



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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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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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker

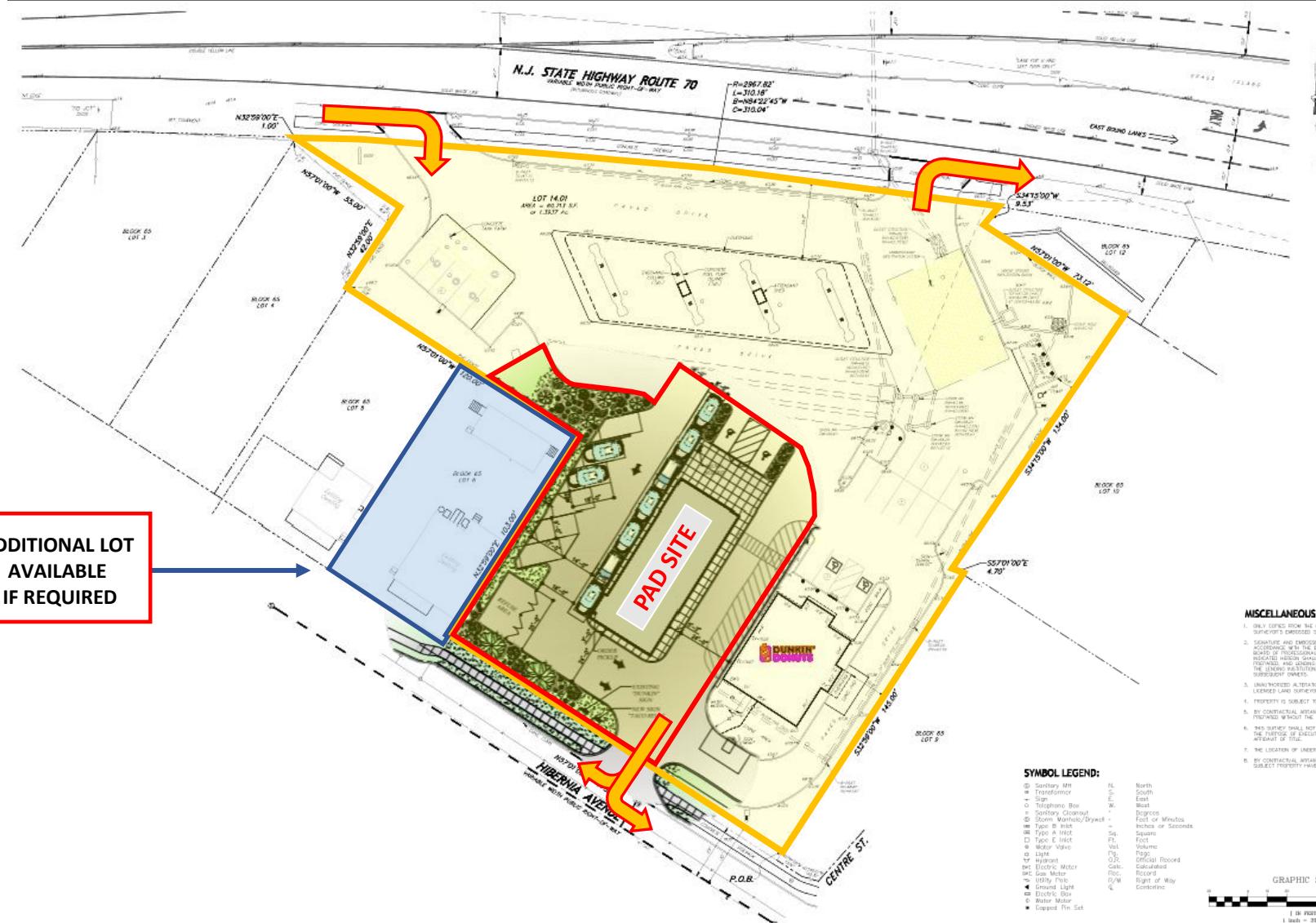
15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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SITE PLAN

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MISCELLANEOUS NOTES:

RELIABILITY AND USES

1. THE COPIES OF THIS SURVEY ARE TO BE MAILED WITH AN ORIGINAL SURVEY
SUBSCRIBER'S CHOSEN DEADLINE, OR AS INDICATED ON THE
SURVEY.

2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY. THE SURVEYOR,
THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, STATEMENT
THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS
OF PRACTICE, AND LEGAL INSTRUMENT LINED AND INDEXED AND TO THE ASSURANCE
OF THE SURVEYOR THAT THE SURVEY IS ACCURATE. THE SIGNATURES
ON THIS SURVEY INDICATE THAT THE SURVEY IS NOT TRANSFERABLE TO
SUBSEQUENT OWNERS.

3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
SIGNATURE AND EMBOSSED SEAL IS A CRIMINAL OFFENSE PURSUAGED BY LAW.

4. PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.

5. BY CONTRACTUAL AGREEMENT, THIS SURVEY HAS BEEN PERFORMED AND
FURNISHED WITHOUT THE BENEFIT OF A TITLE POLICY.

6. THIS SURVEY SHALL NOT BE USED AS RELEASER AS DOCUMENTED ON THE SURVEY
SUBSCRIBER'S CONTRACTUAL AGREEMENT OR EXISTING A SURVEY AGREEMENT AND/OR
AGREEMENT OF TITLE.

7. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE.

8. BY CONTRACTUAL AGREEMENT, RELEASED ON OR ADDED TO THE SURVEY
SUBSCRIBER'S CONTRACTUAL AGREEMENT, THIS SURVEY IS NOT TRANSFERABLE.

SYMBOL LEGEND

- ① Sanitary MH
- ② Transformer
- ③ Sign
- ④ Telephone Box
- ⑤ Sanitary Cleanout
- ⑥ Storm Manhole/Dry
- ⑦ Type B Inlet
- ⑧ Type A Inlet
- ⑨ Type E Inlet
- ⑩ Motor Valve
- ⑪ Light
- ⑫ Hydrant
- ⑬ Electric Motor
- ⑭ Gas Meter
- ⑮ Utility Pole
- ⑯ Ground Light
- ⑰ Electric Box
- ⑱ Water Motor
- ⑲ Conduit Box SH

N.L.	North
S.	South
E.	East
W.	West
.	Degrees
°	Foot or Minute
'	Foot or Min.
-	Inches or Seconds
Sq.	Square
Fl.	Foot
Vol.	Volume
Dg.	Degree
O.R.	Official Report
Calc.	Calculated
Rec.	Record
R/W	Right of Way
¶	Cornerline





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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
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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