

Flagstar Plaza

340 Route 9 Bayville, NJ

1,800 SF & 2,200 SF For Lease

ALAN WALKER
awalker@jefferyrealty.com
C: 732.485.9364
O: 908.668.9600 EXT. 250

SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781
O: 908.668.9600 EXT. 223



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Tenant Roster	
1 Pro Care PT	7 Star Point Real Estate
2 Bright Harbor Healthcare	8 Available (2,200 SF)
3 Chinatown Restaurant	9 Available (LEASE PENDING)
4 Pizza Restaurant	10 Available (1,800 SF)
5 Furball Grooming	11 GSCB Bank w/ Drive Thru
6 Available (LEASE PENDING)	



AVAILABLE
1,800 SF & 2,200 SF

PRICE
Call for Quote

NNN
\$6.70 PSF

TRAFFIC
22,025 VPD On Rt. 9

- NOTES**
- Neighborhood Center on highly trafficked Route 9 anchored by Flagstar Bank and daily use tenants.
 - New Facade Coming
 - Parking ratio is 4.3 :1 on a newly paved lot.
 - Large Pylon Sign
 - Multiple Points Of Ingress And Egress
 - Space 9 is a turn-key nail salon

NEIGHBORING RETAIL

Bayville Commons



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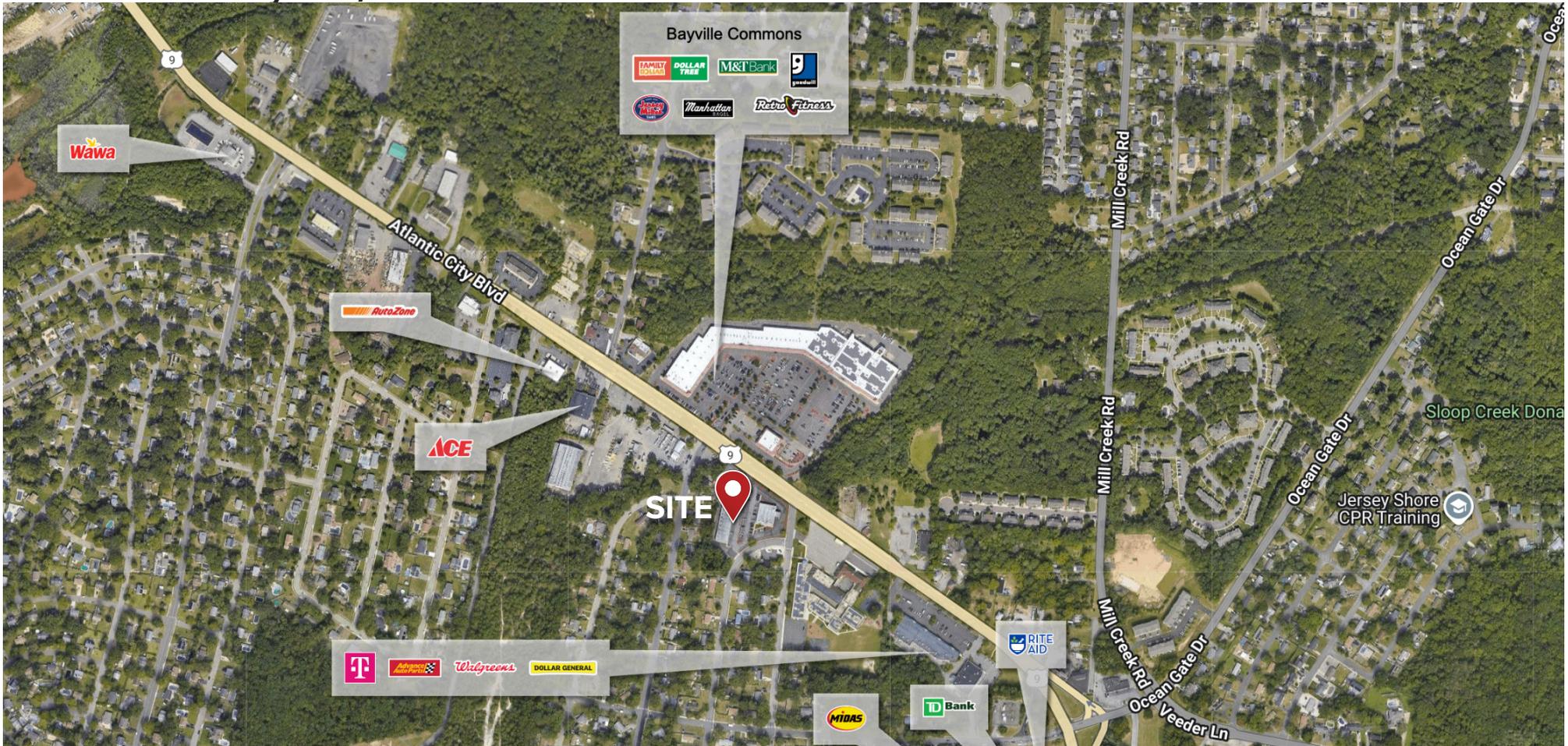
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MARKET AERIAL



DEMOGRAPHICS



	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	8,658	\$118,488	3,369	198	1,328
3 Miles	52,888	\$132,743	19,220	1,446	10,266
5 Miles	115,207	\$128,956	43,813	4,194	36,057

