

NEW MIXED-USE
DEVELOPMENT

PAD C AVAILABLE
+/- 5,000 SF
(DRIVE-THRU APPROVED)

BUILDING B1 AVAILABLE
+/- 1,948 - 10,800 SF

BUILDING B2 AVAILABLE
+/- 2,133 - 8,803 SF

BSR PHYSICAL
THERAPY
(UNDER CONSTRUCTION)

TRADEWINDS AT WARETOWN
144 Residential Units
(100%) Leased

WARETOWN TOWN CENTER



9

18,060 VPD

OCEAN POINTE PLAZA



Tradewinds at Waretown

500 Route 9, Waretown, New Jersey

Availabilities

Building B1:

- +/-1,948 - 10,800 SF (Can be Demised)

Building B2:

- +/-2,133 - 8,803 SF (Can be Demised)

Pad:

- +/- 5,000 SF Pad Available

Traffic Count

- 18,060 VPD

Neighboring Tenants



Demographics

Radius	Population	Total Daytime Population	Median Household Income
3 Mile	19,432	14,760	\$96,779
5 Mile	55,940	43,681	\$95,760
7 Mile	88,557	65,612	\$100,448

For Lease - Contact

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Tradewinds at Waretown

500 Route 9, Waretown, New Jersey

Site Description

- New mixed-use project positioned along Route 9 with 144 leased residential units and +/- 19,600 SF of flexible ground floor retail with a potential +/- 5,000 SF pad opportunity on 0.3 acres
- Proposed double sided pylon signage and storefront signage along heavily trafficked Route 9 with over 18,000 vehicles per day, and across from the ShopRite anchored Waretown Town Center
- Multiple means of ingress and egress including a dedicated left turn allowing full access entering the property
- Waretown has experienced significant growth with residential developments such as Greenbriar Oceanaire featuring 1,400 homes, and Ocean Isle with 102 luxury apartments that is currently under construction
- While being an all-year round market, there is also a significant increase in traffic during the warmer months being in close proximity to the Jersey Shore and many surrounding marinas along the Barnegat Bay

Market Aerial



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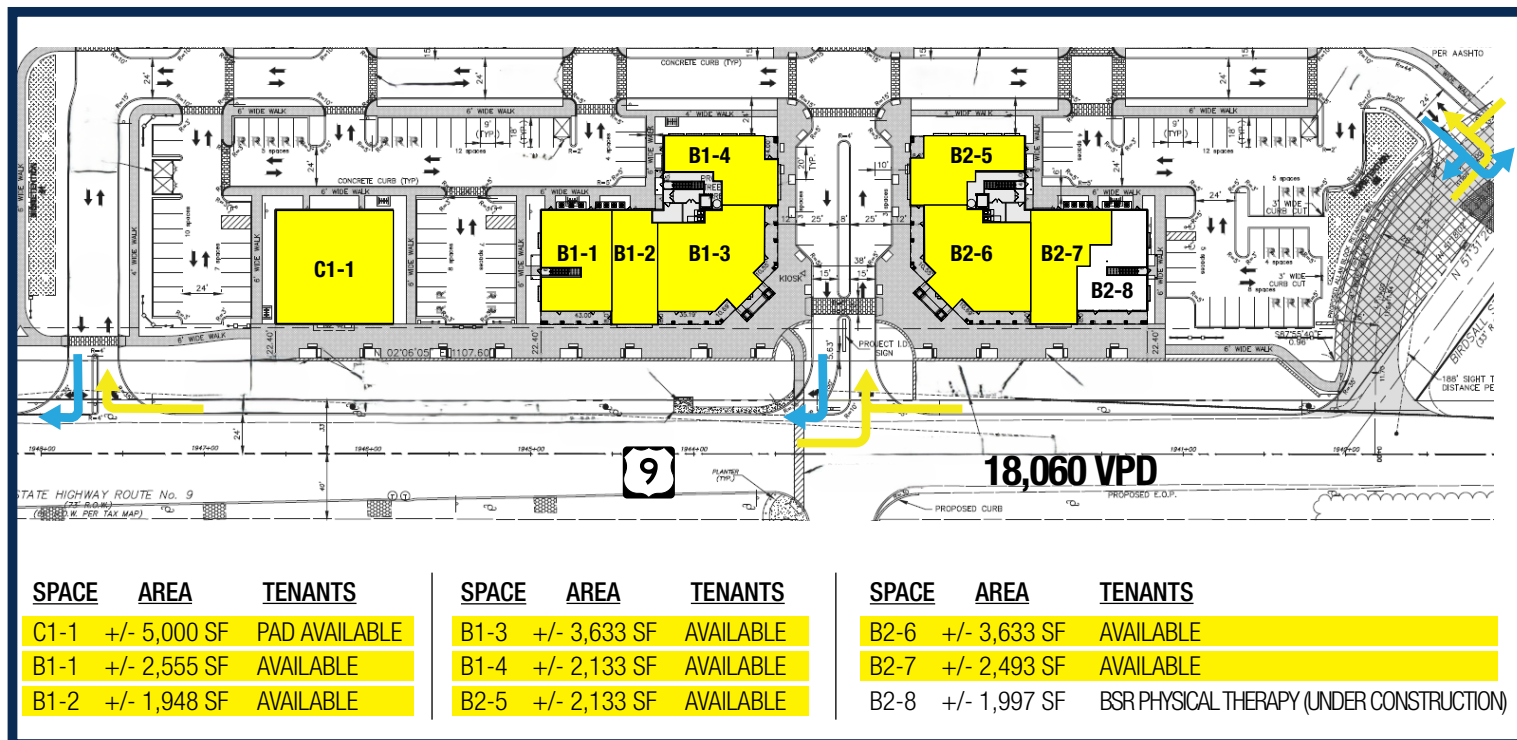
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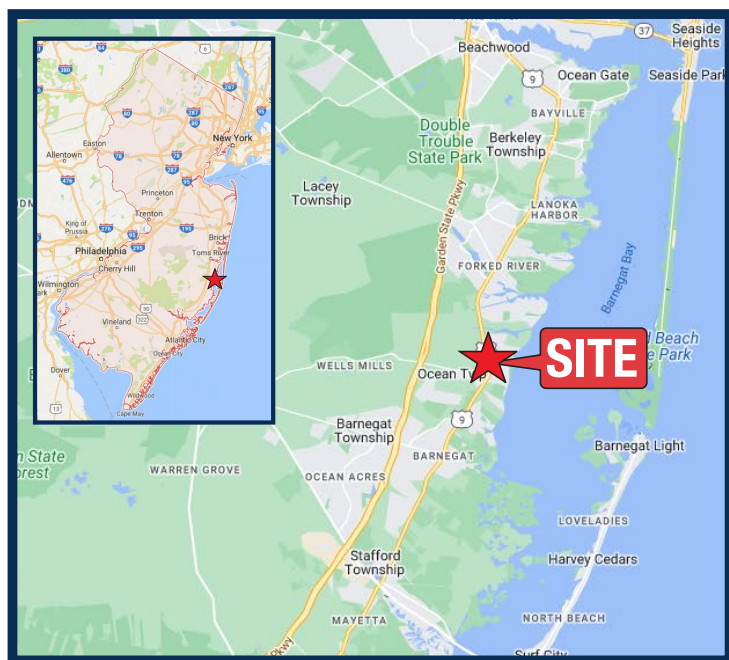
Tradewinds at Waretown

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Proposed Site Plan



State Map



Micro Market Aerial



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