


AVAILABLE:

1,530 SQ FT- Former Frutta Bowls

- Join Buffalo Wild Wings, Alpha Fit Club, Ivy Rehab, Aqua Spa, and Carbon Health in the Diamond Plaza, which is located on one of the strongest retail corridors in Monmouth County, Rt. 9 South, with traffic counts reportedly ranging from approximately 60,000 vehicles per day.
- Surrounded by dominant national retailers including Whole Foods, Lowe's, Kohl's, TJ Maxx, Home Depot, Hobby Lobby, Costco, ShopRite, and others creating strong regional draw and daily consumer traffic.
- Pylon Signage Available
- The subject space is a former Frutta Bowls and has a fully built out kitchen and an existing walk in freezer.
- Seeking: fast casual restaurant, ice cream, smoothies, pet supplies store, cell phone store, or other retail use.

Demographics

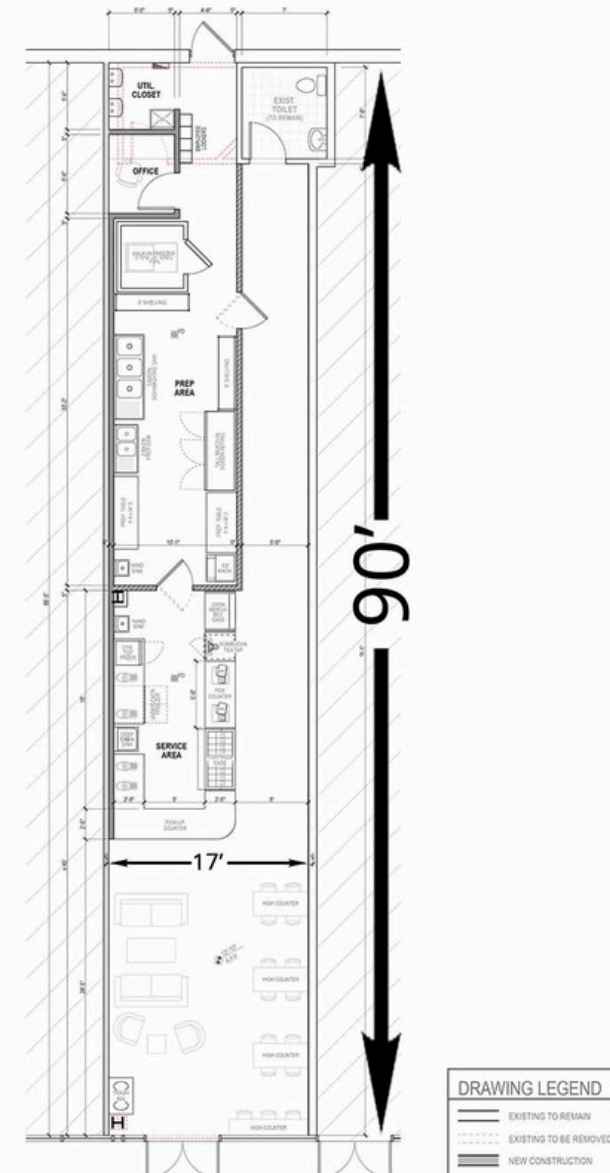
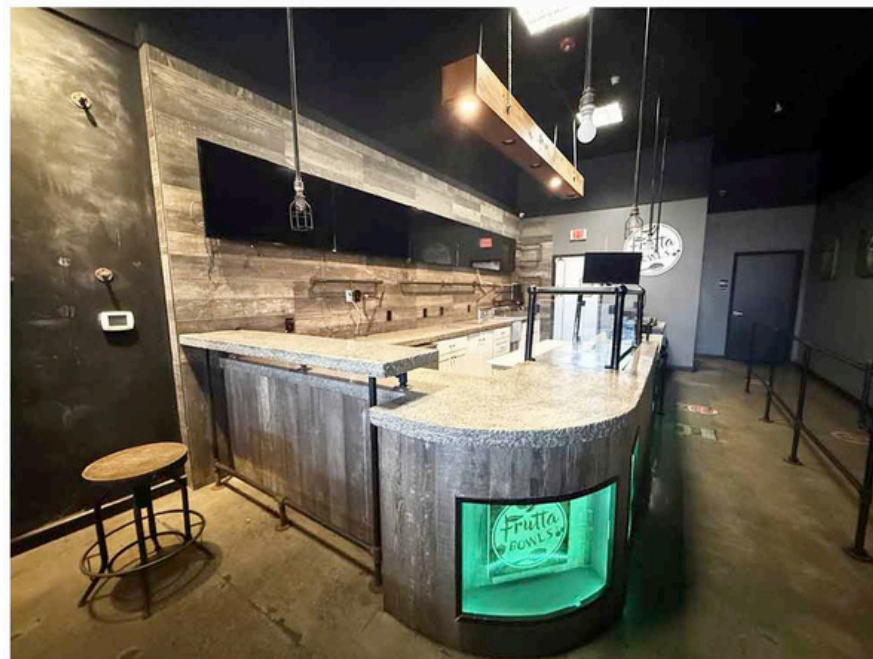
	1 Mile	3 Miles	5 Miles
Population:	6,119	47,061	129,664
Avg HH Income:	\$181,123	\$188,437	\$186,306
Daytime Pop	6,567	41,031	118,398

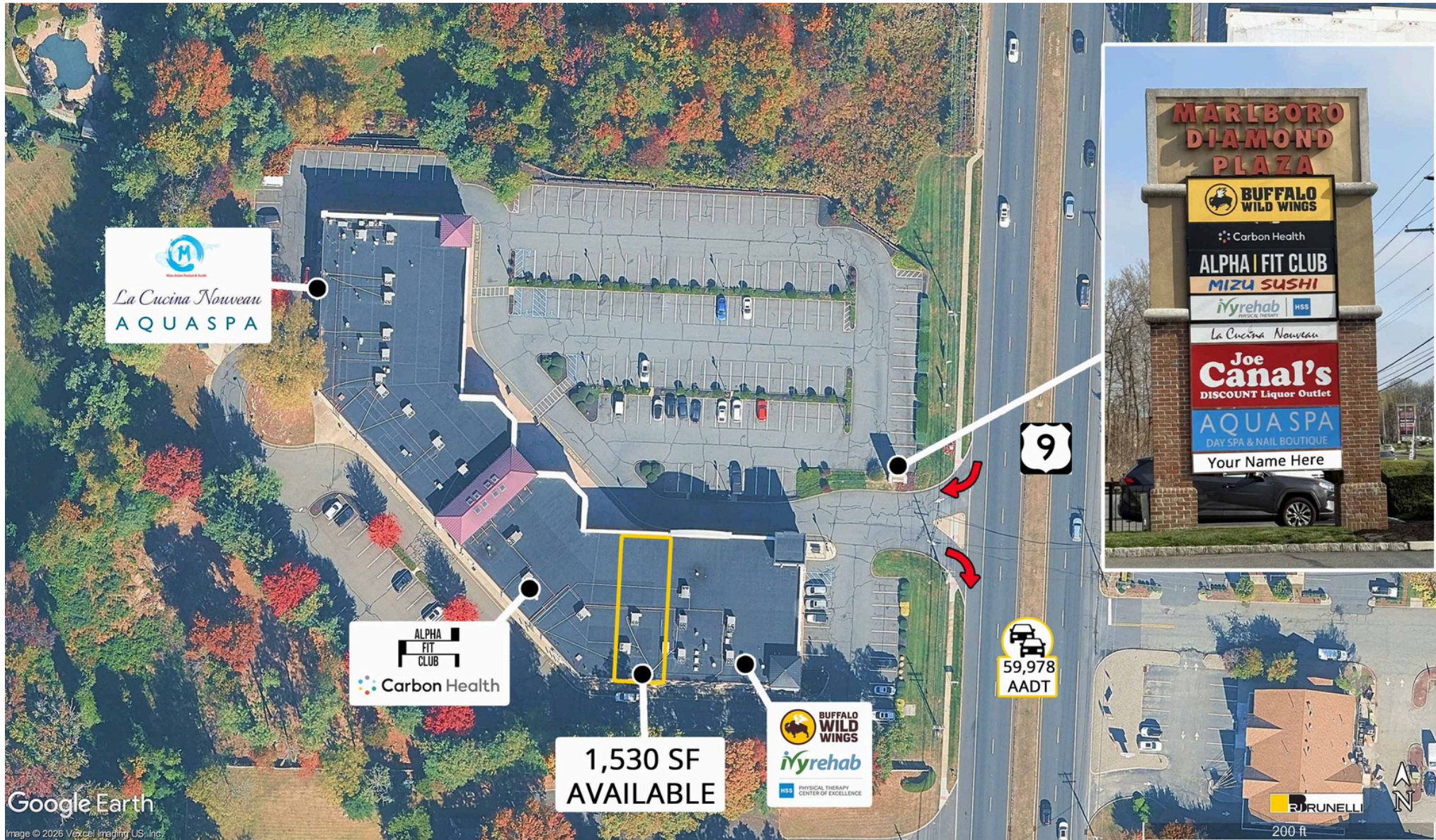
Total GLA

Total GLA	Parking	NNN Estimated
37,268 SF	200 Spaces	Approx.: \$8.50/SF

Traffic Counts

Route 9 S	59,978 Cars Per Day
Robertsville Rd.	15,217 Cars Per Day
Newman Spring Rd.	12,520 Cars Per Day









167 Route 9 S
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



DAWN PIZZICHILLO

dpizzichillo@rjbrunelli.com

C: 732-939-0730



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com

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