



AVAILABLE:

4,639 SF, Quick Service PAD, and Freestanding Childcare

New PAD Site for QS Restaurant with drive-thru, and New Proposed Daycare.

At the signaled intersection with new residential growth in immediate proximity.

Route 33 Commuter/Commerce Route to NJ Turnpike (1.5 miles).

Spending by consumers within 3-miles exceeds \$500 Million.*

Seeking: Quick Service Restaurant with Drive Thru, Daycare/Childcare Center, Salon, Restaurant (Pizza, Delicatessen, other), Health Care, and more.

*ESRI 2023

Demographics

	1 Mile	3 Miles	5 Miles
Population:	7,204	30,997	68,918
HH Income:	\$173,346	\$161,544	\$156,895
Daytime Pop	4,653	23,764	67,068

Total GLA

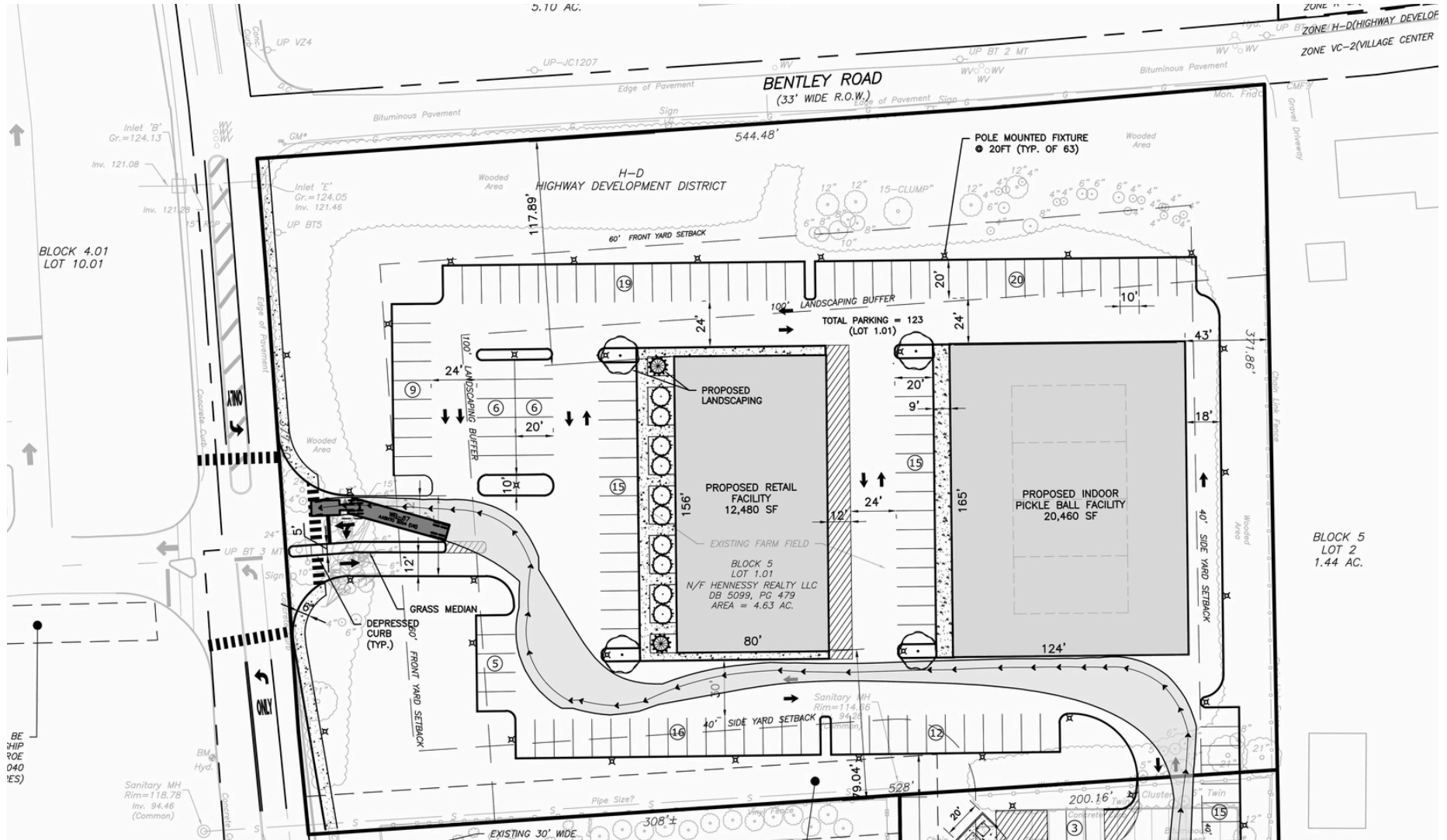
30,800 SF

Traffic Counts

Route 33	33,317 Cars Per Day
Applegarth Rd.	12,651 Cars Per Day



Alternative Concept North Lot







957 Route 33

AVAILABLE FOR LEASE

CONNECT WITH US TODAY



RON DELUCA

rdeluca@rjbrunelli.com

732-721-5800, ext. 28



RJ. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857

732-721-5800 www.rjbrunelli.com