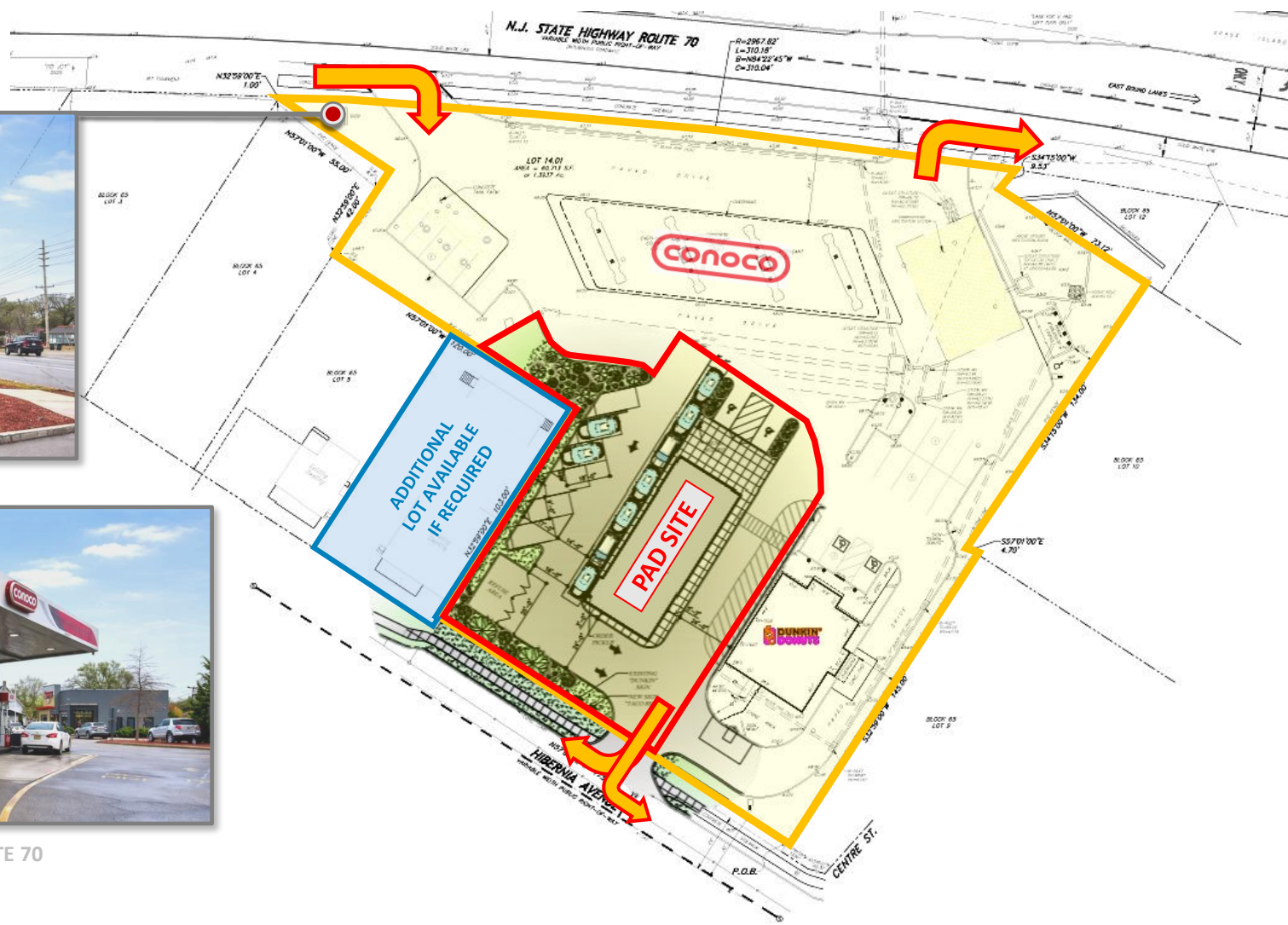




ENTRANCE VIEW FROM ROUTE 70



# 104 Route 70, Lakehurst, NJ 08733

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

**Urszula Zoltek**

C: 973.896.8377

D: 862.217.5610

[Urszula@ZoltekCRE.com](mailto:Urszula@ZoltekCRE.com)

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# AVAILABLE

## PAD SITE – GROUND LEASE or BTS

- Join Conoco & Dunkin'
- Pad Site Next to Dunkin'
- Over 1,000 Visitors Per Day at Conoco
- Additional Lot Available if Required
- Access on Route 70 & Hibernia Ave
- Traffic Count Route 70 & Oak St. : 27,068 VPD
- Zoning (B-2) Highway Commercial - [Click Here For More Info](#)
- Neighboring National Tenants: Dunkin', McDonald's, U-HAUL, Gulf, Dollar General, Domino's Pizza & Many More...

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**ZOLTEK**

COMMERCIAL REAL ESTATE SERVICES

**ZOLTEK COMMERCIAL REAL ESTATE SERVICES** - Licensed Real Estate Broker

15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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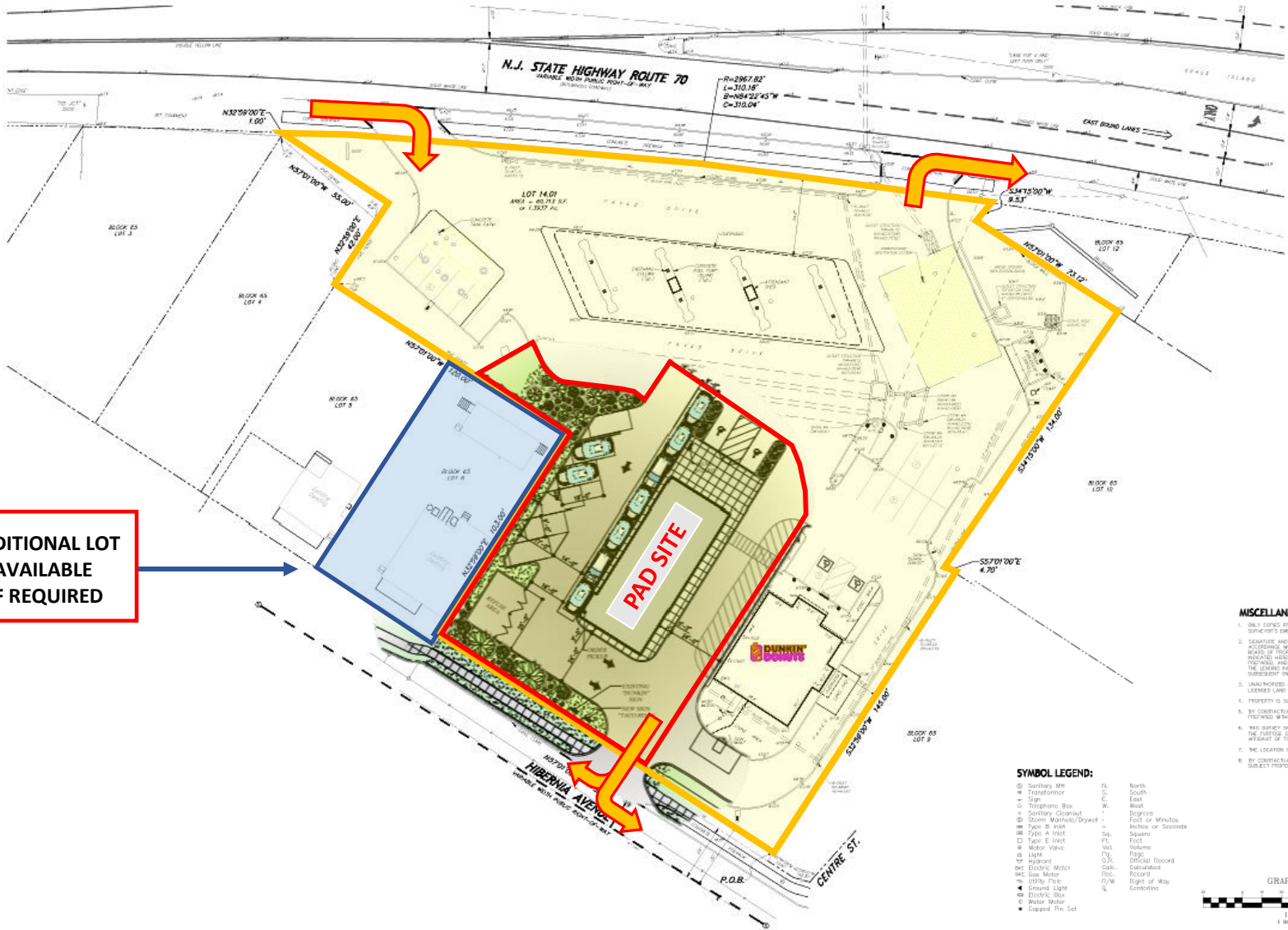


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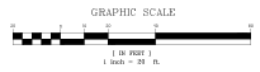
**ADDITIONAL LOT  
AVAILABLE  
IF REQUIRED**



- MISCELLANEOUS NOTES:**
1. ONLY COPIES FROM THE ORIGINAL MAP MARKED WITH AN ORIGINAL LAND SURVEYER'S EMBOSSED SEAL SHALL BE CONSIDERED VALID.
  2. SIGNATURE AND EMBOSSED SEAL VERIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ETHICAL CODE OF PRACTICE ADOPTED BY THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION PROVIDED HEREON SHALL BE VALID TO THE EXTENT AND WITHIN THE SCOPE OF THE ETHICAL AND PROFESSIONAL OATH TAKEN AND TO THE EXTENT OF THE GENERAL PRACTITIONER (S) REGULATIONS ARE NOT TRANSFERABLE TO SUCCESSOR OWNERS.
  3. UNANNOUNCED ALTERATION OF ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
  4. PROPERTY IS SUBJECT TO EASEMENTS OF RECORD.
  5. BY CONTRACTUAL ARRANGEMENTS, THIS SURVEY HAS BEEN PERFORMED AND PROVIDED WITHOUT THE BENEFIT OF A TITLE POLICY.
  6. THIS SURVEY SHALL NOT BE TAKEN AS INCLUDING OR CONSTITUTING ANY REPRESENTATION FOR THE PURPOSE OF EXERCISING AND/OR DEFENDING A SURVEY ADJUDICATORY REMEDY OR EJECT.
  7. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE.
  8. BY CONTRACTUAL ARRANGEMENTS, WELLHEADS ARE ADJACENT TO THE SUBJECT PROPERTY HAVE NOT BEEN REVEALED.

**SYMBOL LEGEND:**

⊙	Sanitary Man	NL	North
⊙	Transformer	S	South
⊙	Sign	E	East
⊙	Telephone Box	W	West
⊙	Sanitary Cleanout	D	Degrees
⊙	Storm Main/Drywell	M	Feet or Minutes
⊙	Type B Inlet	S	Seconds
⊙	Type A Inlet	FT	Feet
⊙	Type E Inlet	IN	Inches
⊙	Motor Valve	YD	Yards
⊙	Light	CU	Cubic
⊙	Hydrant	CB	Cubic Feet
⊙	Ext. Electric Motor	CC	Cubic Centimeters
⊙	Gas Meter	REC	Record
⊙	Utility Poles	CAL	Calculated
⊙	Ground Light	FIG	Figure of Way
⊙	Electric Box	DYM	Degrees
⊙	Water Motor	Q	Constant
⊙	Legend Pin Set		



# SITE PLAN



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**DOLLAR GENERAL**

Lucky Deli

Three B's Bar & Bistro

Cedar Post Farm Market

First Priority Ambulance Group

snapbox  
SELF STORAGE

U-HAUL

NovaCare  
REHABILITATION

Beacon of LIFE  
PACE Program

20,601 VPN

Sandy's Cozy Corner

Lakehurst Diner

McDonald's

Lakehurst Community Center

**SITE**

UNITED STATES  
POSTAL SERVICE

Express Inn

Lake Horicon Park

Lakehurst Elementary School

Travel Inn & Suites

A-AMERICAN SELF  
STORAGE  
"We're Not Just Another Storage Company."

Domino's  
PIZZA

Gulf

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<b>DEMOGRAPHICS</b>	<i>3 Mile</i>	<i>5 Miles</i>	<i>10 Miles</i>
Population	19,992	65,908	352,873
Daytime Population	5,062	13,655	119,882
Households	9,385	31,239	121,058
Average Age	58.4	60.5	36.2
Average HH Income	\$83,617	\$76,265	\$92,858

**FOR FURTHER INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT:**

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