

FLAGSTAR PLAZA

340 ROUTE 9, BAYVILLE, NJ

SPACES FROM 1,100 TO 2,200 SF | FOR LEASE

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SITE INFORMATION

Tenant Roster

- | | |
|-------------------------------|--------------------------------|
| 1 Pro Care PT | 7 Star Point Real Estate |
| 2 Bright Harbor Healthcare | 8 Available (2,200 SF) |
| 3 Chinatown Restaurant | 9 Nail Salon |
| 4 Pizza Restaurant | 10 Available (1,800 SF) |
| 5 Furball Grooming | 11 GSCB Bank w/ Drive Thru |
| 6 Available (1,100 SF) | |



AVAILABLE

Unit 6: 1,100 SF
Unit 8: 2,200 SF
Unit 10: 1,800 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

NEIGHBORING RETAIL

Bayville Commons



FLAGSTAR PLAZA

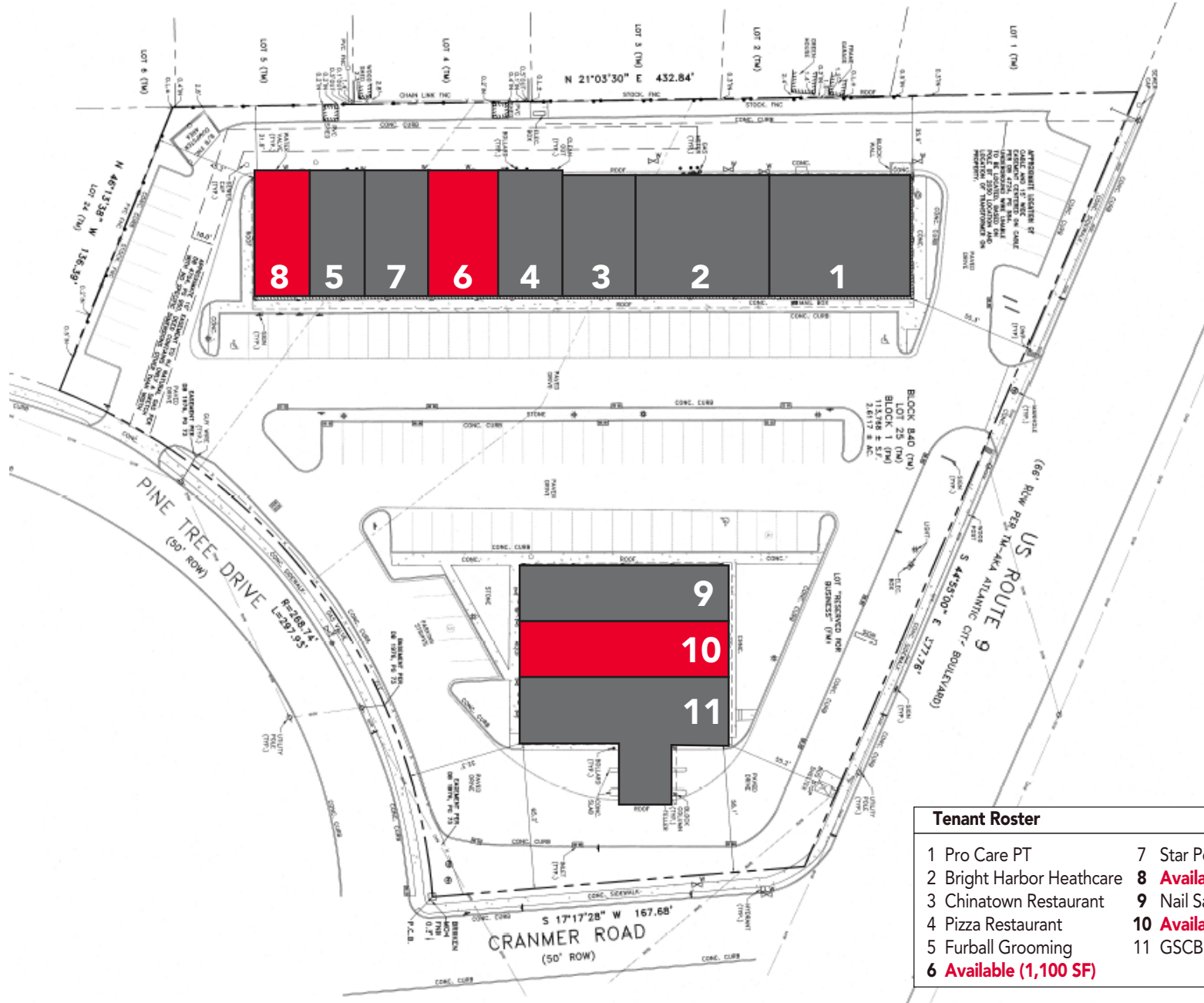
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 **CENTER PHOTOS**



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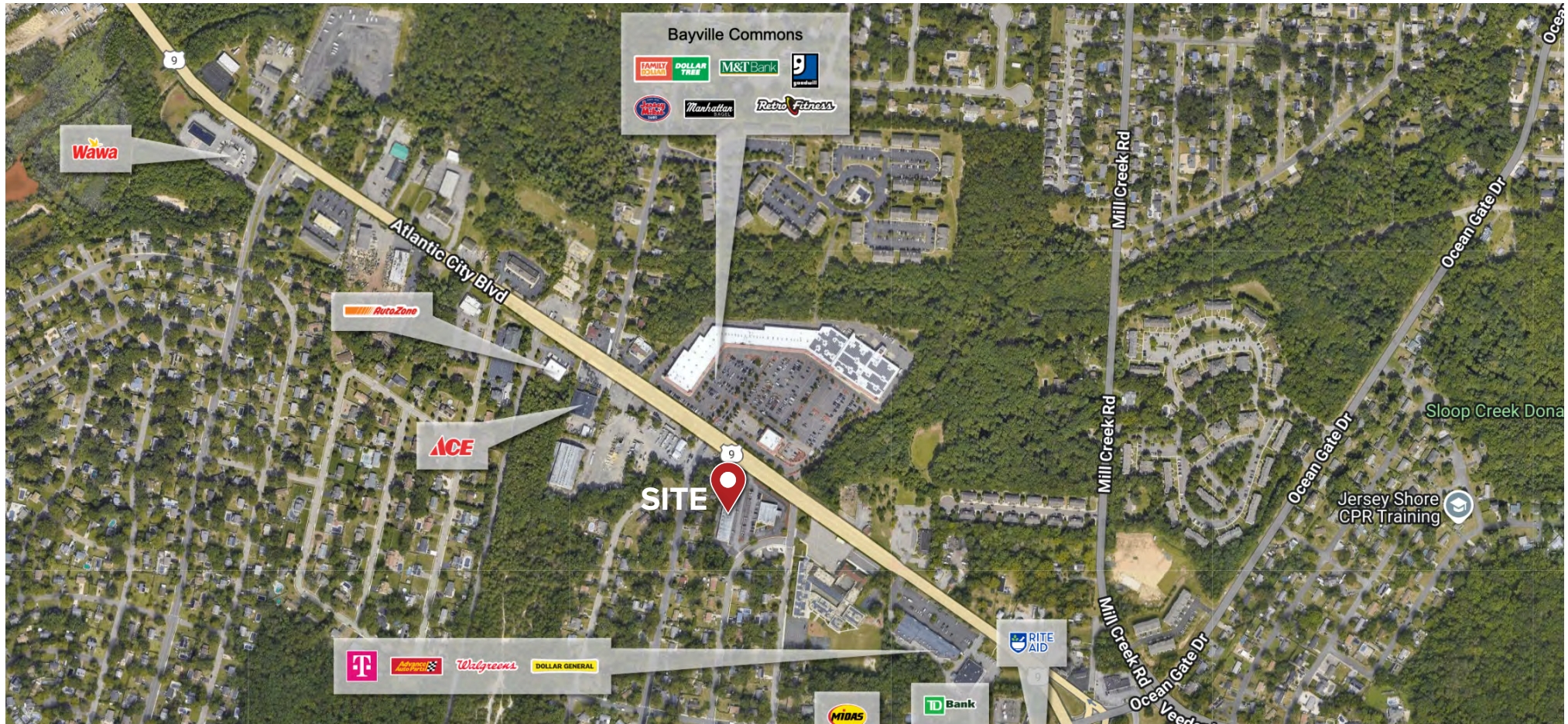


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DEMOGRAPHICS

	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

