

RETAIL

Pad Site
Ground Lease
or BTS



104 Route 70, Lakehurst, NJ 08733

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek
C: 973.896.8377
D: 862.217.5610
Urszula@ZoltekCRE.com

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COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

PAD SITE – GROUND LEASE or BTS

- Join Conoco & Dunkin'
- Pad Site Next to Dunkin'
- Additional Lot Available if Required
- Access on Route 70 & Hibernia Ave
- Traffic Count Route 70 : 20,601 VPD
- Zoning (B-2) Highway Commercial - [Click Here For More Info](#)
- Neighboring National Tenants: Dunkin', McDonald's, UHAUL, Gulf, Dollar General, Domino's Pizza & Many More.

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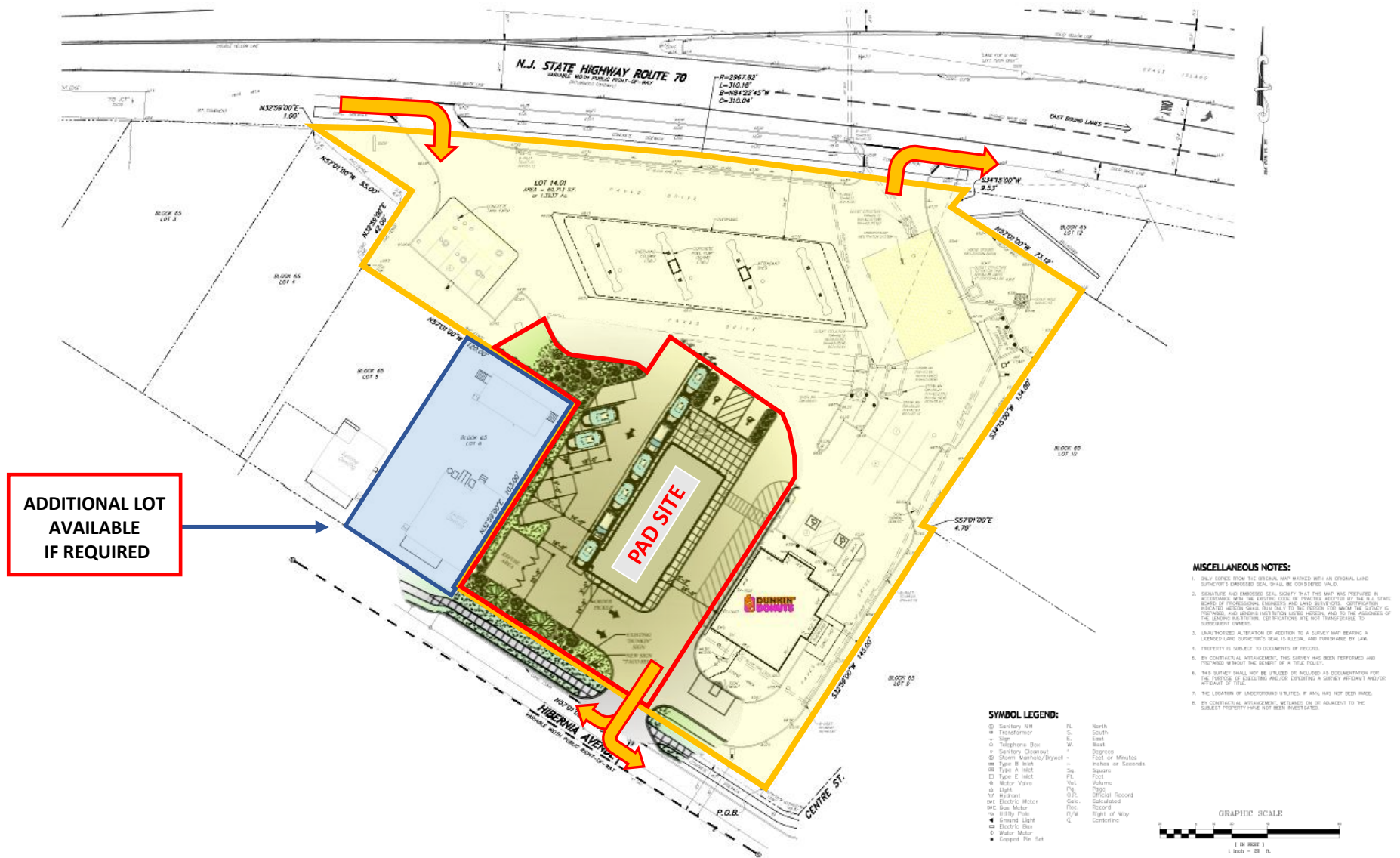
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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker

15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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SITE PLAN

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DOLLAR GENERAL

Lucky Deli

Three B's
Bar & Bistro

Cedar Post
Farm Market

First Priority
Ambulance
Group

snapbox
SELF STORAGE

U-HAUL

Lakehurst
Diner

McDonald's

Lakehurst
Community
Center

UNITED STATES
POSTAL SERVICE

20,601 VPN

Sandy's Cozy
Corner



Lake Horicon Park

Express Inn

Lakehurst
Elementary
School

SITE

NovaCare
REHABILITATION

Beacon of LIFE
PACE Program

A-AMERICAN SELF
STORAGE
"We're Not Just Another Storage Company."

Travel Inn &
Suites

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DEMOGRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	3,150	20,424	71,236
Daytime Population	4,733	18,388	59,813
Households	2.76	1.99	1.97
Average Age	39.9	62.6	65.9
Average HH Income	\$75,984	\$61,974	\$53,615

**FOR FURTHER INFORMATION, PLEASE
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