

# GREEN GROVE OFFICE PARK

3455 Route 66, Neptune, NJ 07753



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	600 - 3,911 SF
<b>LEASE RATE:</b>	\$18.00 SF/yr (Gross)
<b>BUILDING SIZE:</b>	22,500 SF
<b>YEAR BUILT</b>	1987
<b>LOT SIZE:</b>	3 Acres
<b>SUBMARKET:</b>	Southern Monmouth
<b>TRAFFIC COUNT:</b>	19,928

## PROPERTY OVERVIEW

A 22,500 SF Professional Office Building located directly off Exit 100 of the Garden State Parkway. Varying size office units from 600 SF and up can accommodate most professional office users including Accountants, Attorneys, Educational, Medical and more.

## PROPERTY HIGHLIGHTS

- Signalized intersection at the corner of Route 66 and Green Grove Road
- One mile from the Garden State Parkway Exit 100
- Easily accessible to Routes 18, 33, 34 & 35
- Route 66 widening to a four lane highway permits future area retail and warehouse development
- Close to Jersey Shore Medical Center
- Nearby retailers such as the Jersey Shore Premium Outlets, Walmart and Home Depot

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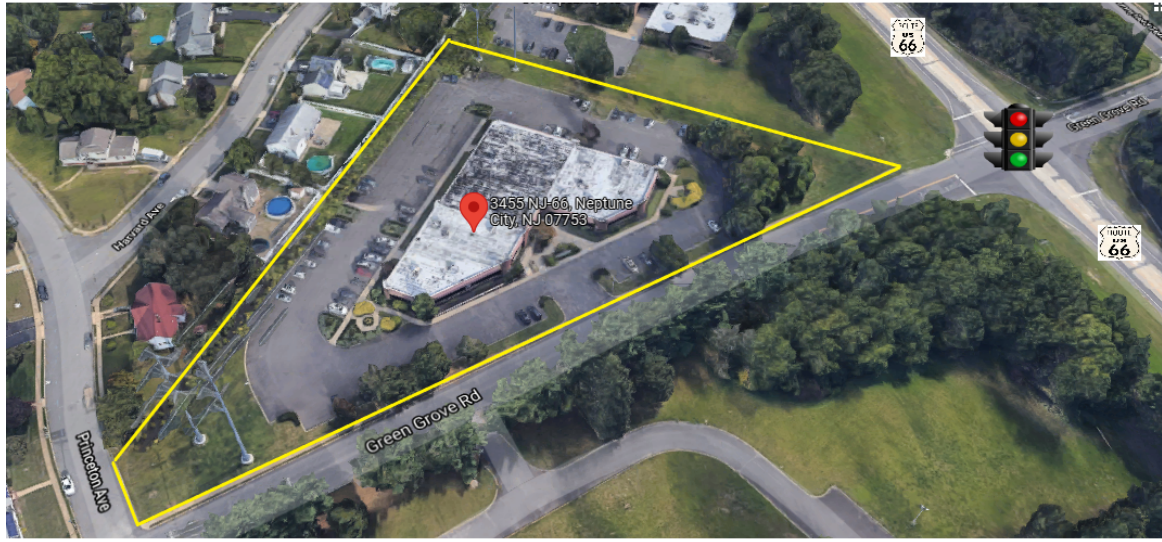
Outside Broker Address: 80 Main Street, West Orange, NJ 07052

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**OFFICE FOR LEASE**

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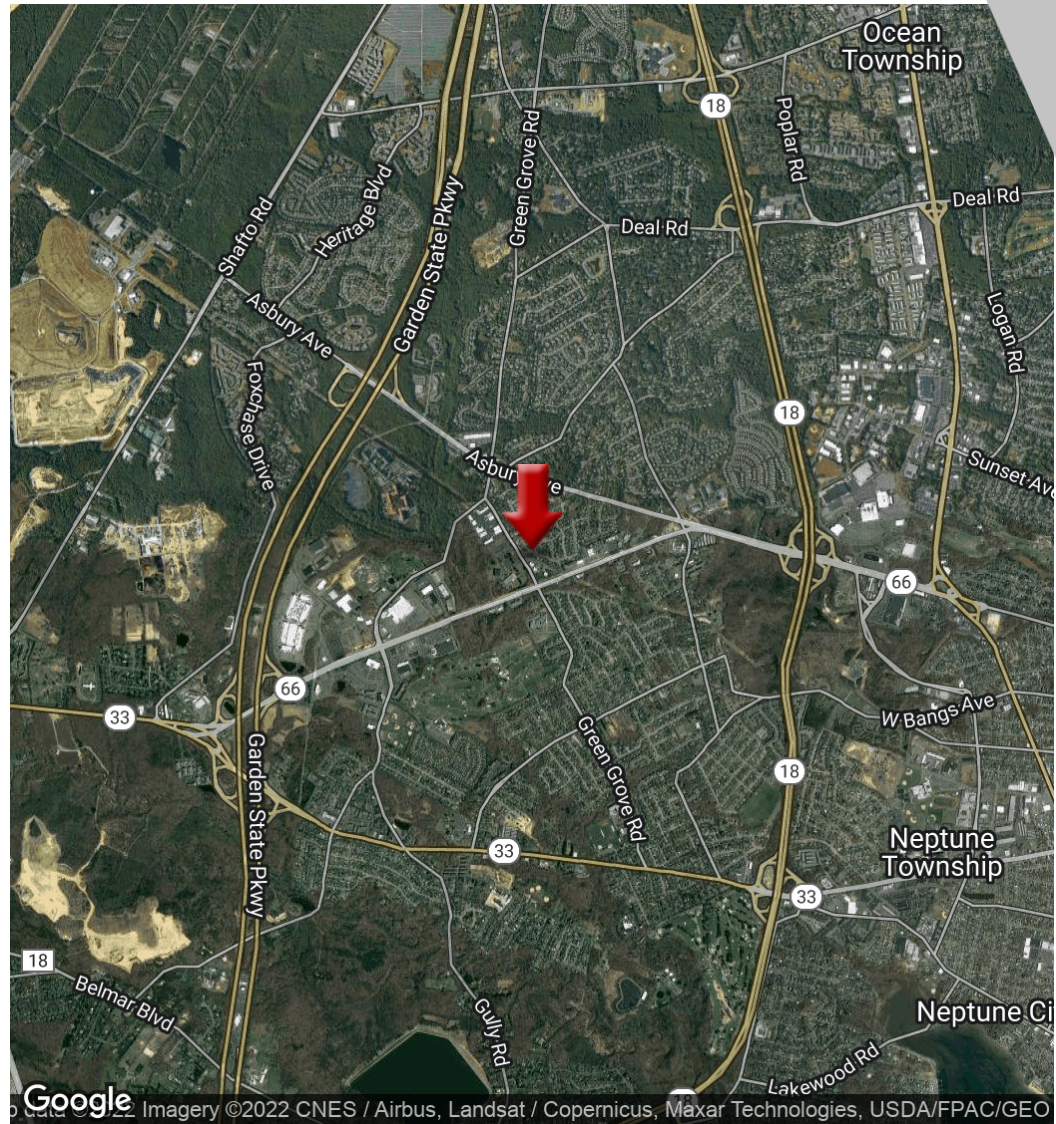
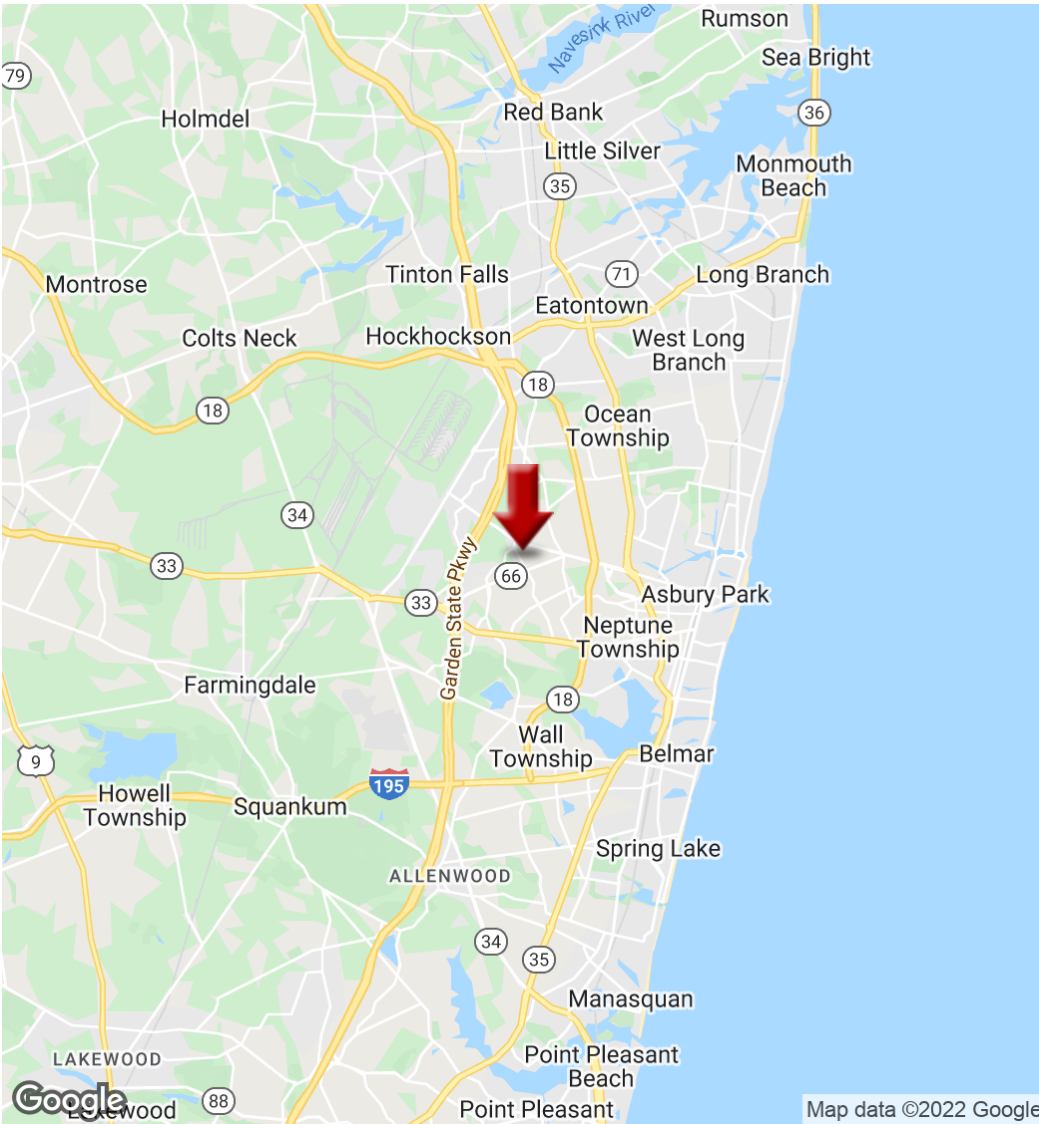
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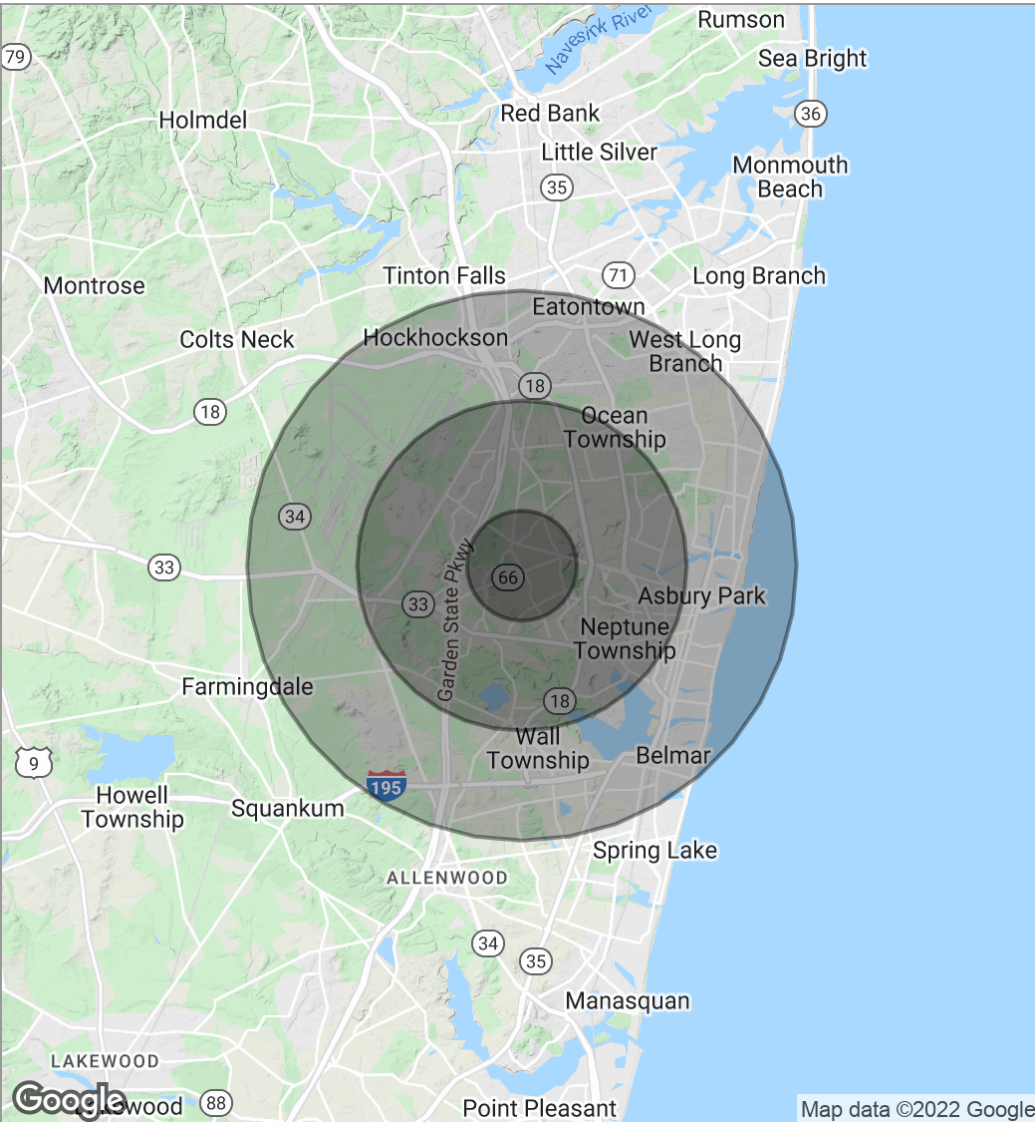
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,475	55,978	126,977
Median Age	40.8	39.7	40.3
Median Age (Male)	40.6	39.0	39.6
Median Age (Female)	40.8	40.3	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,354	20,692	45,418
# Of Persons Per HH	2.5	2.7	2.8
Average HH Income	\$117,203	\$110,636	\$114,430
Average House Value	\$391,648	\$418,135	\$434,533

\* Demographic data derived from 2010 US Census

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