

PROPOSED PAD SITES

POTENTIAL DRIVE THRU - 6,000 SF RETAIL

1030 ROUTE 36
HAZLET, NJ

+1,200 HOMES
IN .5 MILES

FIELDCREST
88 TOWNHOMES

DUTCH VILLAGE
ESTATES
20 TOWNHOMES

PROPOSED
PAD SITES

snapbox
SELF-STORAGE

ROUTE 36 35,778 VPD

← SOUTH
NORTH →

PROPOSED PADS

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SITE INFORMATION



BUILDING: PROPOSED PADS

LOT: 10.29 ACRES

AVAILABLE: 664 SF - 5,500 SF PROPOSED

FRONTAGE: 523' ON RT. 36

PARKING: 39 SPACES PROPOSED

TRAFFIC: 35,778 VPD RT. 36

RENT: CALL FOR QUOTE

- Route 36 Pad Site with excellent visibility and strong traffic flow exceeding 35,000VPD.
- Located within a fronting redevelopment of the former ShopRite site, now anchored by a new self-storage facility.
- Surrounded by national retailers including QuickChek, Walgreens, Dunkin', Taco Bell, and Provident Bank.
- BH zoning supports fast food, medical, bank, day care, and hotel uses.
- Dense, affluent trade area with 65,770+ residents and \$100K+ median household incomes within three miles.



	1 MILE	3 MILE	5 MILE
POPULATION	14,065	66,941	129,895
AVG. HOUSEHOLD INCOME	\$154,831	\$144,880	\$162,570
HOUSEHOLDS	5,062	25,428	49,024
DAYTIME POPULATION	8,169	40,270	78,820
NUMBER OF EMPLOYEES	4,477	20,253	40,320
AVERAGE HOUSEHOLD SIZE	3.1	3.1	3.2



FOR MORE
INFORMATION

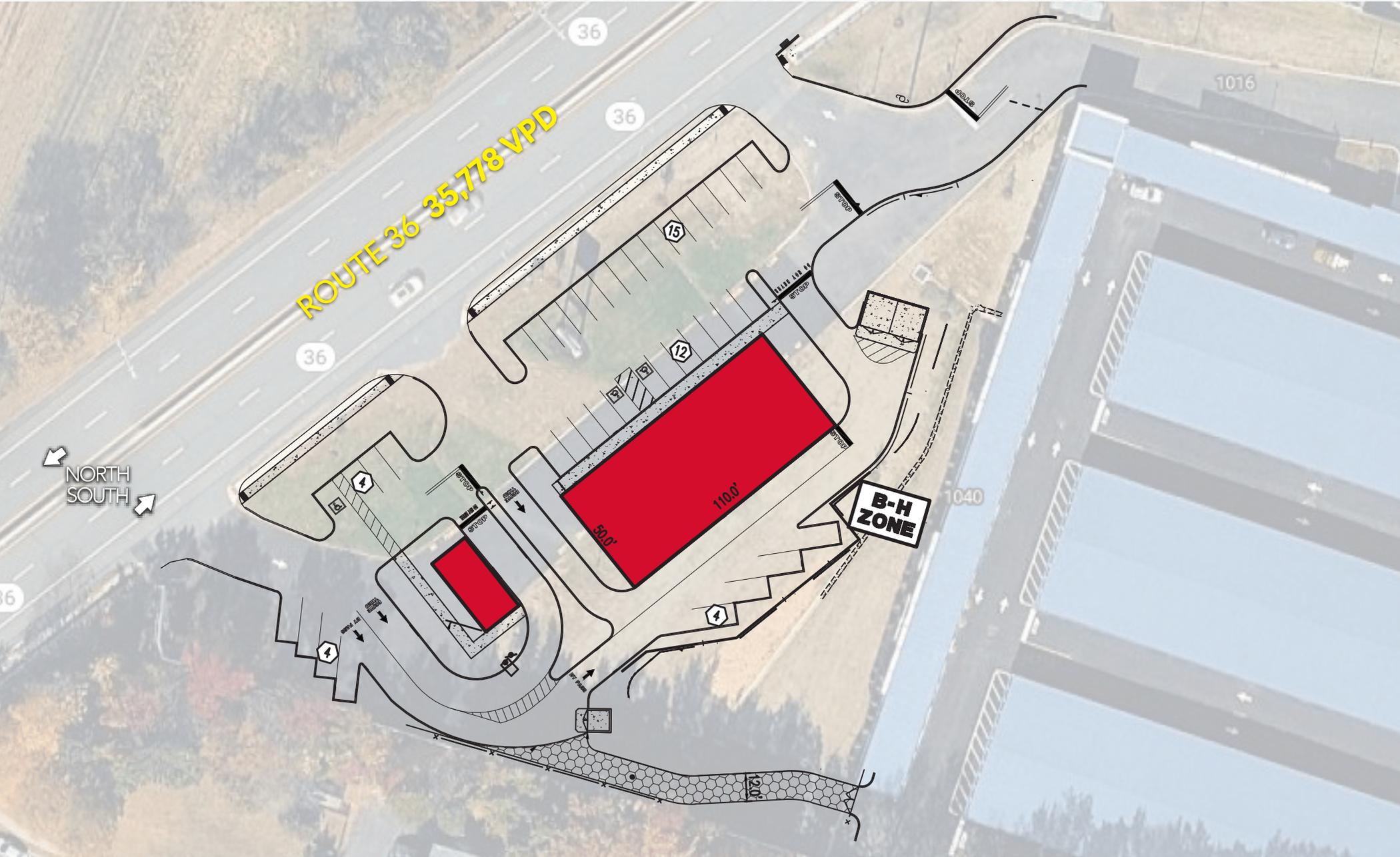
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
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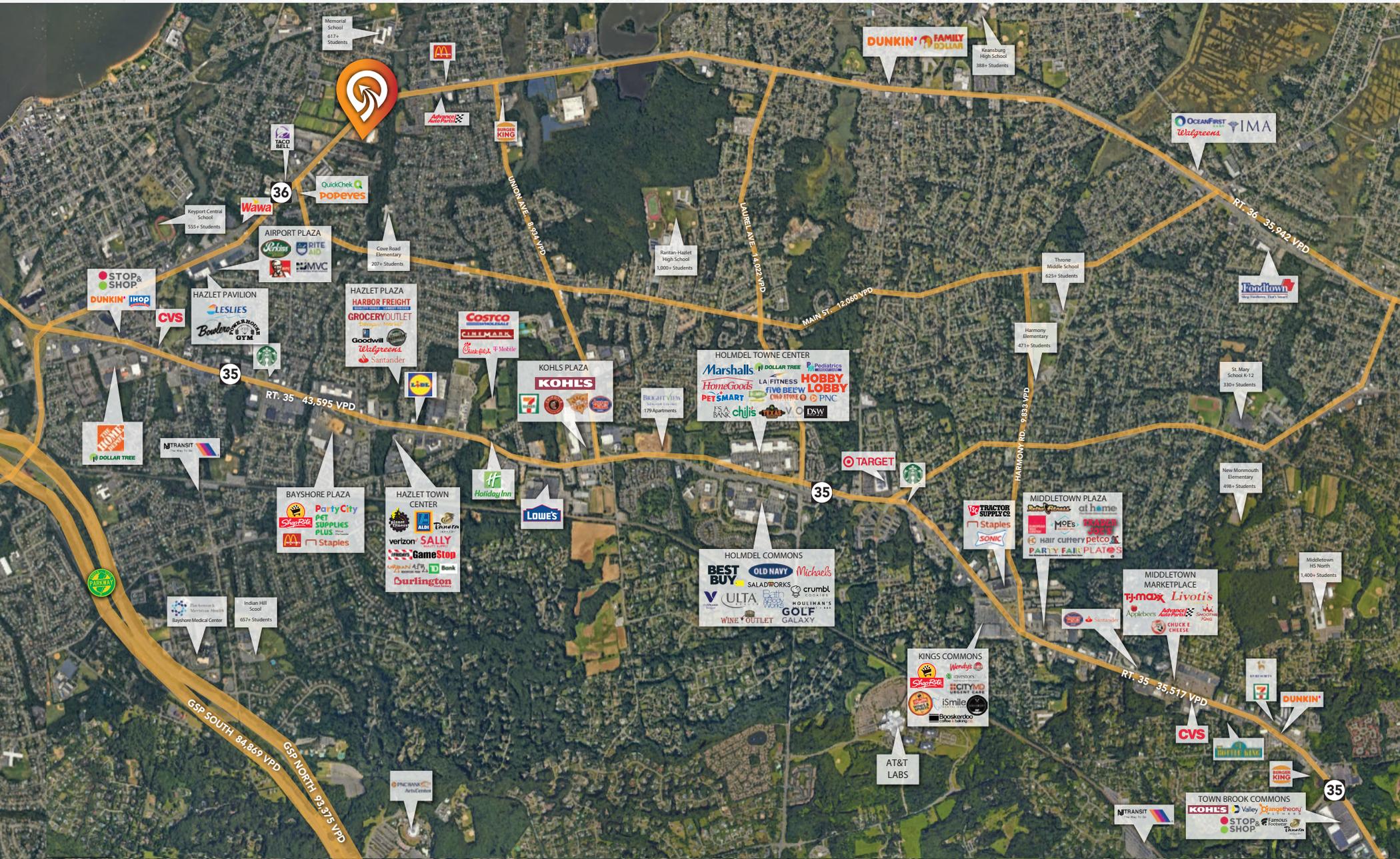
POTENTIAL SITE PLAN



PROPOSED PADS

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MARKET AERIAL



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