

**TRAFFIC PATTERN**

- ENTRY FROM RT. 33 NORTH & SOUTH
- ENTRY FROM GSP & RT. 66
- EXIT TO GSP NORTH & SOUTH, RT. 66, & RT. 33 NORTH & SOUTH

**QUICK SERVICE RESTAURANT OPPORTUNITY**

# 4035 ROUTE 33

TINTON FALLS, NEW JERSEY

# GROUND LEASE OPPORTUNITY

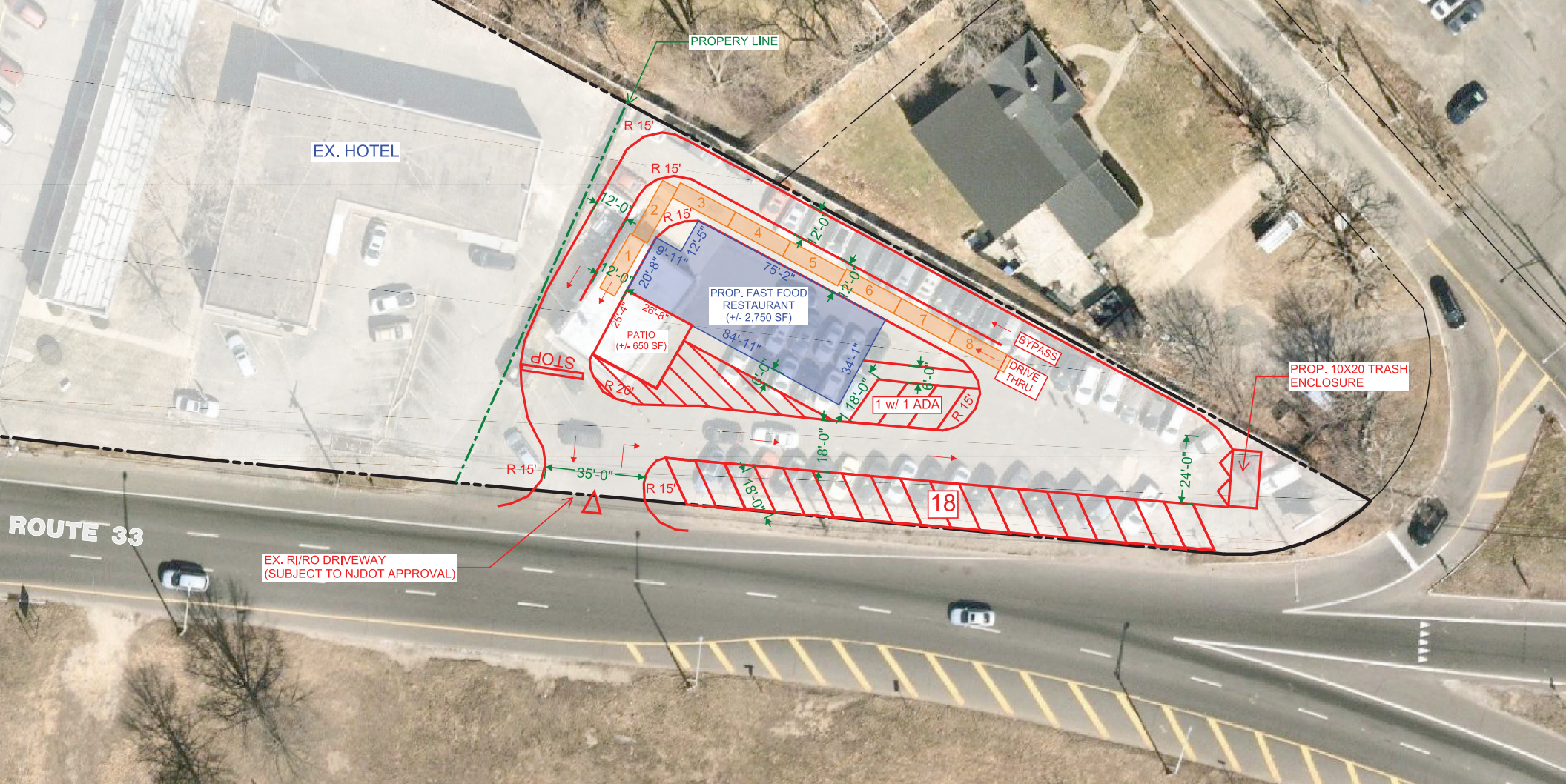
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**JEFFERY REALTY**  
Retail Specialist

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 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





# 4035 ROUTE 33

TINTON FALLS, NJ

# SITE INFORMATION

**AVAILABLE:** 2,750 SF

**RENT:** CALL FOR QUOTE

**FRONTAGE:** 600' ON RT. 33

**PARKING:** 18 SPACES

**TRAFFIC:** 33,101 VPD RT. 33

**LOT:** 1 ACRE

**NOTES:** • PROPOSED QUICK SERVICE RESTAURANT

• 2,750 SF + 650 SF PATIO

• BUILD TO SUIT



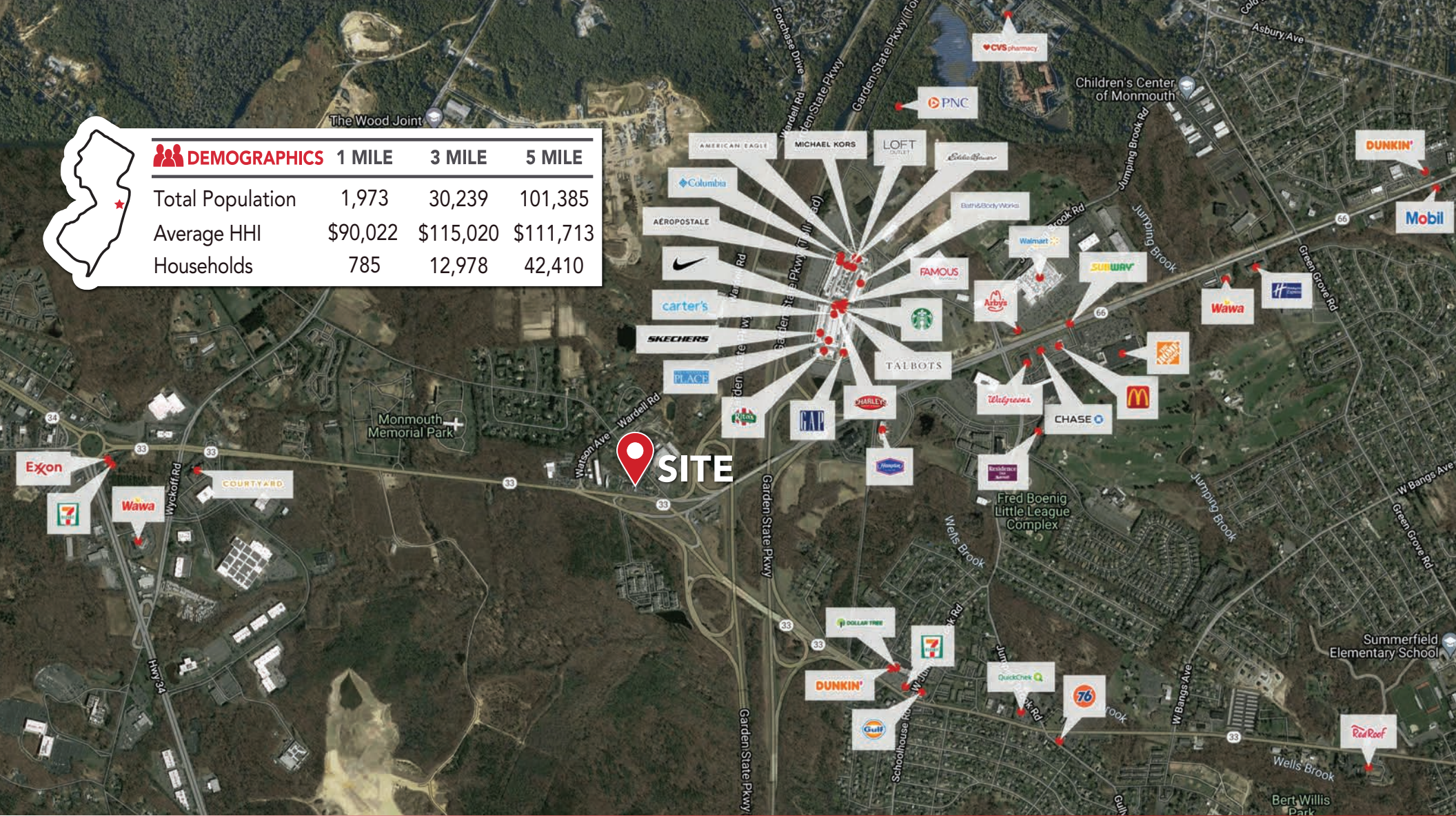
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	1,973	30,239	101,385
Average HHI	\$90,022	\$115,020	\$111,713
Households	785	12,978	42,410



**4035 ROUTE 33**

TINTON FALLS, NJ

**MARKET AERIAL**



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