



## Retail Space for Lease

44 Manchester Avenue

FORKED RIVER, NJ 08731

**Available Space:** Suite J - 1,000 SF

**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



3.0

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%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	4.2%	-3.8%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	2.2%	-5.5%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	6.3%	-3.8%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	15.6%	-2.3%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	18.3%	+4.5%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	25.7%	+6.1%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	10.7%	+1.9%	<div style="width: 100%;"></div>
\$200,000+	13.6%	+5.1%	<div style="width: 100%;"></div>

Bars show deviation from Ocean County

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