

4621 ROUTE 9

HOWELL, NJ

GROUND LEASE | IDEAL FOR QSR, COFFEE & BANKS

JON CORBISCELLO | **SHANE WIERKS**
jcorbiscello@jefferyrealty.com | swierks@jefferyrealty.com
C: 973.420.9029 | C: 908.581.7781



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AVAILABLE

0.77 AC

DIMENSIONS

170' x 280'

BLOCK & LOT

35.83/36

ASKING RENT

Call for Quote

TAXES (2025)

\$5,622

TRAFFIC COUNTS

34,256 VPD

NOTES

- The lot is suitable for a free standing pad up to 3,300 SF with drive-thru lanes; see proposed plans on following pages
- Easy access to major highways including Route 33, I-195, and the Garden State Parkway

NEIGHBORING TENANTS



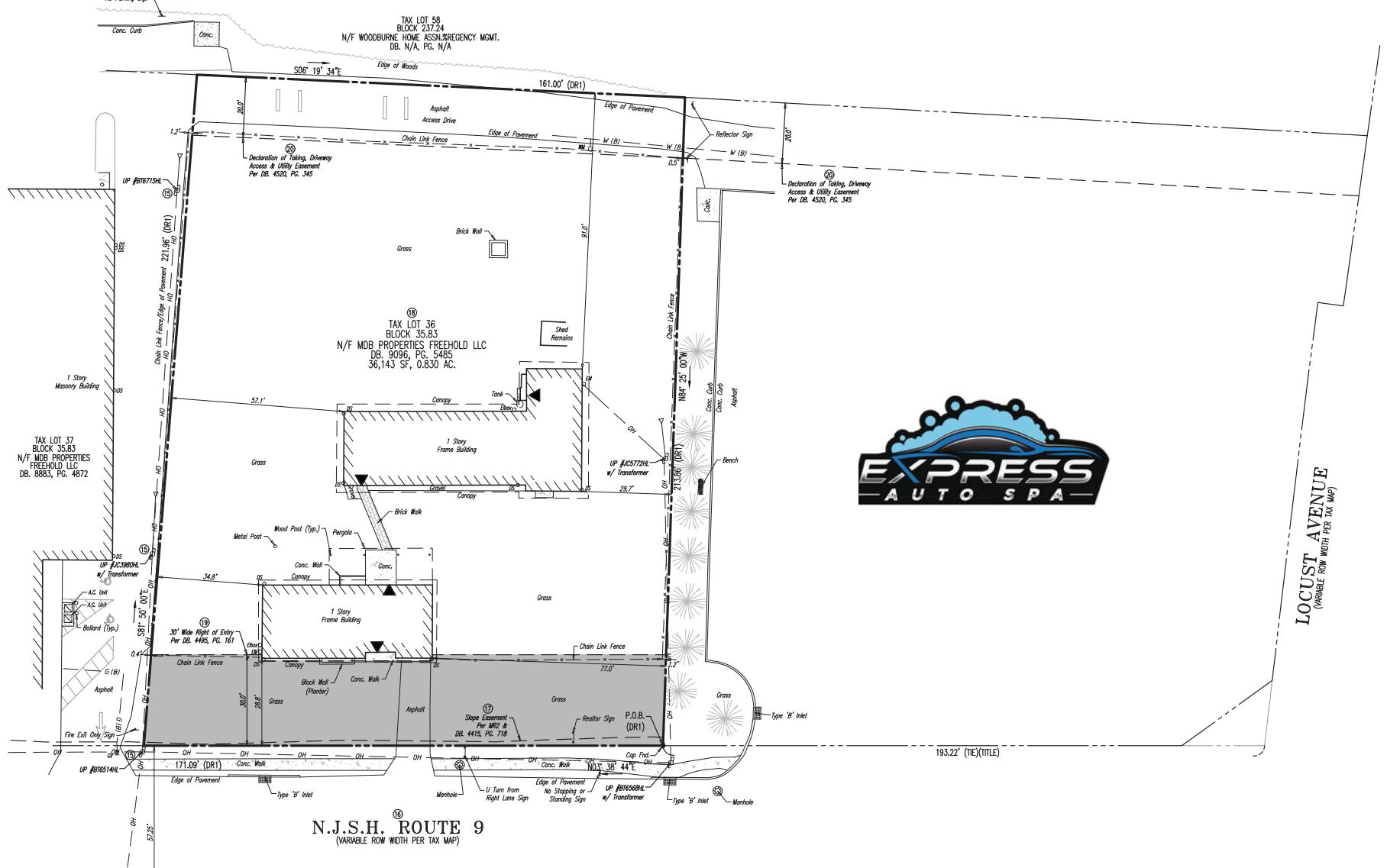
SITE INFORMATION



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SITE SURVEY



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For more information, please contact our exclusive brokers:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,753	66,050	175,715
AVERAGE HHI	\$172,162	\$138,737	\$136,534
HOUSEHOLDS	2,623	18,405	47,233



52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.662.5225 • www.JefferyRealty.com

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