

**Town & Country Shopping Center**  
**1900 Route 70**  
**Lakewood, NJ (Brick Retail Hub)**

**Join Home Depot,  
 Bingo Wholesale, Wine Academy  
 Superstore, & Value City Furniture!**



Available	
Suite 508	5,267 SF Approx. (52' x 100')
Suite 301	4,400 SF Approx. (32' x 44')
Suite 300	3,217 SF Approx. (35' x 92')
Suite 216	2,325 SF Approx. (30' x 80')
Suite 213	2,800 SF Approx. (33' x 78')
Suite 211	1,800 SF Approx. (22' x 80')
Suite 210	23,700 SF Approx. (135' x 182')
Suite 209	4,100 SF Approx. (43' x 84')

- Join Home Depot, Bingo Wholesale, Wine Academy Superstore, Value City Furniture, and others!
- Home Depot received 1,000,000 visits in 12 months, and is ranked in the top 30% for the number of visits for Home Depot stores in NJ! \*
- The subject site is located at the signalized intersection of Route 70 and Shorrock St.
- Easy access to and from The Garden State Parkway Exit 89 and access points on Rt 70 and Shorrock St. with a combined Traffic Count of 74,000 cars per day.
- NNN estimated Taxes, CAM, and Insurance totaling approx. \$5.24/SF (\$2.41/SF CAM and Taxes \$2.83/SF)
- Seeking fast casual restaurant including burgers, sushi, variety discount store, eye doctor, pharmacy, hobby/game store, wireless store, office furniture and supplies, beauty supplies, and pet store.

\*Per Placer a.i.  
 All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, & Pennsylvania.

**DEMOGRAPHICS 2020**

MILES	1	3	5
POPULATION	5,041	72,336	232,185
HH INCOME	\$102,559	\$85,689	\$99,889
DAYTIME POP	5,786	73,736	220,602

TOTAL GLA	315,000 SF
PARKING	1,625 SPACES
TRAFFIC COUNT	GSP - 107,540 CARS PER DAY
	ROUTE 70 - 52,554 CARS PER DAY
	SHORROCK ST. - 21,410 CARS PER DAY

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**R.J. Brunelli & Co., LLC**  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

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- **Suite #508 is 5,267 SF and is located between Bingo Wholesale and Value City Furniture.**  
**This space features prominent facade signage!**

- **The above photo features Suites #301 and Suite #300. These Suites can be combined to total 7,617 SF and have tremendous exposure, direct visibility to traffic entering the center from Route 70.**

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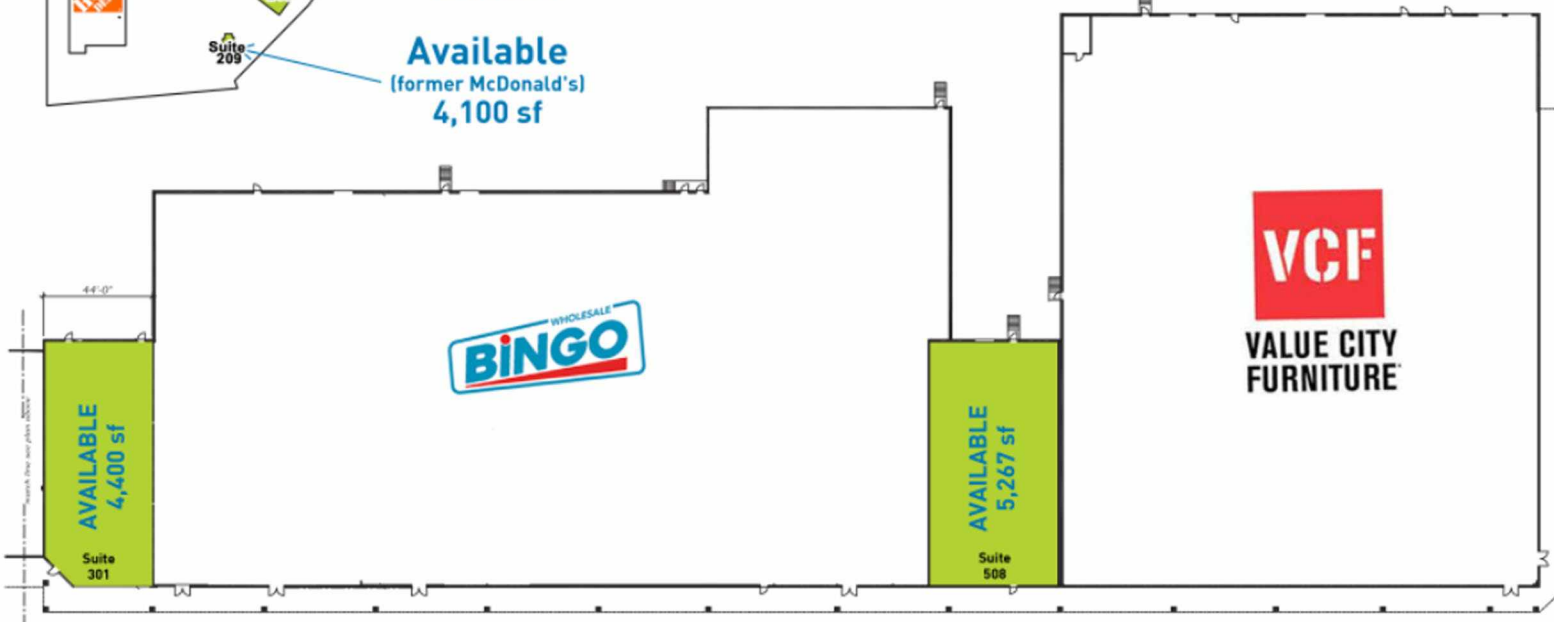
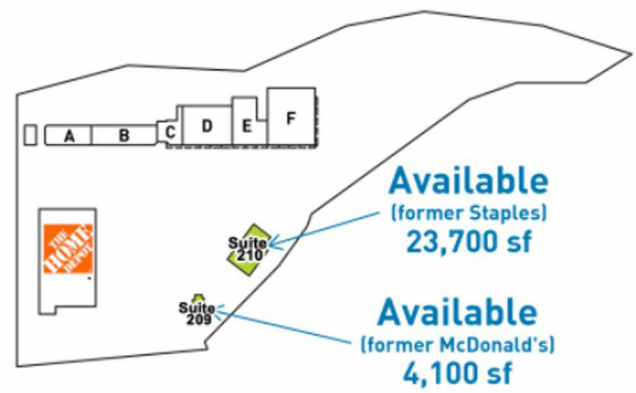
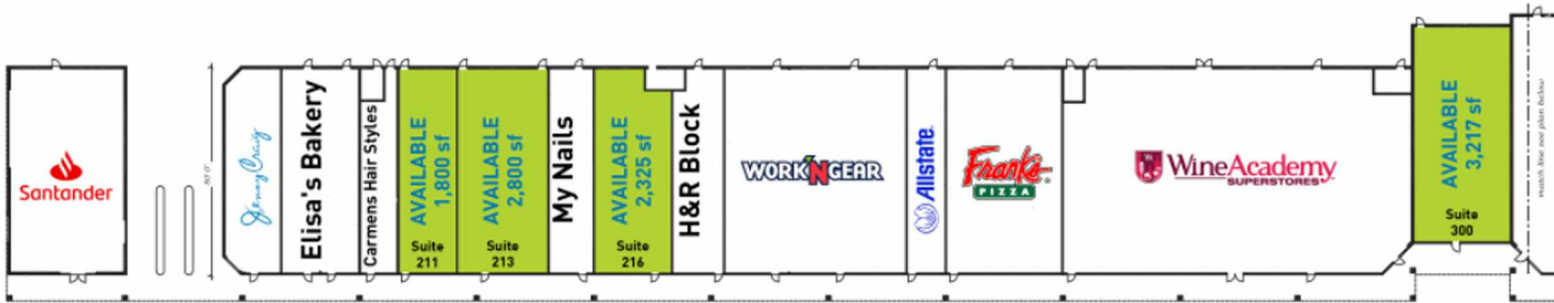


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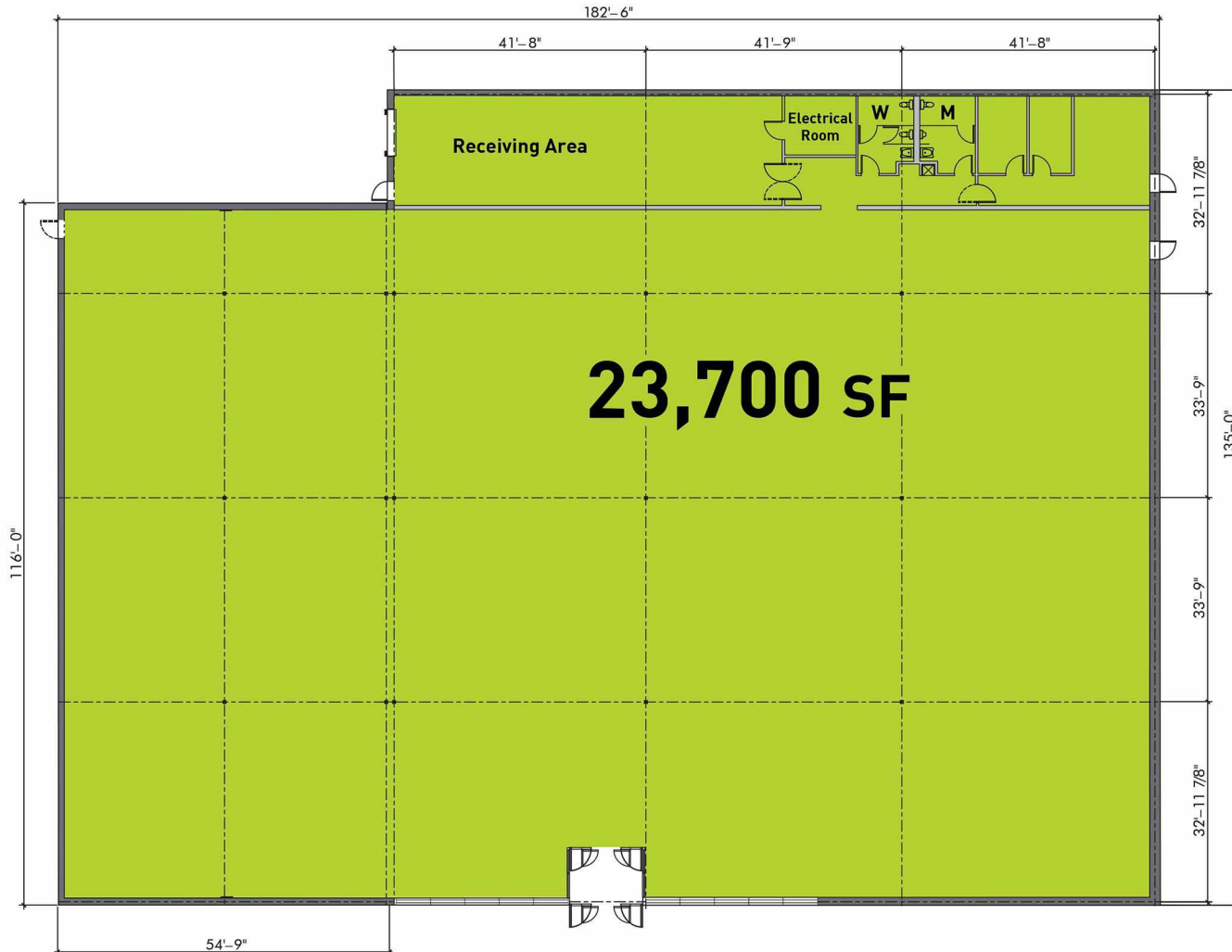
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# PAD SITE AVAILABLE



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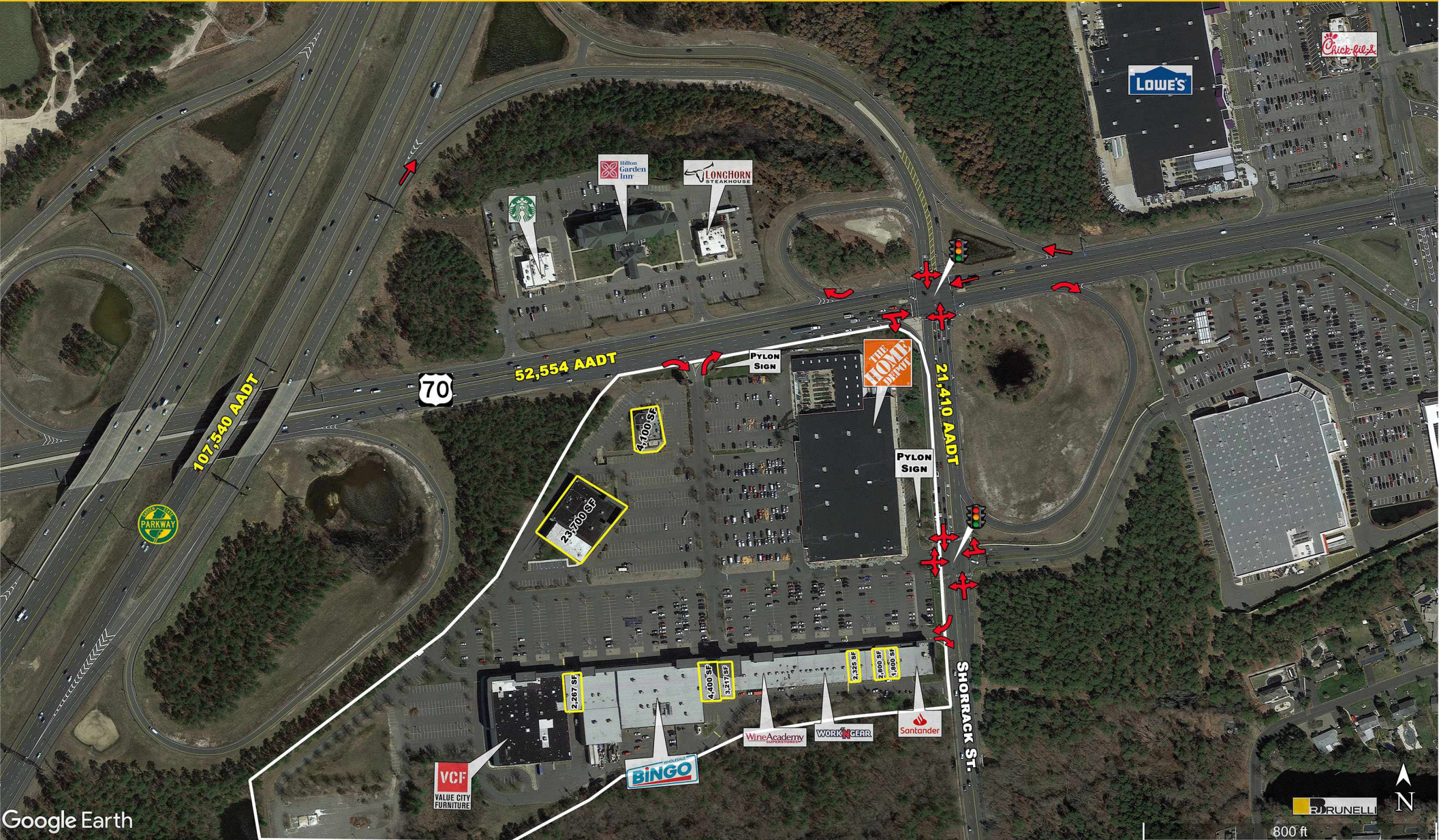


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Google Earth

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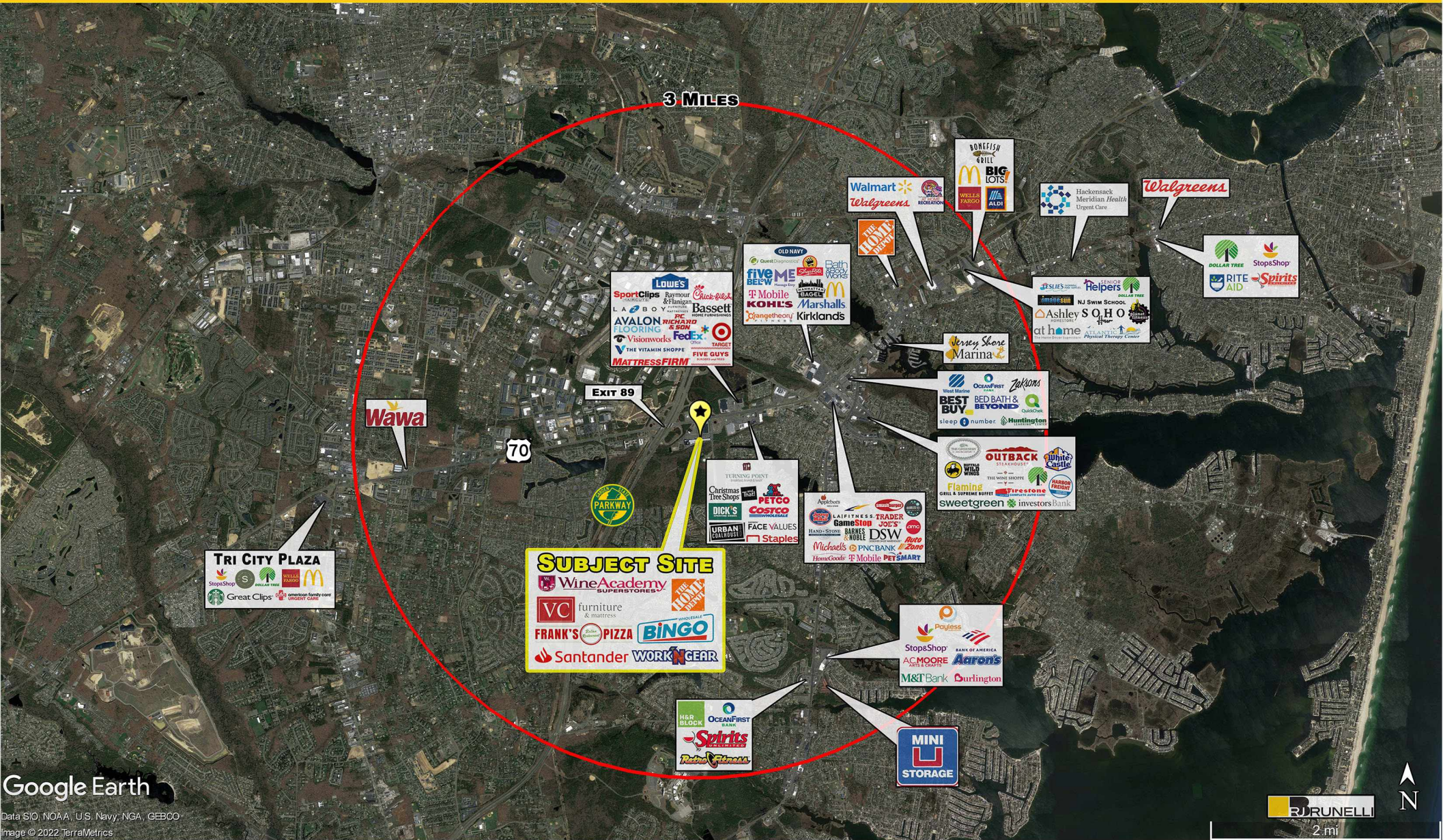


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