



## Medical/Office Space for Lease

### Fieldcrest Commons

34 MANCHESTER AVENUE, FORKED RIVER, NJ 08731

**Available Spaces:** Suite 103 - 1,495 SF  
Suite 201 - 2,143 SF (medically built out)

**Lease Price:** Office: \$19.00 PSF + \$10.50 PSF NNN + Utilities  
Pad Site: \$25.00 PSF + \$10.50 PSF NNN + Utilities

**Location:** In close proximity to Route 9 and the Garden State Parkway

**Features:**

- Class A medical/office building
- 3,600 SF pad site available
- 5/1,000 SF parking ratio
- Atlantic Age Management, Novocare Rehab, Escobar Financial, and One Step Forward

Exclusive Broker  
**Weichert** Commercial  
Brokerage, Inc.

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## 34 Manchester Avenue

### Site Plan

**The Two 2 Pad Sites provide an additional 7,600 SF of rentable retail/office space increasing the Rentable square footage from 36,000 SF to 43,600 SF.**

The two pad sites provide an additional 7,600 SF of rentable retail/office space.

#### 44 MANCHESTER BOULEVARD

- Ideal retail location with clear line of sight visibility
- 4,000 SF approved and improved Retail Pad Site

#### 34 MANCHESTER BOULEVARD

- Located directly at the ingress/egress to the Medical office complex
- 3,600 SF approved and improved Office / Retail Pad Site

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# 34 Manchester Avenue

## Key Facts

### KEY FACTS

8,258

Population



Average  
Household Size

42.8

Median Age

\$100,020

Median Household  
Income

### EDUCATION

5%

No High School  
Diploma



29%

High School  
Graduate



31%

Some College



36%

Bachelor's/Grad/Pr  
of Degree

### BUSINESS



276

Total Businesses



2,447

Total Employees

### EMPLOYMENT



White Collar

67%



Blue Collar

20%



Services

13%

3.9%

Unemployment  
Rate

### INCOME



\$100,020

Median Household  
Income



\$41,388

Per Capita Income



\$485,449

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (25.7%)

The smallest group: \$25,000 - \$34,999 (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	-2.1%	
\$15,000 - \$24,999	4.2%	-3.8%	
\$25,000 - \$34,999	2.2%	-5.5%	
\$35,000 - \$49,999	6.3%	-3.8%	
\$50,000 - \$74,999	15.6%	-2.3%	
\$75,000 - \$99,999	18.3%	+4.5%	
\$100,000 - \$149,999	25.7%	+6.1%	
\$150,000 - \$199,999	10.7%	+1.9%	
\$200,000+	13.6%	+5.1%	

Bars show deviation from Ocean County

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