



Medical/Office Space for Lease

Fieldcrest Commons

34 MANCHESTER AVENUE, FORKED RIVER, NJ 08731

Available Spaces: Suite 103 - 1,495 SF
Suite 205 - 1,037 SF

Lease Price: Office: \$19.00 PSF + \$10.50 PSF NNN + Utilities

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

Features:

- Class A medical/office building
- 3,600 SF pad site available
- 5/1,000 SF parking ratio
- Atlantic Age Management, Novocare Rehab, Escobar Financial, and One Step Forward

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Mario Chiarella

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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

34 Manchester Avenue

Site Plan

The Two 2 Pad Sites provide an additional 7,600 SF of rentable retail / office space increasing the Rentable square footage from 36,000 SF to 43,600 SF.

The two pad sites provide an additional 7,600 SF of rentable retail/office space.



44 MANCHESTER BOULEVARD

- Ideal retail location with clear line of sight visibility
- 4,000 SF approved and improved Retail Pad Site

34 MANCHESTER BOULEVARD

- Located directly at the ingress/egress to the Medical office complex
- 3,600 SF approved and improved Office / Retail Pad Site

34 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: 2.1%;"></div> |
| \$15,000 - \$24,999 | 4.2% | -3.8% | <div style="width: 3.8%;"></div> |
| \$25,000 - \$34,999 | 2.2% | -5.5% | <div style="width: 5.5%;"></div> |
| \$35,000 - \$49,999 | 6.3% | -3.8% | <div style="width: 3.8%;"></div> |
| \$50,000 - \$74,999 | 15.6% | -2.3% | <div style="width: 2.3%;"></div> |
| \$75,000 - \$99,999 | 18.3% | +4.5% | <div style="width: 4.5%;"></div> |
| \$100,000 - \$149,999 | 25.7% | +6.1% | <div style="width: 6.1%;"></div> |
| \$150,000 - \$199,999 | 10.7% | +1.9% | <div style="width: 1.9%;"></div> |
| \$200,000+ | 13.6% | +5.1% | <div style="width: 5.1%;"></div> |

Bars show deviation from Ocean County

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