



Medical/Office Space for Lease

883 Poole Avenue

HAZLET, NJ 07730

Available Space: Lower level: 2,000 SF
1st Floor : 2,000 SF
2nd Floor: 2,000 SF
*Lower level and 1st floor suites are medically builtout and can be combined

Lease Price: \$21.00 PSF + \$6.00 NNN + Separately metered utilities

Location:

- Excellent visibility from corner of Route 35 and Poole Ave
- In close proximity to restaurants, banks, and shopping plazas
- Minutes from Hackensack Meridian Bayshore and Riverview Hospitals
- Located minutes off of NJ Parkway Exit 117

Features:

- 12,000 SF three level building
- Office/medical use approved
- Ample parking in front and rear of building
- Elevator in building
- Move in ready medical units available
- Well maintained building
- Handicap accessible

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Mario Chiarella

Senior VP/Broker Associate

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883 Poole avenue

Key Facts

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9,840

Population



2.9

Average Household Size

45.9

Median Age

\$120,700

Median Household Income

EDUCATION

4.1%

No High School Diploma



35.9%

High School Graduate



23.4%

Some College/
Associate's Degree



36.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



535

Total Businesses



4,742

Total Employees

EMPLOYMENT



69.5%

White Collar



15.3%

Blue Collar



15.2%

Services

3.2%

Unemployment Rate

INCOME



\$120,700

Median Household Income



\$57,376

Per Capita Income



\$567,172

Median Net Worth

2023 Households by income (Esri)

The largest group: \$200,000+ (24.4%)

The smallest group: \$25,000 - \$34,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-0.9%	<div style="width: 5.7%;"></div>
\$15,000 - \$24,999	5.4%	+0.7%	<div style="width: 5.4%;"></div>
\$25,000 - \$34,999	3.4%	-1.3%	<div style="width: 3.4%;"></div>
\$35,000 - \$49,999	4.6%	-2.3%	<div style="width: 4.6%;"></div>
\$50,000 - \$74,999	8.7%	-2.2%	<div style="width: 8.7%;"></div>
\$75,000 - \$99,999	11.8%	+1.8%	<div style="width: 11.8%;"></div>
\$100,000 - \$149,999	20.2%	+2.5%	<div style="width: 20.2%;"></div>
\$150,000 - \$199,999	15.8%	+2.1%	<div style="width: 15.8%;"></div>
\$200,000+	24.4%	-0.4%	<div style="width: 24.4%;"></div>

Bars show deviation from Monmouth County

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