

62 LEONARDVILLE ROAD

(MIDDLETOWN)
BELFORD, NEW JERSEY



For Lease - Contact

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PRELIMINARY RENDERING SUBJECT TO FURTHER ANALYSIS AND APPROVALS

DETAILS

Availability

- +/- 2,760 SF Freestanding Building
- Three Drive-Thru Lanes

Lot Size

- +/- 0.53 Acre

Zoning - B1

- Business Offices
- Commercial or Indoor Storage
- Daycare
- Dental or Medical Offices
- Microbrewery
- Pharmacies
- Restaurant
- Retail Stores (with Exceptions)

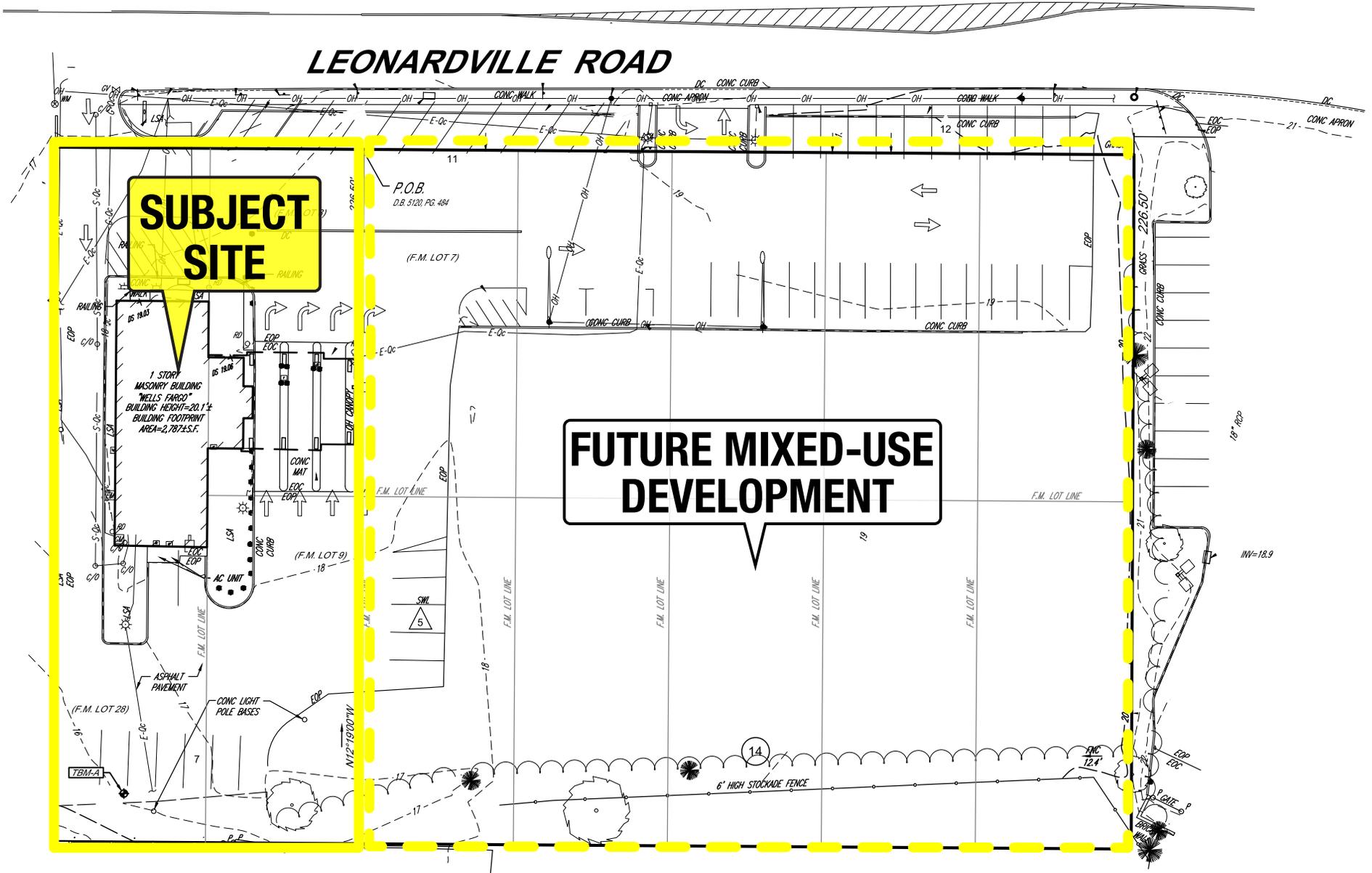
Site Description

- Former bank building located in the Downtown Belford section of Middletown surrounded by national and local retailers, restaurants and several schools
- Property boasts a pylon sign as well as full access from Leonardville Road (+/- 10,566 VPD)
- Solid surrounding demographics
- Adjacent lot is being redeveloped into a mixed-use property that will feature public works space and residential apartments
- Property's zoning can accommodate a variety of uses

Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
1 Mile	9,698	7,049	\$152,426	42.5
3 Mile	56,007	44,793	\$126,728	43.3
5 Mile	117,589	101,667	\$127,107	43.9

SURVEY



DRIVE TRAFFIC/MARKET LOCATION

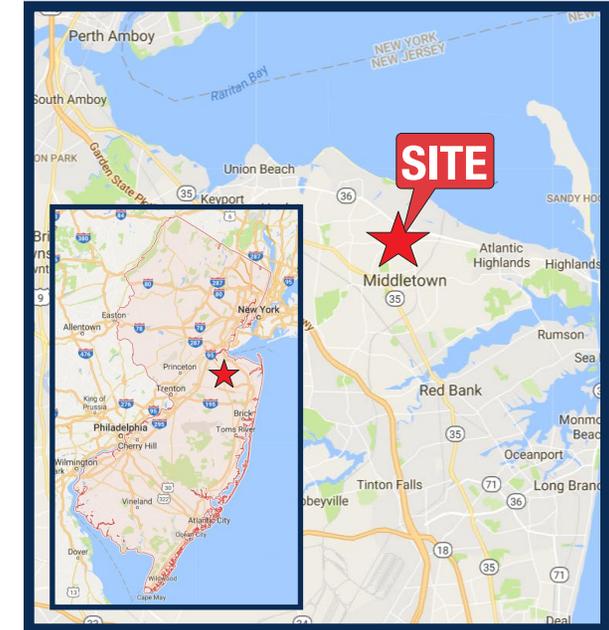
Driving Distance Heat Map



Driving Distance Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
5 Minute	14,096	10,615	\$148,455	42.7
10 Minute	71,319	57,785	\$121,035	43.3
15 Minute	135,323	121,016	\$120,957	44.0

Market Location



Target Uses



Restaurant



Financial Institution



Medical



Boutique Fitness



Professional Services

