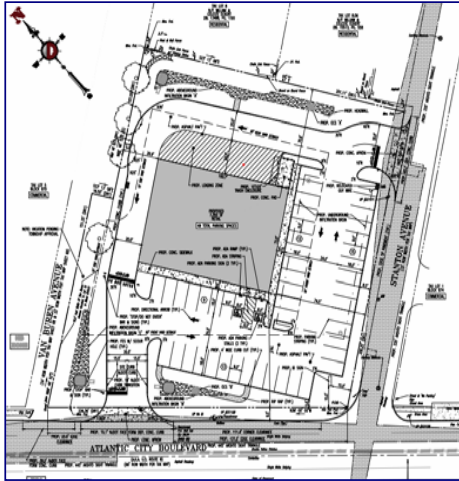


# Conceptual Site Plan



- 7,300sf. Multi-Tenant Concept
- 7,300sf. Single-Tenant Concept
- Drive-Thru Available
- Pad Sites Available
- Sale-Lease-BTS-Land Lease

### Ideal uses include:

Fast food, QSR, auto parts, medical, urgent care, vision centers, dental, restaurants, auto repair centers, Pharmacies, child / adult care, banks, discount stores, educational facility, liquor store, pizza, etc.



*Another Remco Exclusive Offering!*



**"BAYVILLE" / BERKELEY TOWNSHIP, OCEAN COUNTY**

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice.

# "BAYVILLE" - BERKELEY TOWNSHIP, NEW JERSEY 1.09 Acre Redevelopment Site

121 Route 9 South, Bayville - Ocean County



## Sale - Lease - Pads - Land Lease - Build to Suit

- +/- 1.09 Acres (210' x 230')
- Route 9 No. & Stanton Ave.
- Available: 1,000sf. to 7,300sf.
- Pricing: Upon request
- Traffic count: 31,858 daily
- ¼ mile from proposed Bayville Town Center
- Road widening and improvements planned
- Next to Speedway – Gas / Convenience
- 1.09 Acre Redevelopment Opportunity
- Available: 1,000sf. -to- 7,300sf.

### Please Contact:

**PETER GALLICCHIO**  
President Ext: 102  
Cell: 732-713-0227  
Peter@RemcoRealty.Net

2019 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,637	59,825	121,573
Total Households	2,759	21,390	44,949
Average Household Income	\$80,390	\$82,241	81,358
Traffic Count: <b>Route 9</b>	AADT: 31,858 (NJ-DOT) Demos by: Geolytics		



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