



# 856 Route 70 Brick , NJ 08724

#1098 - BRICK, NJ | RETAIL PROPERTY

**FOR LEASE | 2,266 SF**



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 856 Route 70 in Brick, NJ. This rarely available 2,266 SF space is in the heart of the busy corridor of Brick NJ located on a 5 way intersection.

## PROPERTY HIGHLIGHTS

- Large parking field with 1 car per 100 SF
- 45,000 +Vehicles per day (combined 5 way intersection)
- Located in close proximity of the Superdome Sports complex
- Large Pylon sign

## OFFERING SUMMARY

Available Size:	2,266 SF
Lot Size:	1.52 Acres
Lease Rate:	\$23.00 SF/yr (NNN)
Tax Rate:	\$3.75 / SF



**BETH CALAY**

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**JEFF ROSS**

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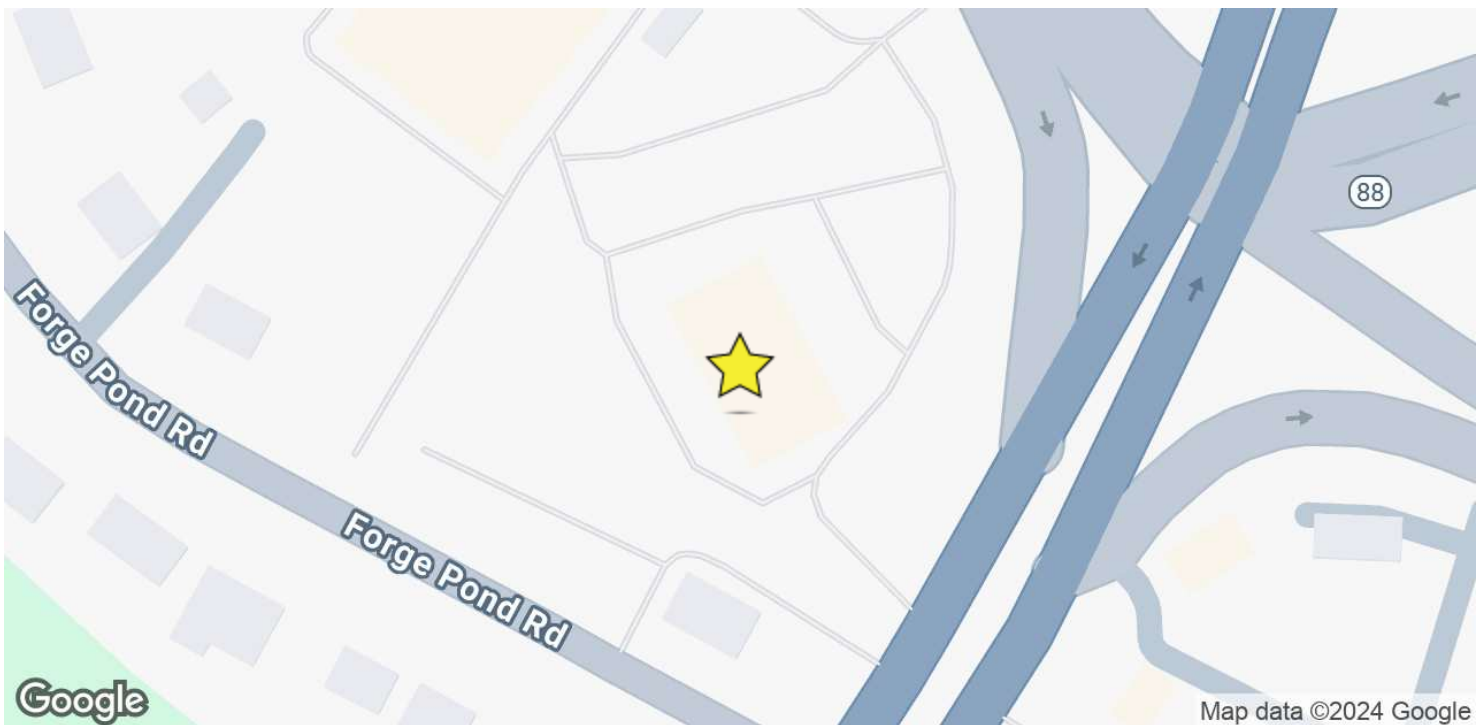
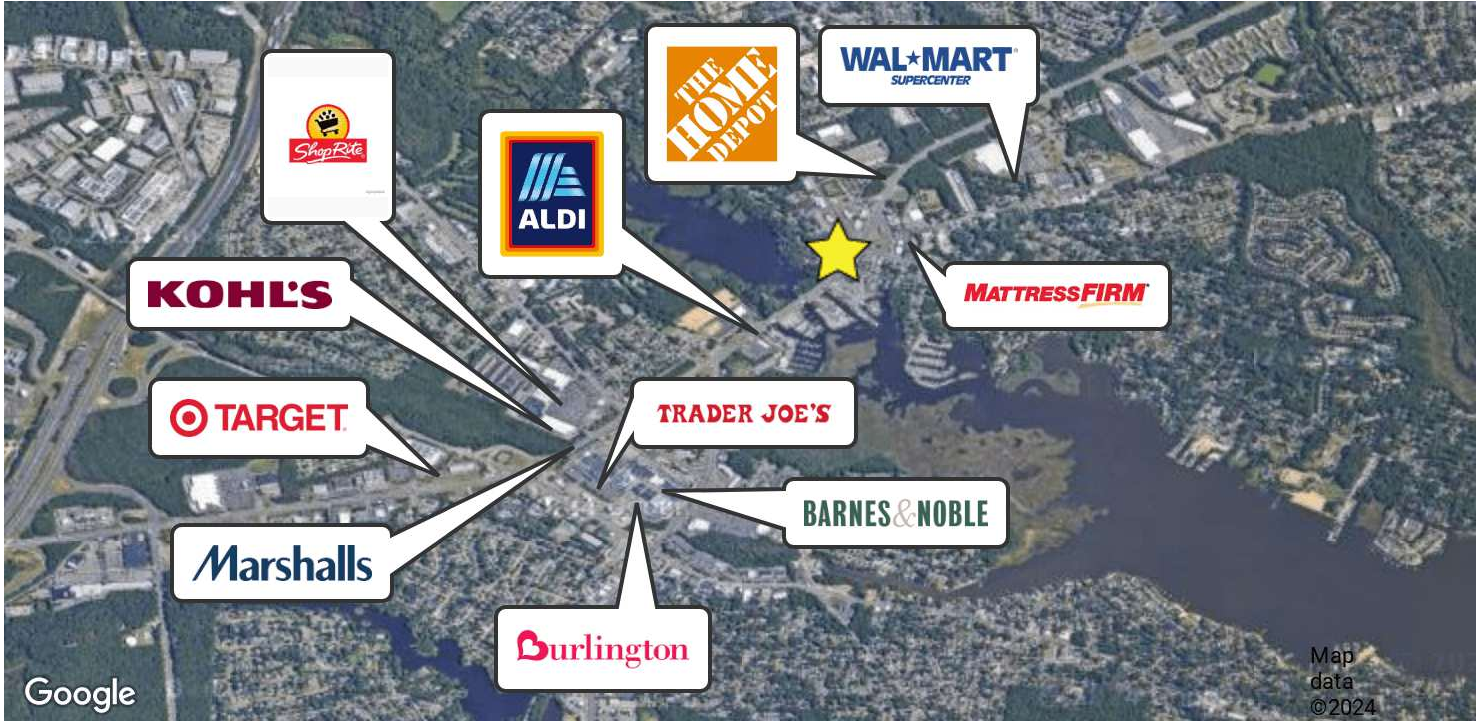
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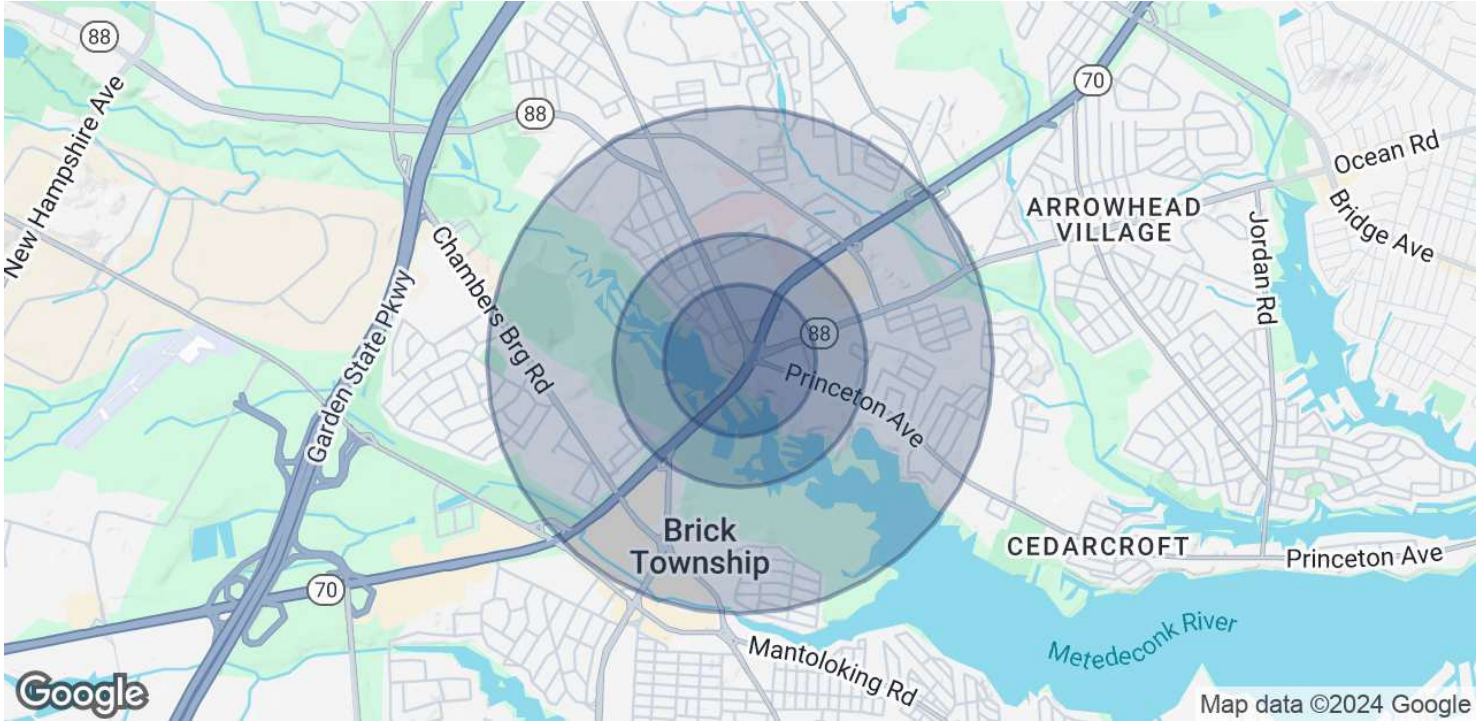
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	334	1,272	7,678
Average Age	49	47	47
Average Age (Male)	46	44	44
Average Age (Female)	52	49	49

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	129	526	3,255
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$111,290	\$110,687	\$112,245
Average House Value	\$448,708	\$433,260	\$425,539

*Demographics data derived from AlphaMap*

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