



## Retail Space for Lease

44 Manchester Avenue

FORKED RIVER, NJ 08731

**Available Space:** 2,000 SF - inline space

**Lease Price:** \$18.00 PSF + NNN + Utilities

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

**Features:**

- 18,000 SF retail center
- Join co-tenants: Surf Taco, Playa Bowls, Hackensack Meridian Health, and others

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

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# 44 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



67%

White Collar



20%

Blue Collar



13%

Services

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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