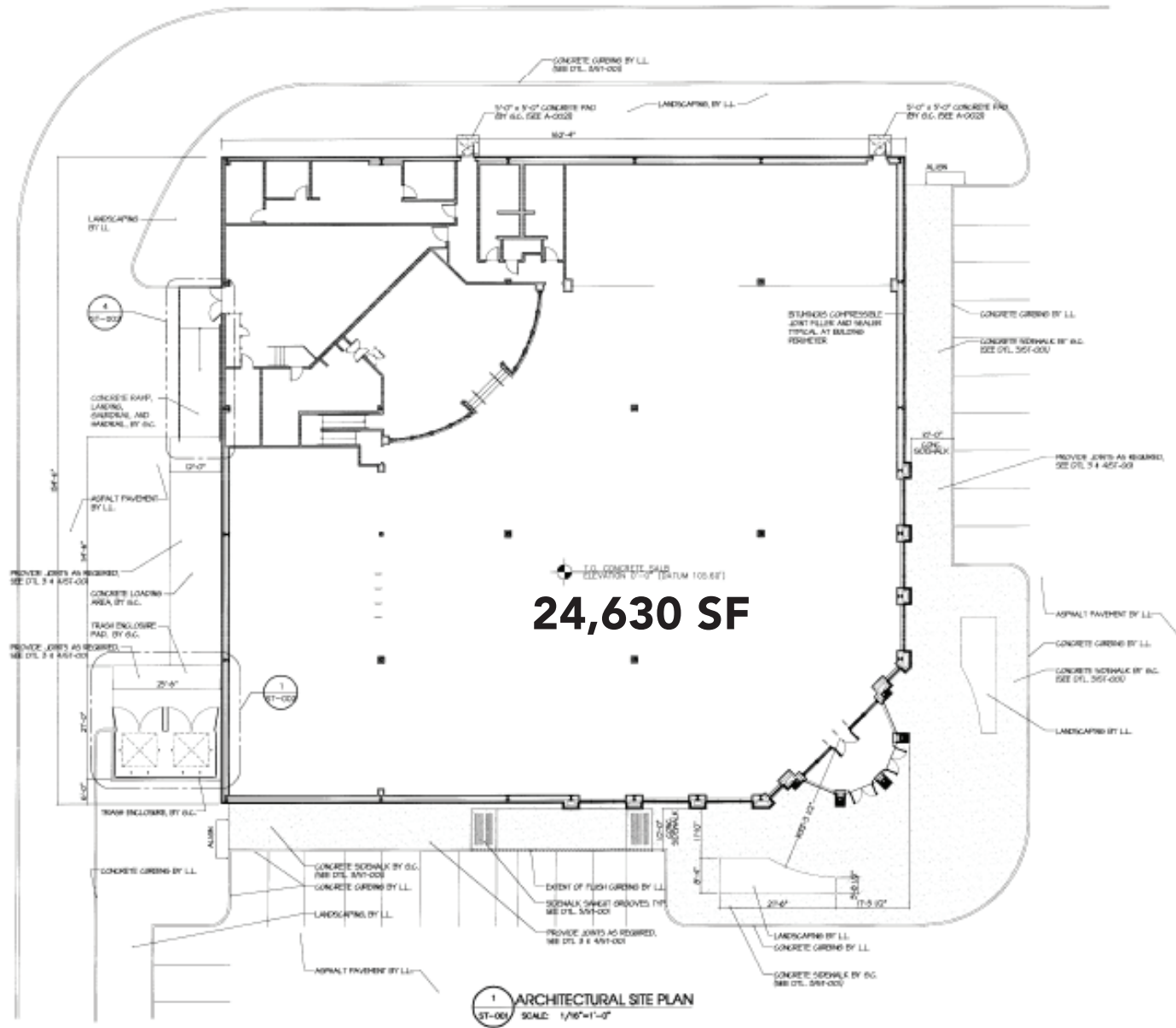
CHICK-FIL-A: -7 SPACES
 PAD SITE 1: -51 SPACES
 PAD SITE 2: -78 SPACES
 PAD SITE 3: -41 SPACES
 NET LOSS: 177 SPACES
 TOTAL SITE-WIDE PARKING SPACES: 1,921

Date	Description	No.
REVISIONS		
DRAFT		
CHRISTIAN M. ROCHE		DATE SIGNED
PROFESSIONAL ENGINEER		
NJ LIC. No. 240EG4988100		
LANGAN		
Langan Engineering and Environmental Services, Inc.		
1 University Square Drive, Suite 110		
Princeton, NJ 08540		
T: 609.282.8000 F: 609.282.8001 www.langan.com		
NJ CERTIFICATE OF AUTHORIZATION No. 24520798403		
Project		
LANES MILL MARKETPLACE		
BLOCK No. 28		
LOT Nos. 14.01, 14.02, 14.05, 14.06		
TOWNSHIP OF HOWELL		
MONMOUTH COUNTY NEW JERSEY		
Drawing Title		
CONCEPT PLAN OVERALL		
Project No.		Figure
130256001		CP100
Date		
02/24/2026		
Drawn By		
MM		
Checked By		



RT. 9 & LANES MILL RD. HOWELL, NEW JERSEY

PROPOSED PAD SITES



RT. 9 & LANES MILL RD. HOWELL, NEW JERSEY

FLOOR PLAN - SPACE 10



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MARKET AERIAL

LANES MILL MARKETPLACE