MANCHESTER PLAZA

1001 ROUTE 70, MANCHESTER, NJ

SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781

KYLE GOWOREK
kgoworek@jefferyrealty.com
C: 201.978.1770

FOR LEASE | 2,250-7,395 SF & BUILD-TO-SUIT PAD SITES AVAILABLE



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SITE INFORMATION





GLA
304,215 SF

AVAILABLE

2,250 SF - Unit 2	4,879 SF - Units 19
2,875 SF - Unit 12	3,200 SF - Pad B
7,395 SF - Units 16	3,500 SF - Pad C

ASKING RENT
Call for Quote

NNN
$7.41 PSF

PARKING
1,458 spaces

TRAFFIC COUNTS
16,485 VPD on Route 70

NOTES

- Available Pads B & C are build-to-suit opportunities
- Shopping center anchored by ShopRite and Lowe's
- Convenient access to the Garden State Parkway and Route 9, serving a growing year-round residential and seasonal Shore market

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SITE PLAN

Unit	Tenant	Size (SqFt)
1	ShopRite	63,000
2	**AVAILABLE**	**2,250**
3	Lakehurst Cleaners	1,350
4	Crestwoof Jewelers	1,350
5	JB's Diner	1,800
6	Dairy Queen	1,479
7	UPS Store	1,350
8	Hot Wok	1,350
9	Pik-Pok Consignment	1,980
10	Clarkson Eyecare	4,327
11	Wine Center	3,450
12	**AVAILABLE**	**2,875**
13	Cafe Napoli	3,795
14	LA Perfection Nails	2,118
15	Dollar Tree	10,050
16	**AVAILABLE**	**7,395**
18	Atlantic Physical Therapy	3,964
19	**AVAILABLE**	**4,879**
20	Perfect Fit Medical	2,000
21	H&R Block	1,515
22	Greg E Dalin DMD	2,000
23	Bella Salon	2,500
24	Lowe's	167,400
PAD A	Chase Bank	3,538
PAD B	**AVAILABLE**	**3,200**
PAD C	**AVAILABLE**	**3,500**
PAD D	Applebees	6,500



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CENTER PHOTOS









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INTERIOR PHOTOS

UNIT 2 - 2,250 SF



UNIT 12 - 2,875 SF





UNIT 16 - 7,395 SF



UNIT 19 - 4,879 SF

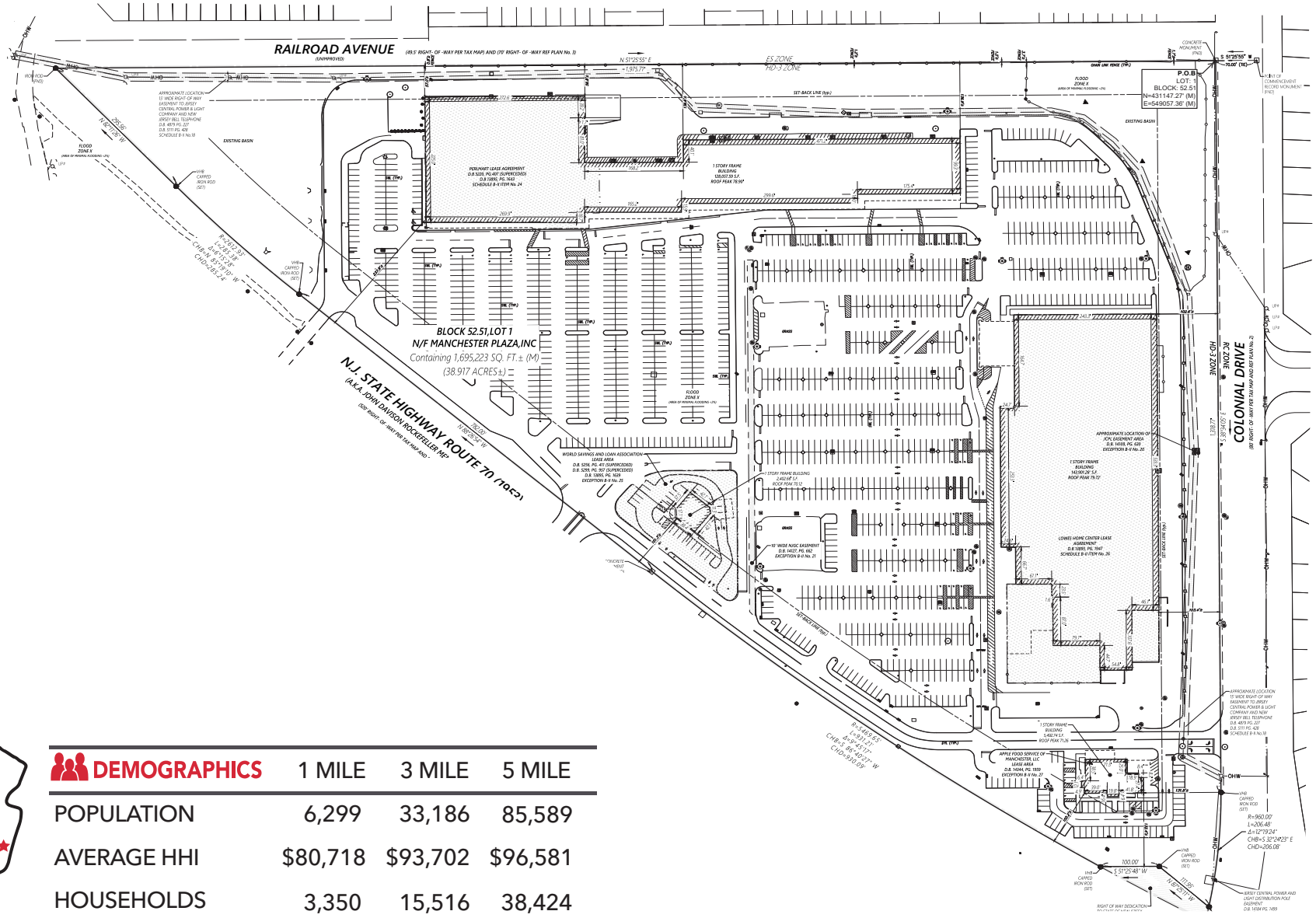




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SITE SURVEY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,299	33,186	85,589
AVERAGE HHI	$80,718	$93,702	$96,581
HOUSEHOLDS	3,350	15,516	38,424

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MARKET AERIAL



For more information, please contact our exclusive brokers:

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C: 201.978.1770

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

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