



Medical/Office Space for Lease

Fieldcrest Commons

34 MANCHESTER AVENUE, FORKED RIVER, NJ 08731

Available Space: +/- 3,864 TSF

- Suite 101 - 2,369 SF
- Suite 103 - 1,495 SF

Lease Price: Office: \$19.00 PSF + \$7.00 PSF NNN + Utilities
Pad Site: \$25.00 PSF + \$7.00 PSF NNN + Utilities

Location: In close proximity to Route 9 and the Garden State Parkway

Features:

- Class A medical/office building
- 3,600 SF pad site available
- 5/1,000 SF parking ratio
- Join RWJ Barnabas, Novocare Rehab and Riverside Medical Group

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Mario Chiarella

Senior VP/Broker Associate

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123 Lincoln Highway • Edison, NJ • 732-494-0778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

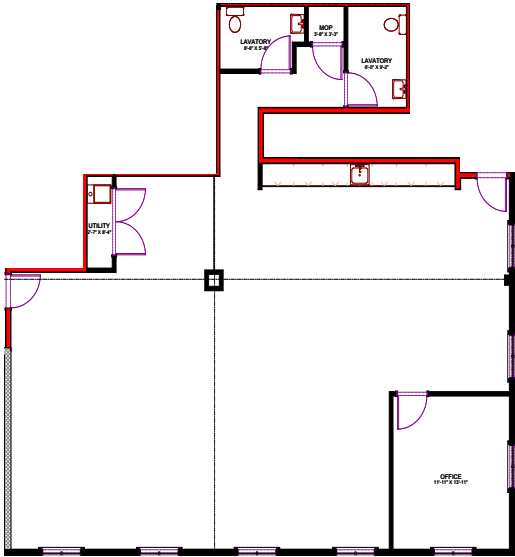
34 Manchester Avenue

Site Plan

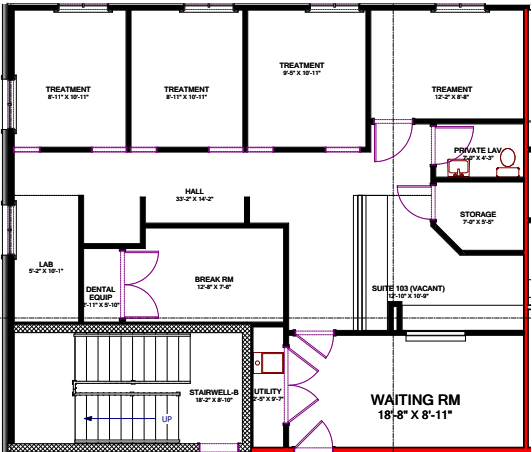


Floor Plans

Suite 101



Suite 103



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34 Manchester Avenue

Key Facts

KEY FACTS

8,258

Population



3.0

Average Household Size

42.8

Median Age

\$100,020

Median Household Income

EDUCATION

5%

No High School Diploma



29%

High School Graduate



31%

Some College



36%

Bachelor's/Grad/Pr of Degree

BUSINESS



276

Total Businesses



2,447

Total Employees

EMPLOYMENT



67%

White Collar



20%

Blue Collar



13%

Services

3.9%

Unemployment Rate

INCOME



\$100,020

Median Household Income



\$41,388

Per Capita Income



\$485,449

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (25.7%)

The smallest group: \$25,000 - \$34,999 (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	-2.1%	<div style="width: 3.5%;"></div>
\$15,000 - \$24,999	4.2%	-3.8%	<div style="width: 4.2%;"></div>
\$25,000 - \$34,999	2.2%	-5.5%	<div style="width: 2.2%;"></div>
\$35,000 - \$49,999	6.3%	-3.8%	<div style="width: 6.3%;"></div>
\$50,000 - \$74,999	15.6%	-2.3%	<div style="width: 15.6%;"></div>
\$75,000 - \$99,999	18.3%	+4.5%	<div style="width: 18.3%;"></div>
\$100,000 - \$149,999	25.7%	+6.1%	<div style="width: 25.7%;"></div>
\$150,000 - \$199,999	10.7%	+1.9%	<div style="width: 10.7%;"></div>
\$200,000+	13.6%	+5.1%	<div style="width: 13.6%;"></div>

Bars show deviation from Ocean County

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