



210 Route 36

Hazlet, New Jersey

Lot Size

• +/- 0.63 Acres

Taxes

• +/- \$22,992

Traffic Count

• 36,828 VPD

Zoning: Business Highway (BH)

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

Site Description

- Highly visible pad opportunity along Route 36 – over 36,000 VPD – while also offering back-access from South Laurel Avenue, a well-traveled thoroughfare with just under 10,000 VPD that connects to Route 35 in Holmdel
- Formerly occupied by Sunoco gas station
- Subject site is flexible to multiple building configurations and can accommodate a drive-thru
- The property is ideally situated at the traffic light-controlled intersection and features multiple points of ingress and egress from both Route 36 and South Laurel Avenue
- Route 36 corridor has seen explosive growth of national retailers

Demographics

Radius	Total Population	Median HH Income	Total Daytime Population
1 Mile	10,410	\$83,004	7,299
3 Mile	61,417	\$90,046	53,628
5 Mile	154,805	\$92,716	126,972

Retail for Lease - Contact

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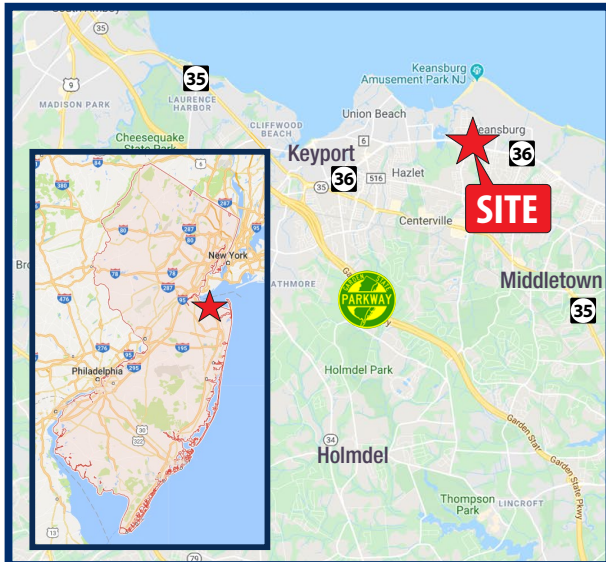
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Hazlet, New Jersey

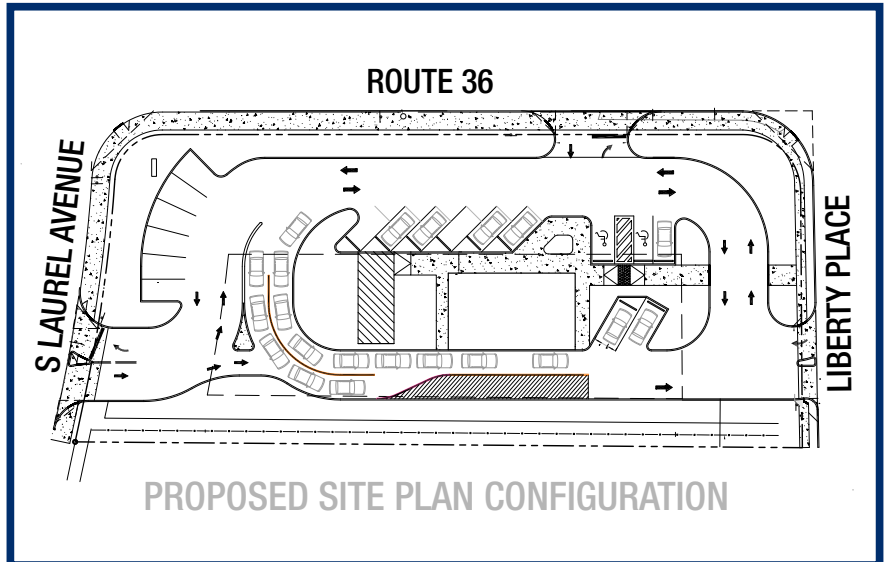
Market Aerial



State Map



Site Plan



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