



1030 Route 36

Hazlet, New Jersey

Building Size

Fast Food

- Up to 4,850 SF with a Drive-Thru
- Up to 5,200 SF without a Drive-Thru

Coffee

- Up to 2,500 SF with a Drive-Thru
- Up to 2,450 SF without a Drive-Thru

Traffic Count

- 37,161 VPD

Zoning: Business Highway (BH)

- Bank
- Day Care
- Fast-Food Restaurant
- Hotel
- Medical

Demographics

Radius	Total Population	Median HH Income	Total Daytime Population
1 Mile	14,645	\$111,285	10,668
3 Mile	65,770	\$104,291	60,714
5 Mile	129,926	\$112,681	118,106

Retail for Lease - Contact

Ryan Starkman
 Ph. 732-724-4501
 ryan@piersonre.com

PIERSON
 COMMERCIAL REAL ESTATE®

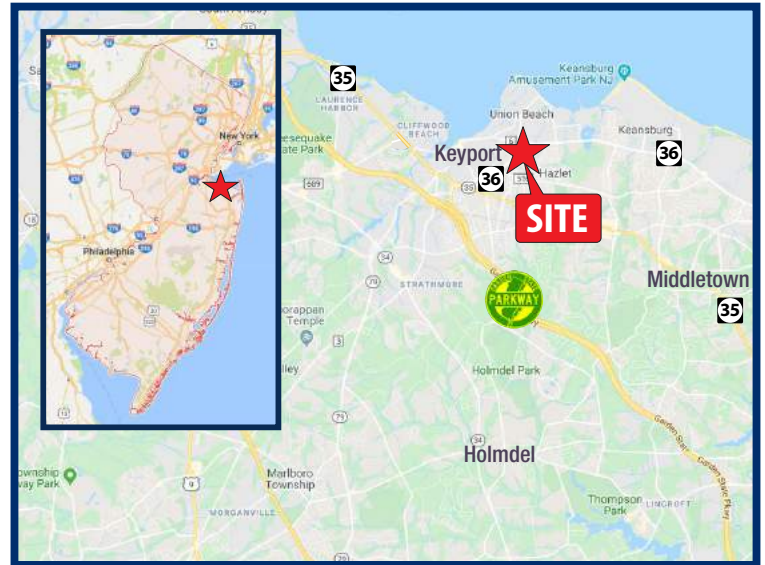
1030 Route 36

Hazlet, New Jersey

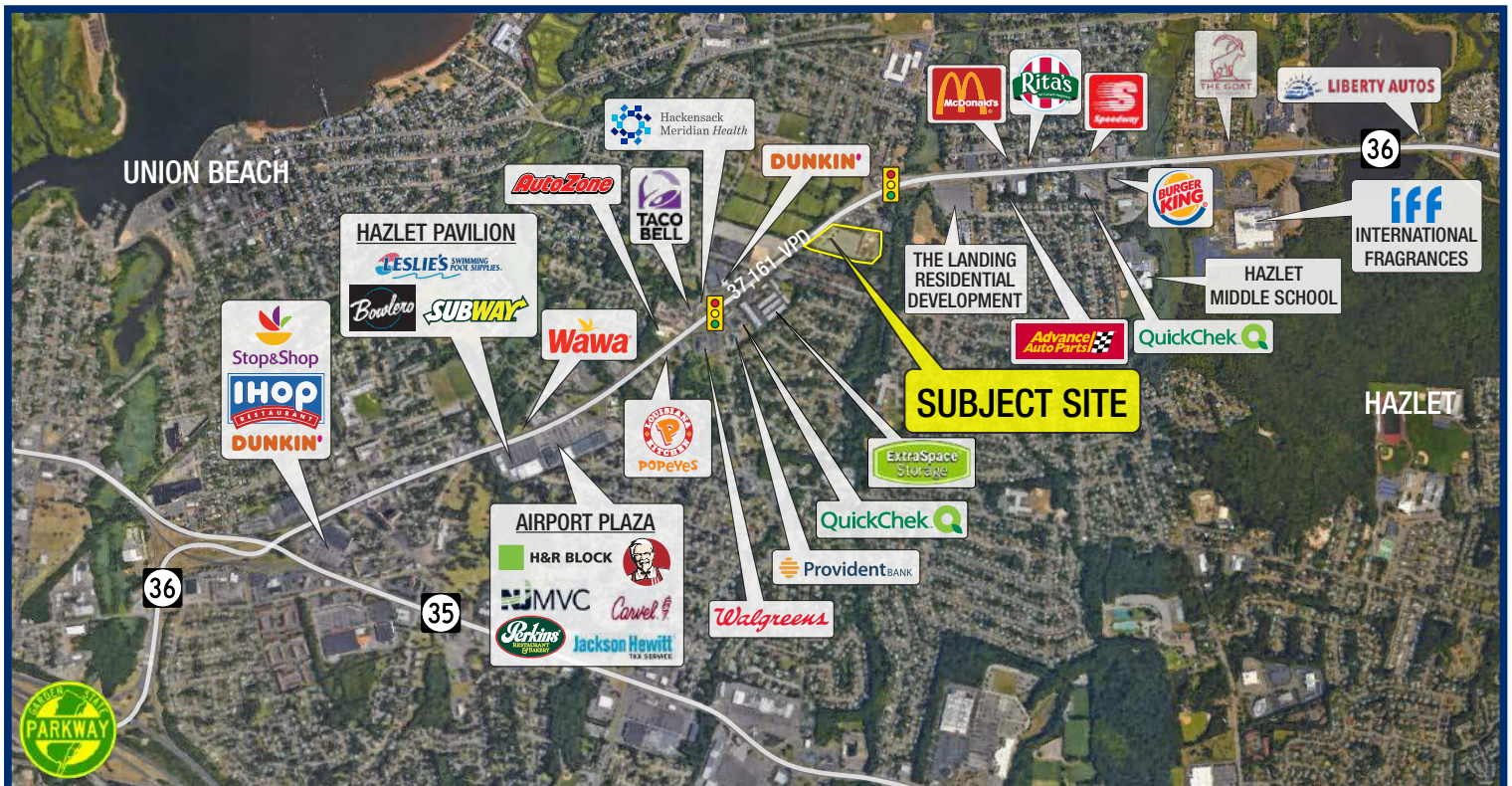
Site Description

- Multiple sizes and configurations possible
- Highly visible pad opportunity along Route 36 with over 41,000 VPD
- Redevelopment of the former ShopRite site to a large self-storage facility with a retail opportunity along the highway
- Site is flexible to multiple configurations and can accommodate a drive-thru
- Strong incomes north of \$100,000 with good density throughout the surrounding area
- Route 36 has seen tremendous growth along the retail corridor

State Map



Market Aerial



Retail for Lease - Contact

Ryan Starkman
 Ph. 732-724-4501
ryan@piersonre.com

PIERSON
 COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.

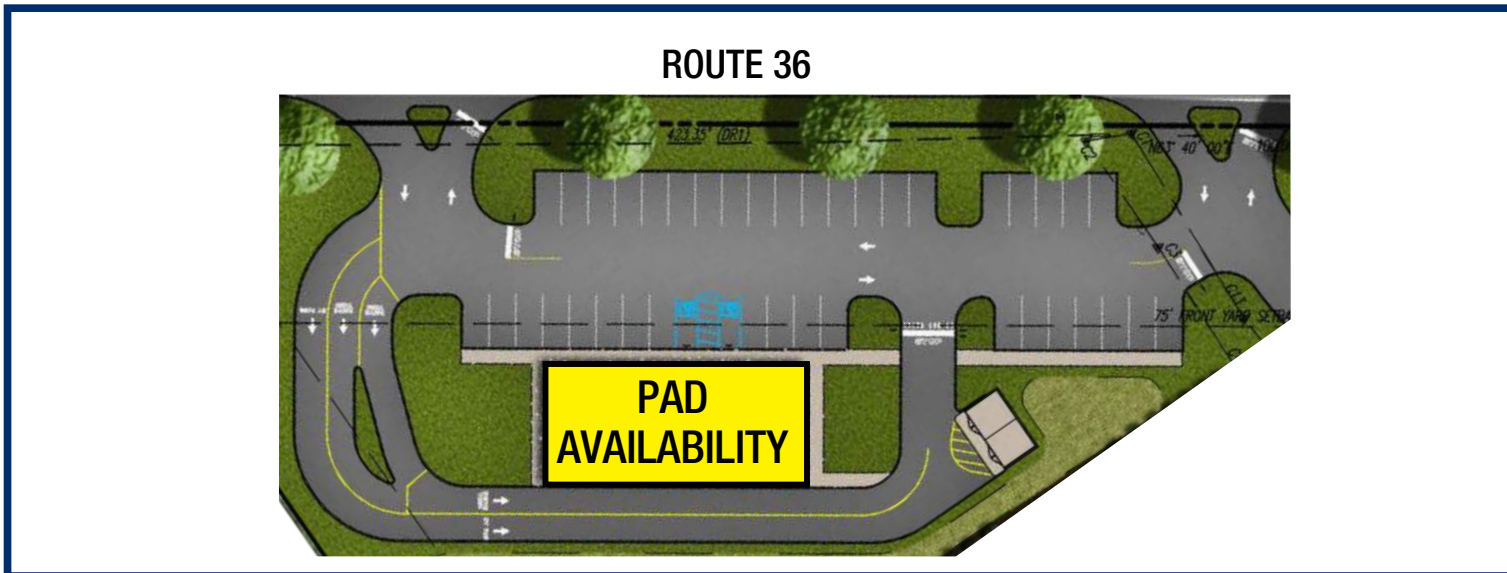
1030 Route 36

Hazlet, New Jersey

Access



Site Plan



Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®