



Medical/Office Space for Lease

Fieldcrest Commons

34 MANCHESTER AVENUE, FORKED RIVER, NJ 08731

Available Spaces: Suite 102 - 2,565 SF
Suite 103 - 1,495 SF

Lease Price: Office: \$19.00 PSF + \$10.75 PSF NNN + Utilities

Location: In close proximity to Route 9 and the Garden State Parkway

Features:

- Class A medical/office building
- 3,600 SF pad site available
- 5/1,000 SF parking ratio
- Atlantic Age Management, Novocare Rehab, Escobar Financial, and Hackensack Meridian Ambulatory Care

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Mario Chiarella

Senior VP/Broker Associate

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123 Lincoln Highway • Edison, NJ • 732-494-0778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

34 Manchester Avenue

Site Plan

The Two 2 Pad Sites provide an additional 7,600 SF of rentable retail/office space increasing the Rentable square footage from 36,000 SF to 43,600 SF.

The two pad sites provide an additional 7,600 SF of rentable retail/office space.

44 MANCHESTER BOULEVARD

- Ideal retail location with clear line of sight visibility
- 4,000 SF approved and improved Retail Pad Site

34 MANCHESTER BOULEVARD

- Located directly at the ingress/egress to the Medical office complex
- 3,600 SF approved and improved Office / Retail Pad Site

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34 Manchester Avenue

Key Facts

KEY FACTS

8,258

Population



Average
Household Size

42.8

Median Age

\$100,020

Median Household
Income

EDUCATION

5%

No High School
Diploma



29%

High School
Graduate



31%

Some College



36%

Bachelor's/Grad/Pr
of Degree

BUSINESS



276

Total Businesses



2,447

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

20%



Services

13%

3.9%

Unemployment
Rate

INCOME



\$100,020

Median Household
Income



\$41,388

Per Capita Income



\$485,449

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (25.7%)

The smallest group: \$25,000 - \$34,999 (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	-2.1%	
\$15,000 - \$24,999	4.2%	-3.8%	
\$25,000 - \$34,999	2.2%	-5.5%	
\$35,000 - \$49,999	6.3%	-3.8%	
\$50,000 - \$74,999	15.6%	-2.3%	
\$75,000 - \$99,999	18.3%	+4.5%	
\$100,000 - \$149,999	25.7%	+6.1%	
\$150,000 - \$199,999	10.7%	+1.9%	
\$200,000+	13.6%	+5.1%	

Bars show deviation from Ocean County

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