

Regent Oaks
AT FREEHOLD
Adult Community
Approx. 113 Homes

**AVAILABLE
7.9 ACRES**

**AVAILABLE
10.7 ACRES**

**60 336
AADT**

**AVAILABLE:
2,000 - 43,000 SF (Pad Site available with drive-thru
2,000 - 4,000 SF)**

Join nearby brands including Chick-fil-A, Wawa, and Taco Bell.
Restaurant pad site opportunities with drive-thru available.

Liquor License Available
Frontage 1,500 SF on Route 9

Zoning CMX-3

Seeking daycare center, car dealership, adult daycare center, quick service restaurants (drive-thru available), full-service restaurants, office and/or medical office, fitness center, and more.

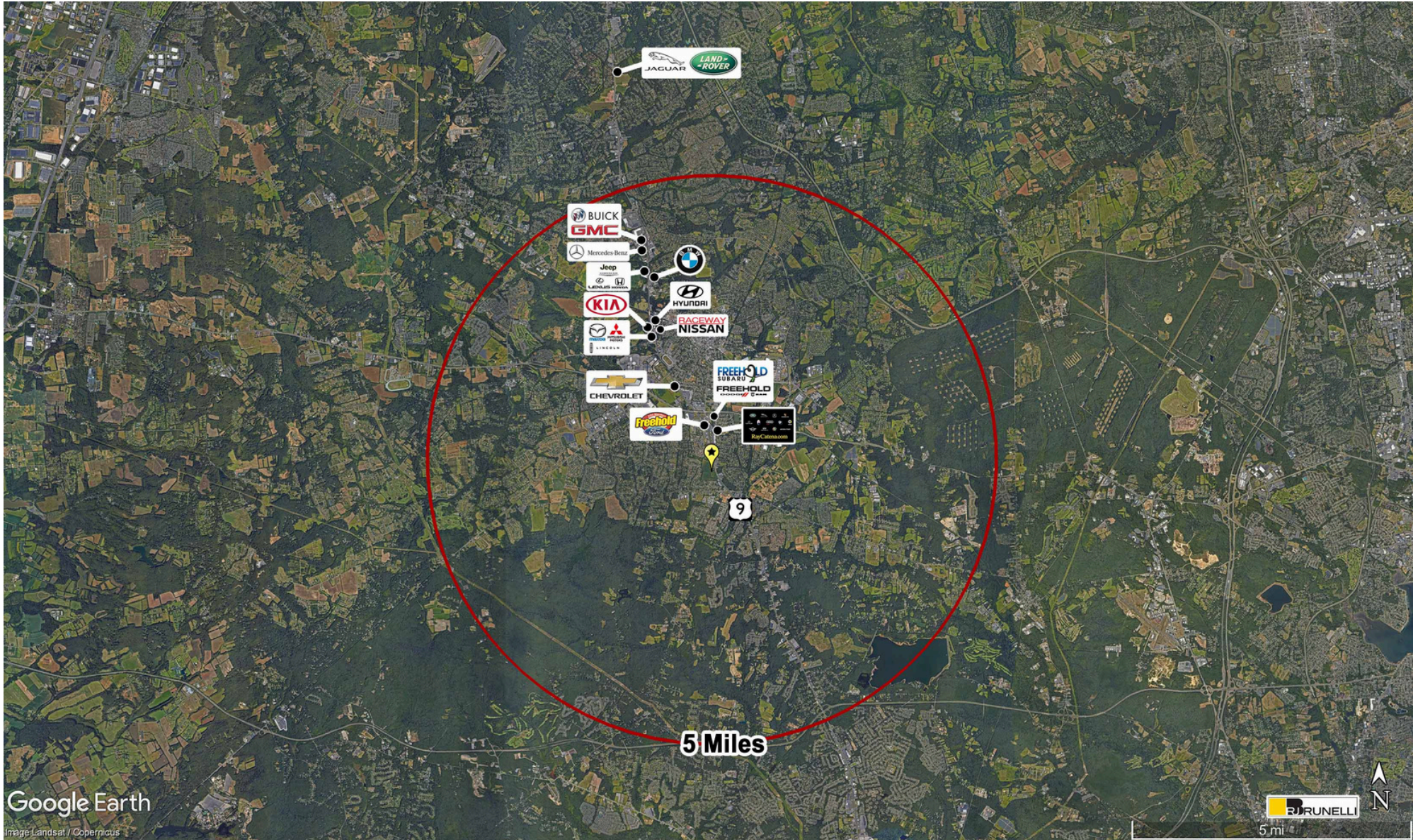
Demographics	1 Mile	3 Miles	5 Miles
Population:	6,697	48,203	84,235
HH Income:	\$156,120	\$138,453	\$159,532
Daytime Pop	5,802	56,013	85,974

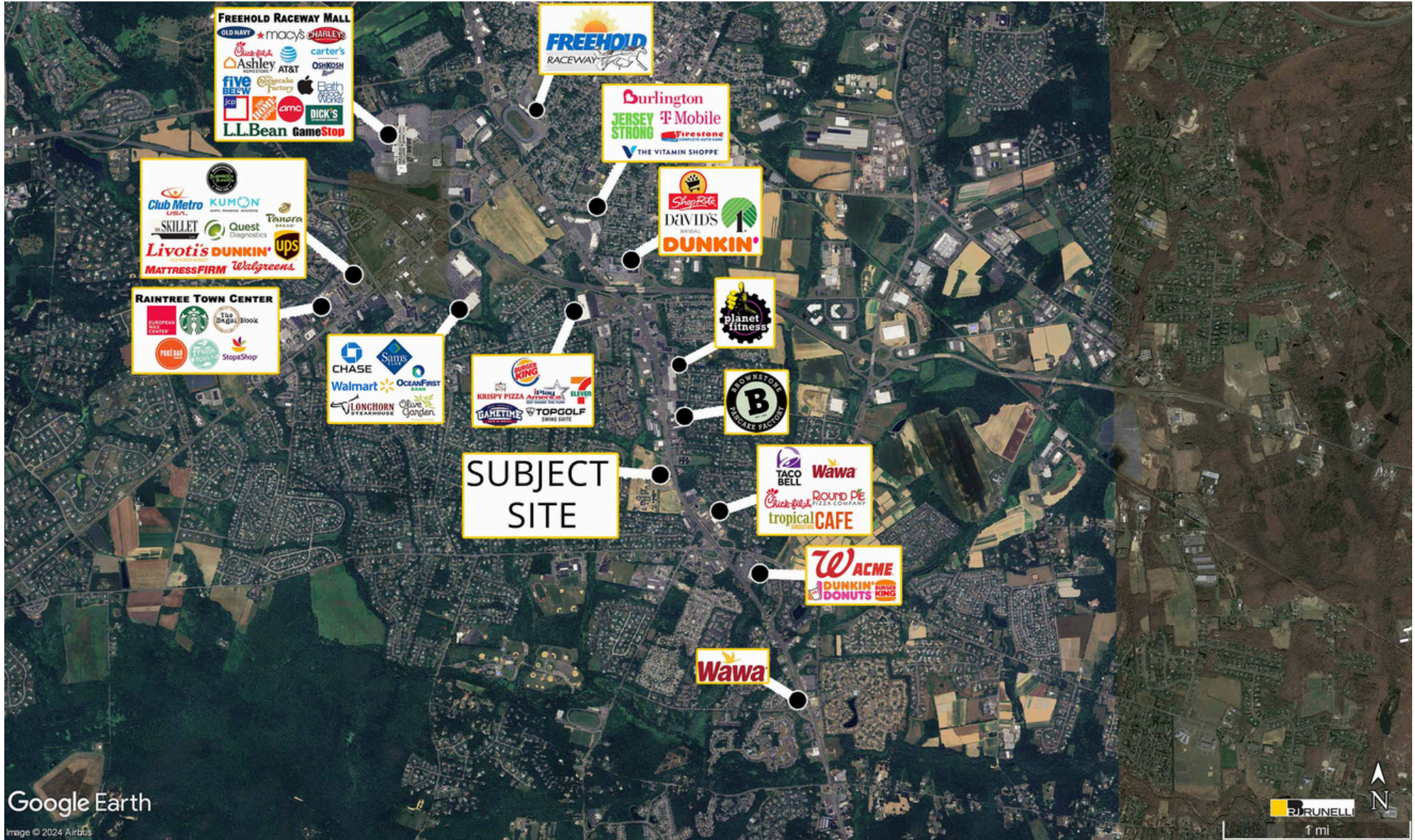
Total GLA
61,200 SF (Lot: 20 Acres)

Traffic Counts	
Route 9	60,336 Cars Per Day
Frontage	7,720 Cars Per Day









3390 ROUTE 9
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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