

MANCHESTER PLAZA

1001 ROUTE 70, MANCHESTER, NJ

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



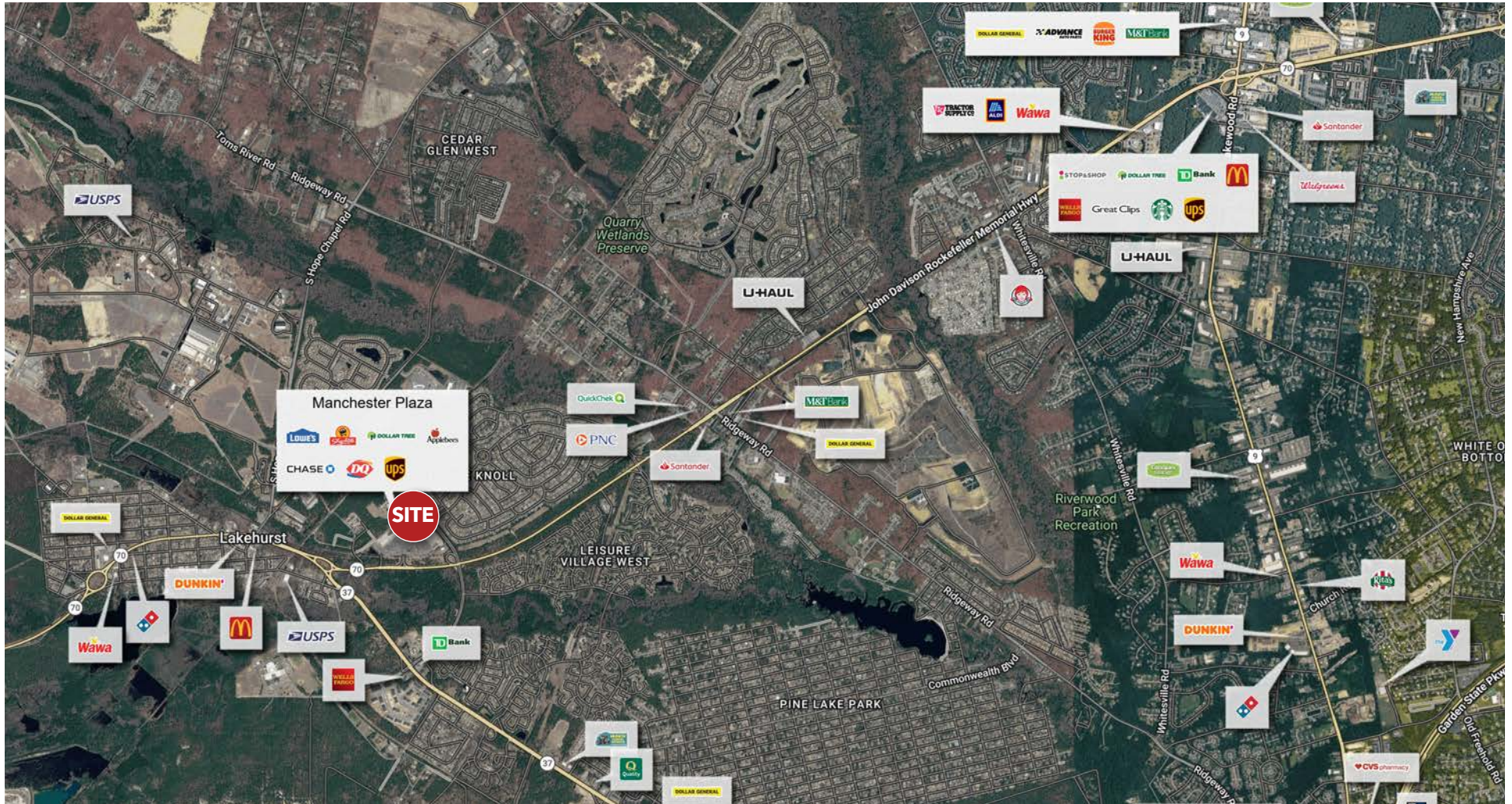
SITE SURVEY



 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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For more information, please contact our exclusive brokers:

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