



FOR LEASE: ±11,095 SF Freestanding Retail Building

1041 Burnt Tavern Road | Brick, NJ 08724

LEASING BROCHURE



Seth Katz
BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com

Matt Miller
SVP, INVESTMENT SALES & LEASING
C | 908.770.0686
Matt@legacyrealtynj.com



±11,095 SF Freestanding Retail Building

1041 Burnt Tavern Road | Brick, NJ 08724

EXECUTIVE SUMMARY

1041 Burnt Tavern Road, Brick Township, New Jersey, which is an 11,095 SF freestanding former Rite Aid for lease. The building has an existing drive-thru and is located on approximately 3.13 acres at the corner lighted intersection of heavily traveled Burnt Tavern Road and Van Zile Road.

The Building can potentially be demised to 3 separate spaces of 2,550 SF, 3,570 SF, & 5K SF.

PROPERTY HIGHLIGHTS

- » **Total SF:** +/- 11,095 SF (Potential for Subdivision)
- » **Land Area:** +/- 3.13 Acres
- » **Year Built:** 1999
- » **Stories:** 1
- » **Zoning:** B-2 General Business
- » **Parking Spaces:** Approximately 45–46 spaces
- » **Frontage:** Approximately 457 feet on Burnt Tavern Road
- » **Drive-Thru:** Existing
- » **Signage:** Pylon signage available



Seth Katz

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

Matt Miller

SVP, INVESTMENT SALES & LEASING

C | 908.770.0686

Matt@legacyrealtynj.com



SITE & ACCESS

The property is prominently positioned along Burnt Tavern Road with approximately 457 feet of frontage.

Key access advantages include:

- » Approximately **0.62 miles** from the **Garden State Parkway**.
- » Convenient east/west access along Burnt Tavern Road with **+/- 13,811 VPD**.
- » Existing **drive-thru configuration at corner lighted intersection**.
- » Existing **pylon** signage.

ZONING – PERMITTED USES

The property is located in the B-2 General Business. The B-2 zone permits a variety of retail and commercial activities.

Retail

- » Convenience store
- » Pharmacy / drugstore
- » Specialty retail
- » Variety store
- » Auto parts
- » Food market

Medical / Service

- » Medical offices
- » Dental
- » Veterinary
- » Health and wellness
- » Personal care / beauty

Food & Beverage

- » Quick-service restaurant
- » Coffee shop
- » Juice/food concept
- » Drive-thru restaurant

Other

- » Day-care use
- » Fitness
- » Personal training

IDEAL FOR

The property may be particularly attractive to:

- » Regional and national retail operators
- » Quick-service restaurant operators
- » Convenience-store operators
- » Medical and healthcare users
- » Veterinary operators
- » Coffee and drive-thru concepts
- » Owner-users
- » Private investors
- » Developers
- » Value-add real estate investors
- » Retail repositioning specialists



POTENTIAL FOR SUBDIVISION

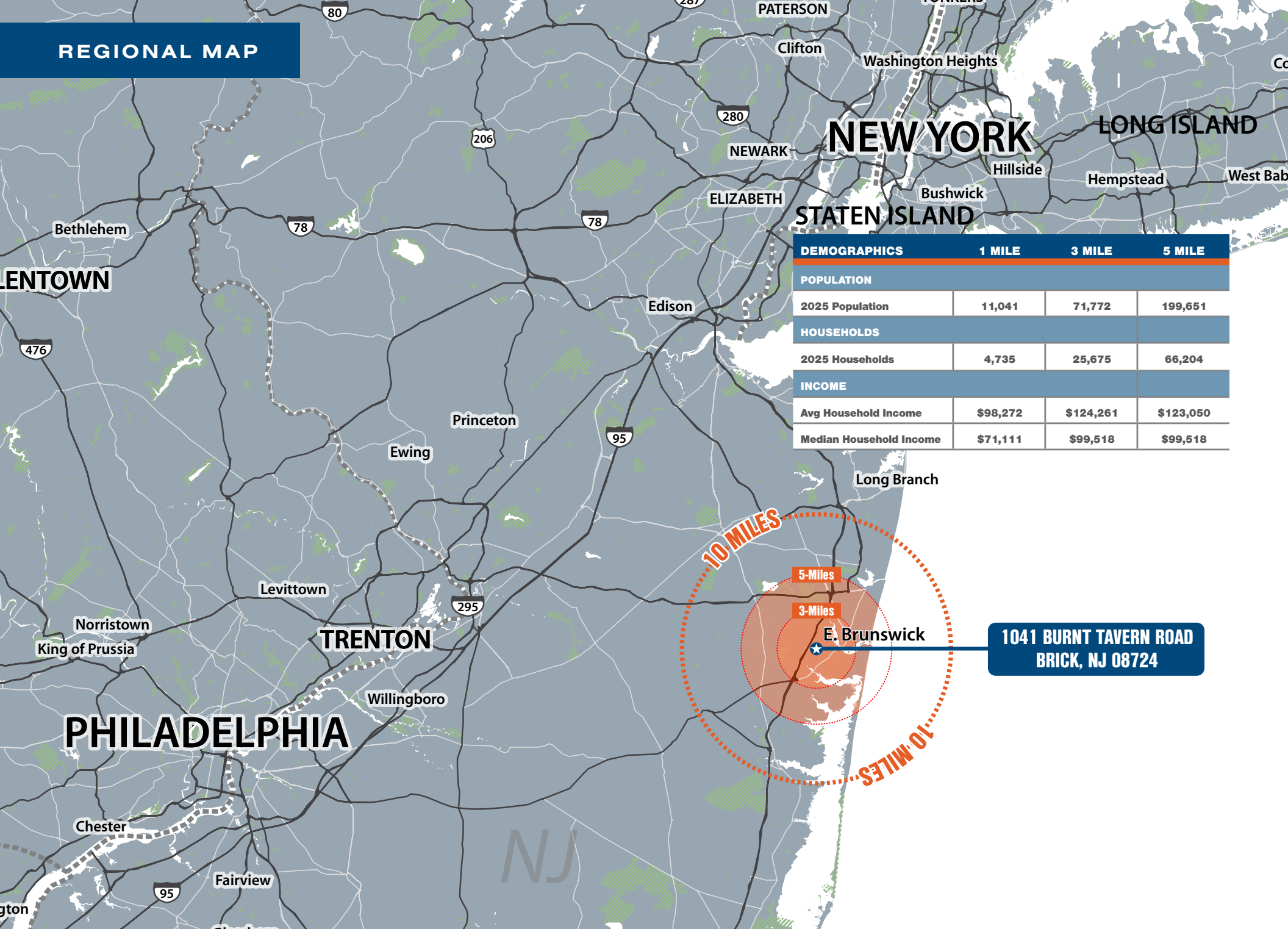


AERIAL VIEW



1041 BURNT TAVERN ROAD | BRICK, NJ 08724

REGIONAL MAP



PROPERTY PHOTOS

