

# 200 Village Center Drive

Freehold, New Jersey

## **Availability**

- +/- 25,000 SF Strip Center/ Medical Building (Divisible)
- Multiple Pads

### **Opportunity**

• Ground Lease Preferred, Build-to-Suit Considered

## **Lot Size**

• +/- 2.3 Acres

### **Traffic Counts**

• +/- 33,437 VPD on W Main Street

## **Strong Retail Synergy**















### **Demographics**

Radius	Population	Median HH Income	<b>Daytime Population</b>
1 Mile	5,904	\$87,276	15,638
3 Mile	41,710	\$102,175	56,900
5 Mile	91,882	\$125,511	117,706

## **Retail for Lease - Contact**

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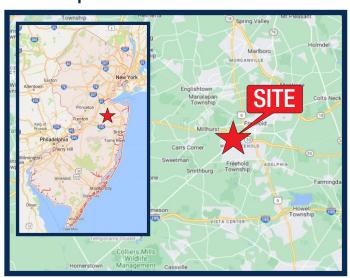
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#### **Site Description**

- Subject site is well-positioned along Freehold's W Main Street retail corridor
- The property offers flexibility in terms of multiple building configurations
- Close proximity to Route 9 and Route 33
- Town will not allow fast food with drive-thru users
- An easement with Raintree Town Center allows for full access to the signalized intersection
- Subject site is adjacent to CentraState Medical Center Campus and located approximately 1.5 miles from Freehold Raceway Mall (approximately 1.4MM SF of retail)

#### **State Map**



#### **Market Aerial**



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