845 ROUTE 1

AVENEL, NJ

FOR LEASE | RETAIL DEVELOPMENT OPPORTUNITY

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JEFFERY REALTY
Retail Specialist

ICSC SITESOURCE

845 ROUTE 1
AVENEL, NJ

SITE INFORMATION

AVAILABLE
Pad Site on 1.28 AC with Drive-Thru

FRONTAGE
Approx. 400 FT

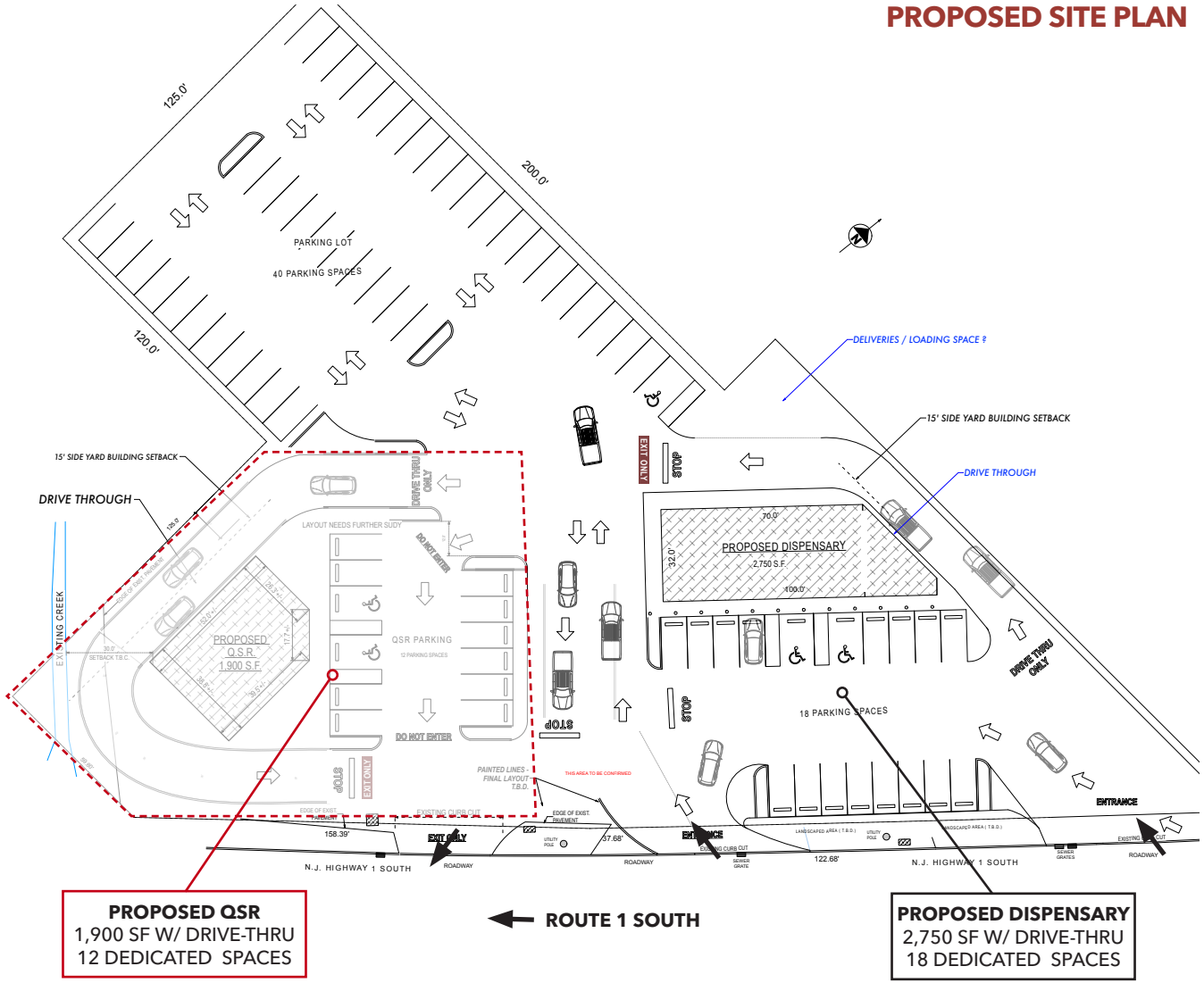
ASKING RENT
Call for Quote

TAXES
TBD by Development

TRAFFIC
68,740 VPD on Route 1

NOTES
- Zoned Route 1 Area 22 Redevelopment (broad commercial, retail, office)
- Seeking fast food, car wash and other pad users
- Excellent visibility and frontage along heavily traveled Route 1
- Convenient access with nearby turnarounds
- Pylon signage on site
- Join proposed dispensary
- Additional parking in rear of lot

PROPOSED SITE PLAN



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BUILDING AERIAL



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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	21,420	146,409	376,049
AVERAGE HHI	$143,104	$145,406	$150,531
HOUSEHOLDS	7,879	53,212	134,549

For more information, please contact our exclusive brokers:

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