



FORMER DRIVE-THRU BANK

FOR LEASE / GROUND LEASE

4251 Route 9, Howell, NJ 07731

Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY OVERVIEW

HOWELL, NEW JERSEY

The Property is located at 4251-4255 Route 9 in Howell, NJ approximately 30 miles South of NYC, and less than 9 miles away from the New Jersey Shore Points. The retail center is located at a signalized intersection along Route 9 and is less than 1 mile away from direct access to Interstate 195. The property is situated in the heart of the retail corridor of the area. Conveniently located at a signalized intersection that allows for access from both sides of the Highway as well.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 72,192 and 163,682 within a 5-mile radius. Additionally, within a 3 mile radius of the subject property, there are 19,741 households with an average household income of \$108,143.

Some of the surrounding retailers in the immediate area include TD Bank, Santander Bank, Lidl Supermarket, Five Guys, Pep Boys, Chase Bank, Walgreens, Dunkin', Harbor Freight, Wendy's, Popeye's, Chipotle, Chick-Fil-A, USPS and many more!

DEAL POINTS

CO-TENANCY WITH QUICK CHECK & CVS PHARMACY

BANKS, FAST FOOD W/DRIVE-THRU & CAR WASHES PERMITTED

NEW HIGHQUALITY 2016 CONSTRUCTION

TRAFFIC COUNT: 34,278 VPD

SIGNALIZED INTERSECTION

SURROUNDED BY NATIONAL TENANTS

LOCATED ON ROUTE 9 WITHIN THE RETAIL CORRIDOR

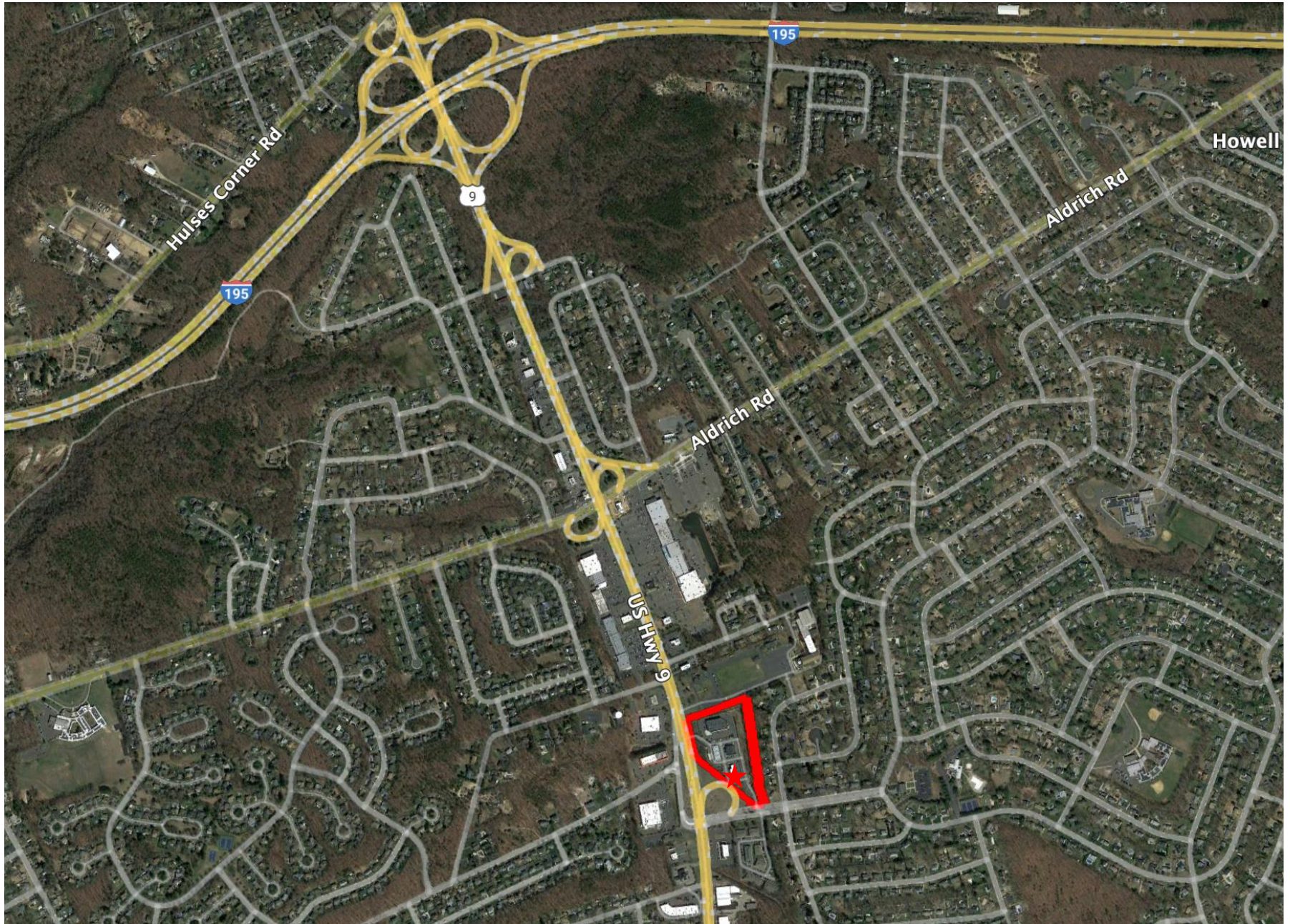
OFFERING SPECIFICATIONS

ASKING RENT	PLEASE CALL
SQUARE-FOOTAGE	3,240SF on .75 Acre Parcel
LANDSIZE	7 AC
YEARBUILT	2016

LOCATION AERIALONE



LOCATION AERIAL TWO



AREA OVERVIEW

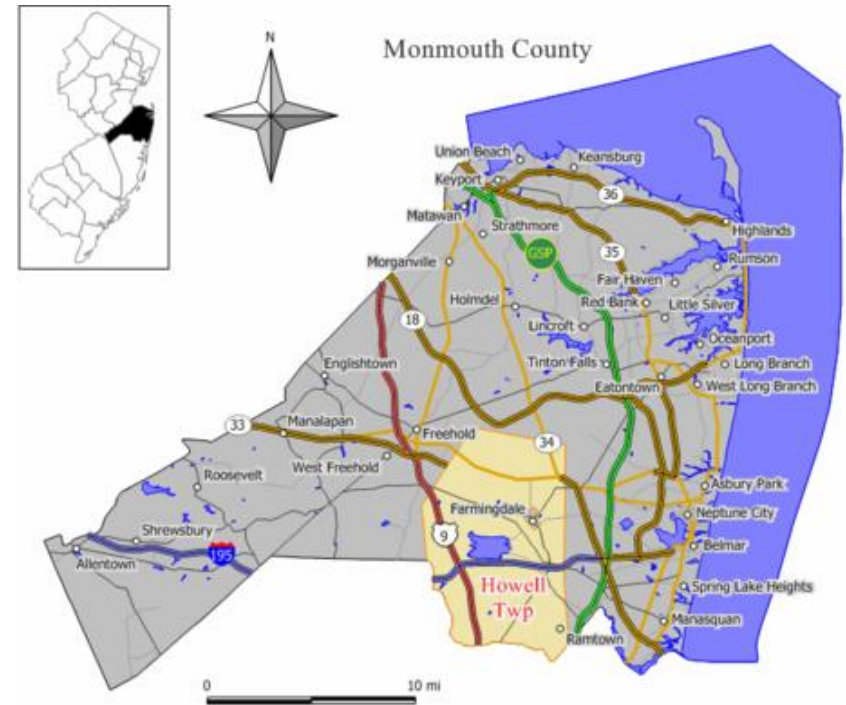
HOWELL, NEW JERSEY

The Township of Howell is a 61.2 square mile ideal suburban area steadily becoming a bedroom community of New York City. Residents get to take advantage of the natural beauty of the New Jersey Shore Points and the crystal clear Manasquan River and Manasquan Reservoir.

The history of Howell Township is connected to its location along the Manasquan River, where humans have lived since ancient times. Archeologists have estimated that Paleo-Indians (ancient Native Americans) settled in the Manasquan watershed as early as 9000 BC. This makes the Manasquan Paleo-Indian site located within Howell Township, south of Squankum Yellowbrook Road, one of the oldest settlement areas in eastern North America.

Howell is a natural route southward from New York City, a mere 30 miles away, has easy access to air and rail transportation, and is bordered by the towns of Freehold, Colts Neck, Lakewood, Wall Township, Brick Township, Tinton Falls and multiple towns along the Jersey Shore!

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION			
2020 Estimated Population	6,985	72,192	163,682
HOUSEHOLDS			
2020 Estimated Households	2,457	19,741	48,115
INCOME			
2020 Average Household Income	\$131,953	\$108,143	\$100,022
TOTAL BUSINESSES			
2020 Estimated Businesses	400	1,970	4,562





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