



# 1030 Route 36

## Hazlet, New Jersey

### Building Size

- Up to 4,185 SF Fast Food with a Drive-Thru (Divisible)

### Traffic Count

- 37,161 VPD

### Zoning: Business Highway (BH)

- Bank
- Day Care
- Fast-Food Restaurant
- Hotel
- Medical

### Demographics

Radius	Total Population	Median HH Income	Total Daytime Population
1 Mile	14,645	\$111,285	10,668
3 Mile	65,770	\$104,291	60,714
5 Mile	129,926	\$112,681	118,106

### Retail for Lease - Contact

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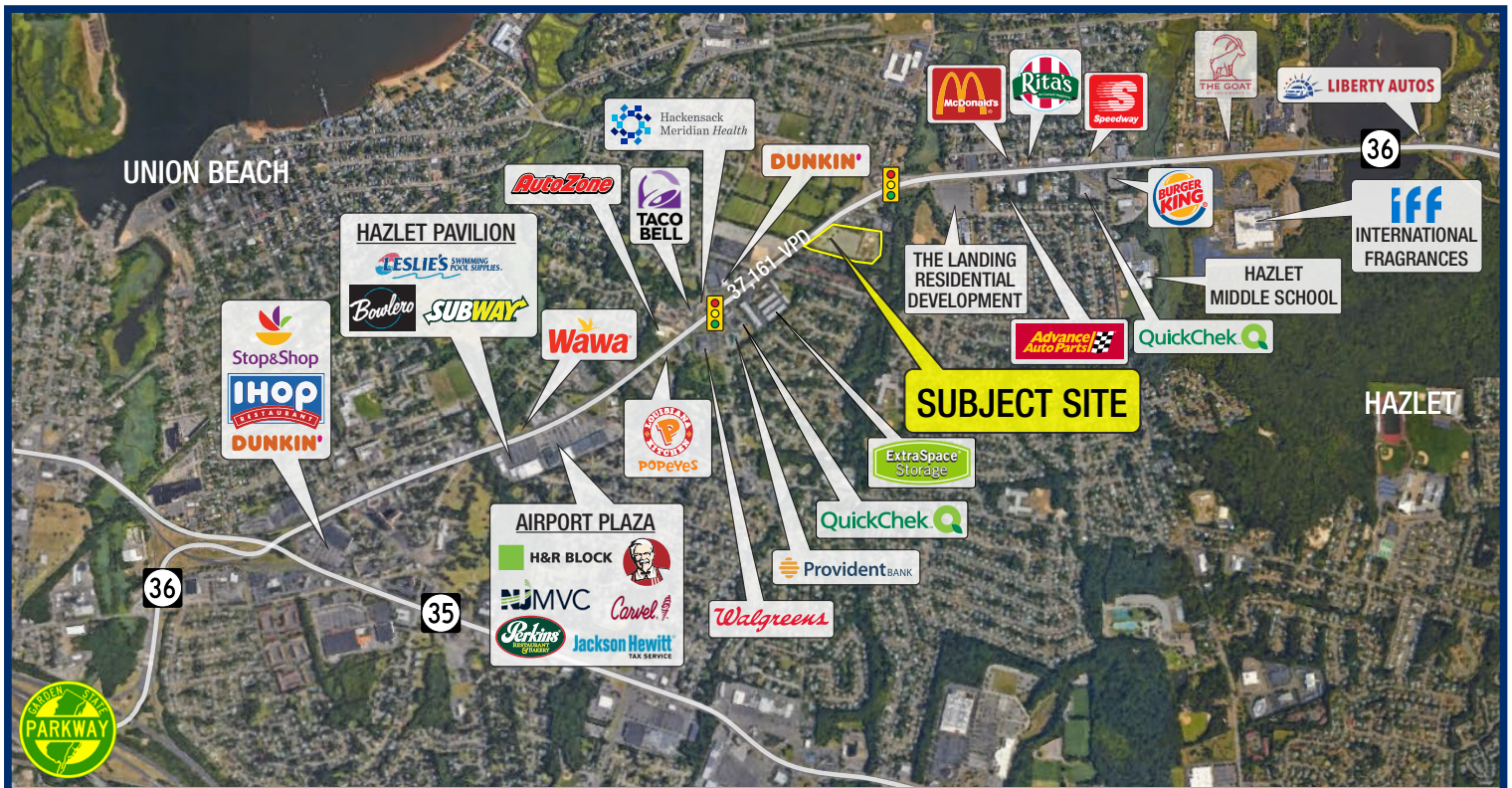
### Site Description

- Multiple sizes and configurations possible
- Highly visible pad opportunity along Route 36 with over 41,000 VPD
- Redevelopment of the former ShopRite site to a large self-storage facility with a retail opportunity along the highway
- Site is flexible to multiple configurations and can accommodate a drive-thru
- Strong incomes north of \$100,000 with good density throughout the surrounding area
- Route 36 has seen tremendous growth along the retail corridor

### State Map



### Market Aerial



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