

Hazlet Town Center

3010 Route 35 South Hazlet NJ

2,100 SF - 14,500 SF For Lease

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



Hazlet Town Center

3010 Route 35 South Hazlet NJ



AVAILABLE

2,100 SF - 9,000 SF

TOTAL SHOPPING CENTER SIZE

180,000 SF

PRICE

Call for Quote

NNN

\$5.77 SF Taxes: \$2.88 SF
CAM/ Ins \$2.89

TRAFFIC

38,304 VPD On Route 35
9,849 VPD On Bethany Road

NOTES

New Ownership/ Management

NEIGHBORING RETAILERS

Hazlet Plaza



Bayshore Plaza



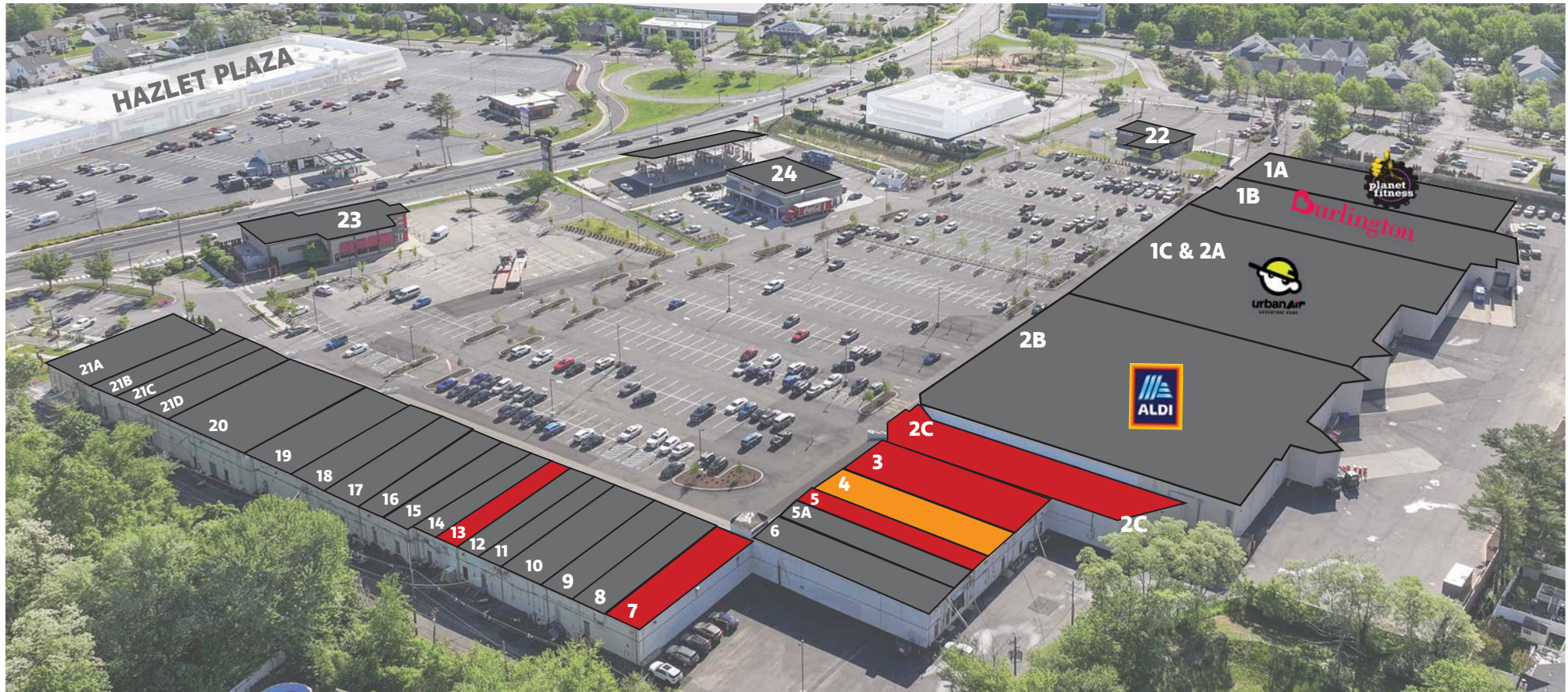
Lidl Center



Hazlet Town Center

3010 Route 35 South Hazlet NJ

- | | | | | |
|--|---------------------------------|---------------------------------|-------------------------------|--------------------------------|
| 1A Planet Fitness | 5 2,500 SF Available | 11 Xin Wok | 18 Quest Diagnostics | 22 Bank of America |
| 1B Burlington Coat Factory | 5A Underground Nutrition | 12 Subway | 19 TLC Nails | 23 Buffalo Wild Wings |
| 1C Urban Air Trampoline | 6 Salon Soleil | 13 2,100 SF Available | 20 K-Pot Korean BBQ | 24 Wawa & Wawa Gasoline |
| 2A Urban Air Trampoline | 7 3,272 SF Available | 14 AE's Thai & BBQ | 21A Panera | |
| 2B Aldi | 8 Hazlet Family Dental | 15 Jewelry Carlos Larrea | 21B Bubbakoos Burritos | |
| 2C 5,500 SF Available | 9 The Froyo Zone | 16 Great Clips | 21C AT&T | |
| 3 4,000 SF Available | 10 The UPS Store | 17 Sally Beauty | 21D Kung Fu Tea | |
| 4 2,500 SF Game Stop Can Be Made Available | | | | |



Hazlet Town Center

3010 Route 35 South Hazlet NJ



Hazlet Town Center

3010 Route 35 South Hazlet NJ



DEMOGRAPHICS

| | TOTAL POPULATION | AVERAGE HHI | HOUSEHOLDS | TOTAL BUSINESSES | TOTAL EMPLOYEES |
|----------------|------------------|-------------|------------|------------------|-----------------|
| 1 Mile | 10,197 | \$147,313 | 3,698 | 691 | 7,812 |
| 3 Miles | 67,573 | \$158,374 | 25,737 | 2,643 | 23,866 |
| 5 Miles | 140,455 | \$165,689 | 52,819 | 4,808 | 43,193 |

