



1400-1470

NJ ROUTE 36 HAZLET PAVILION



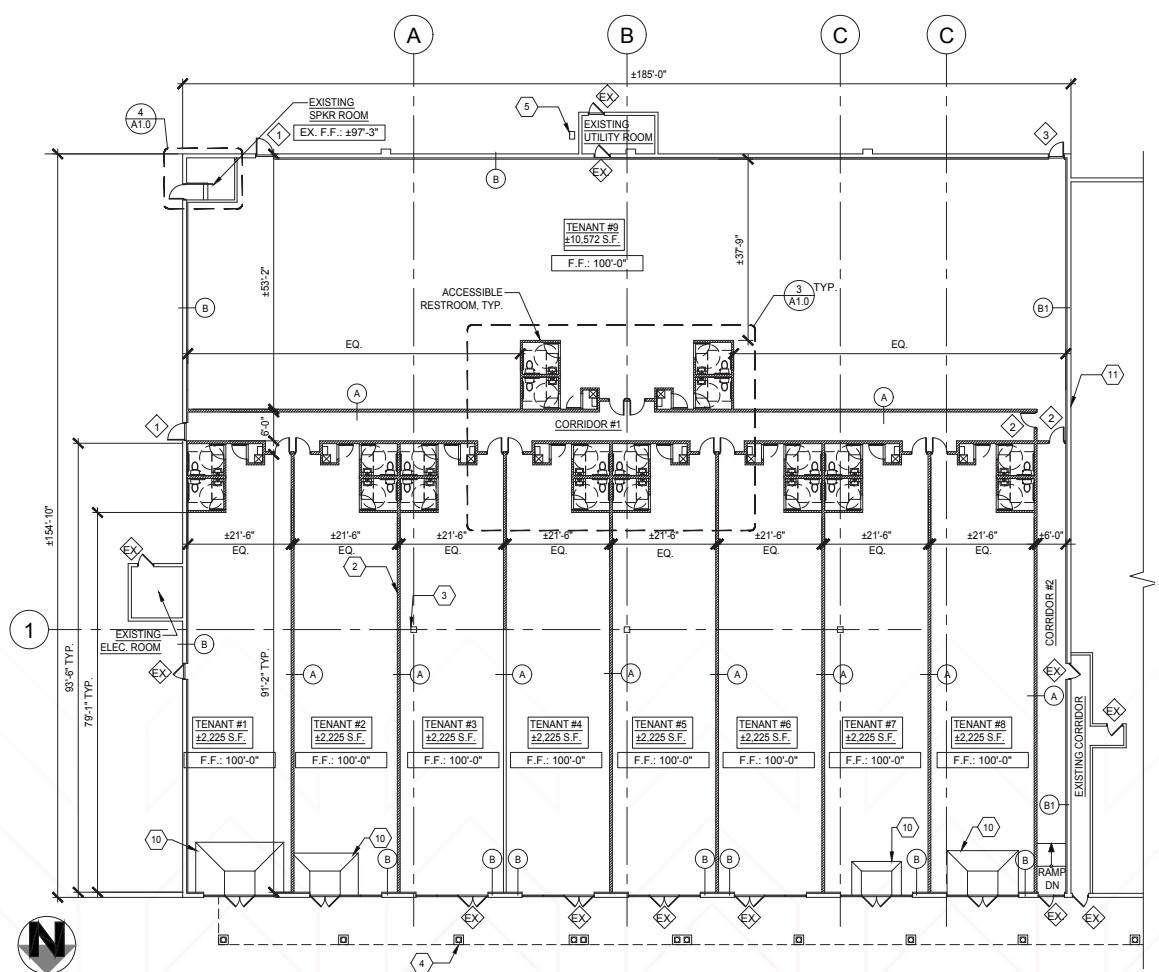
NEW RETAIL COMING FALL 2025 2,000-30,000 SF | BUILD TO SUIT

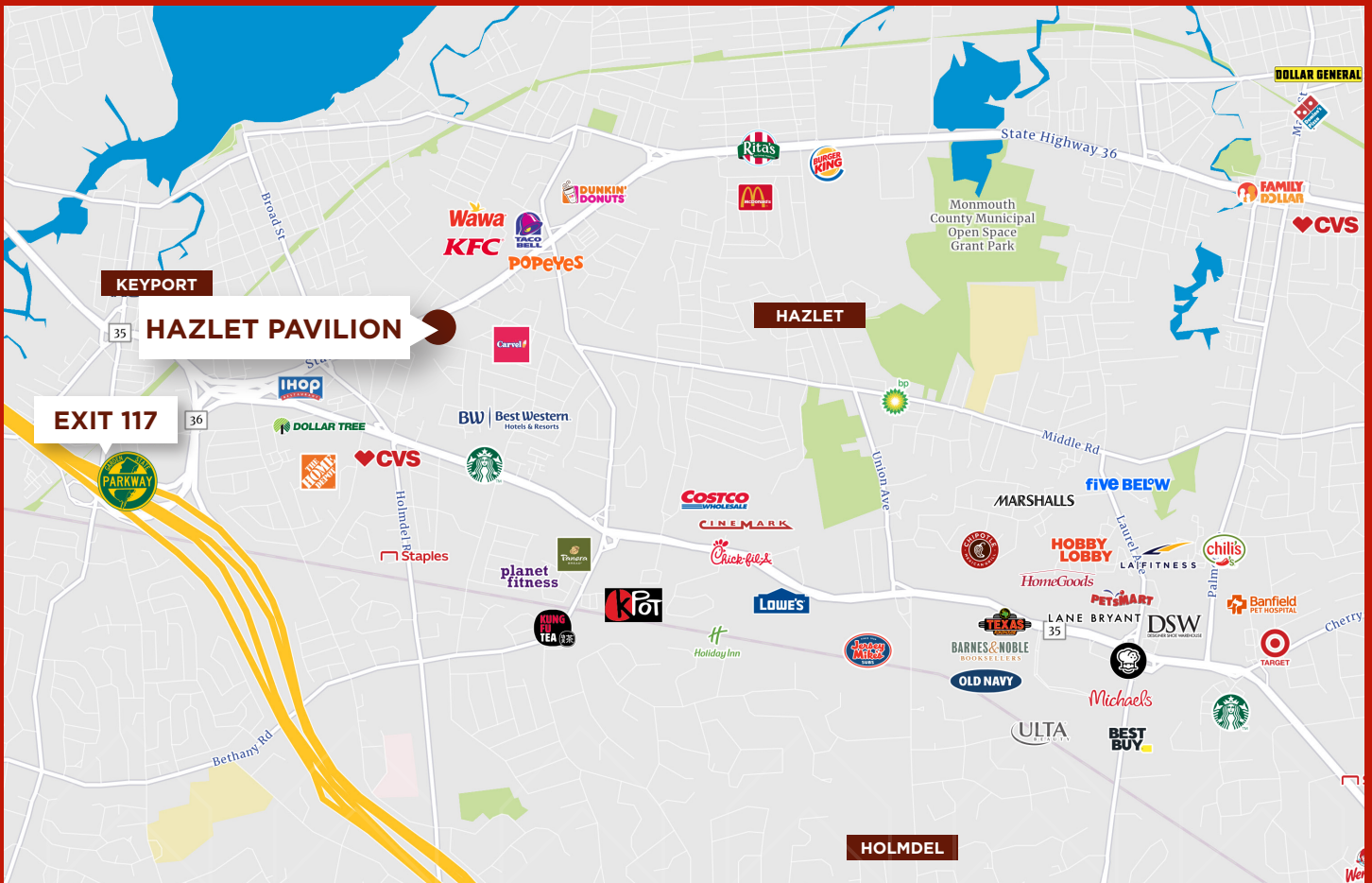
- RETAIL UNITS AVAILABLE RANGING FROM 2,000 SF UP TO 14,000 SF
- BIG BOX SPACE WITH HIGH CEILINGS
- ON NJ36 WITH 40,000+ AVERAGE DAILY CARS
- 71,407SF NEIGHBORHOOD RETAIL CENTER
- KEY TENANTS:
POWERHOUSE GYM AND LESLIE'S POOLS
- ZONED B-H: GARDEN CENTER, THEATER, SELF-STORAGE, MEDICAL, ASSISTED LIVING, COMMUNITY CENTER, RESTAURANT, RETAIL SALES AND SERVICE
- POSSIBLE PAD SITE AVAILABLE

AREA DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|-----------|-----------|-----------|
| 2023 Population | 14,627 | 69,337 | 137,185 |
| 2023 Households | 5,561 | 25,492 | 49,394 |
| 2023 Avg Household Income | \$105,032 | \$127,144 | \$131,647 |
| 2023 Med Household Income | \$89,224 | \$107,117 | \$107,906 |

FLOOR PLAN





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