

FOR LEASE

1,400 SF PAD SITE AVAILABLE | UP TO 6,000 SF OF RETAIL

3091 ROUTE 35, HAZLET, NJ

LOCATED NEXT TO HAZLET PLAZA, SEEKING MEDICAL USES!



EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS



# PROPERTY OVERVIEW

## HIGHLIGHTS

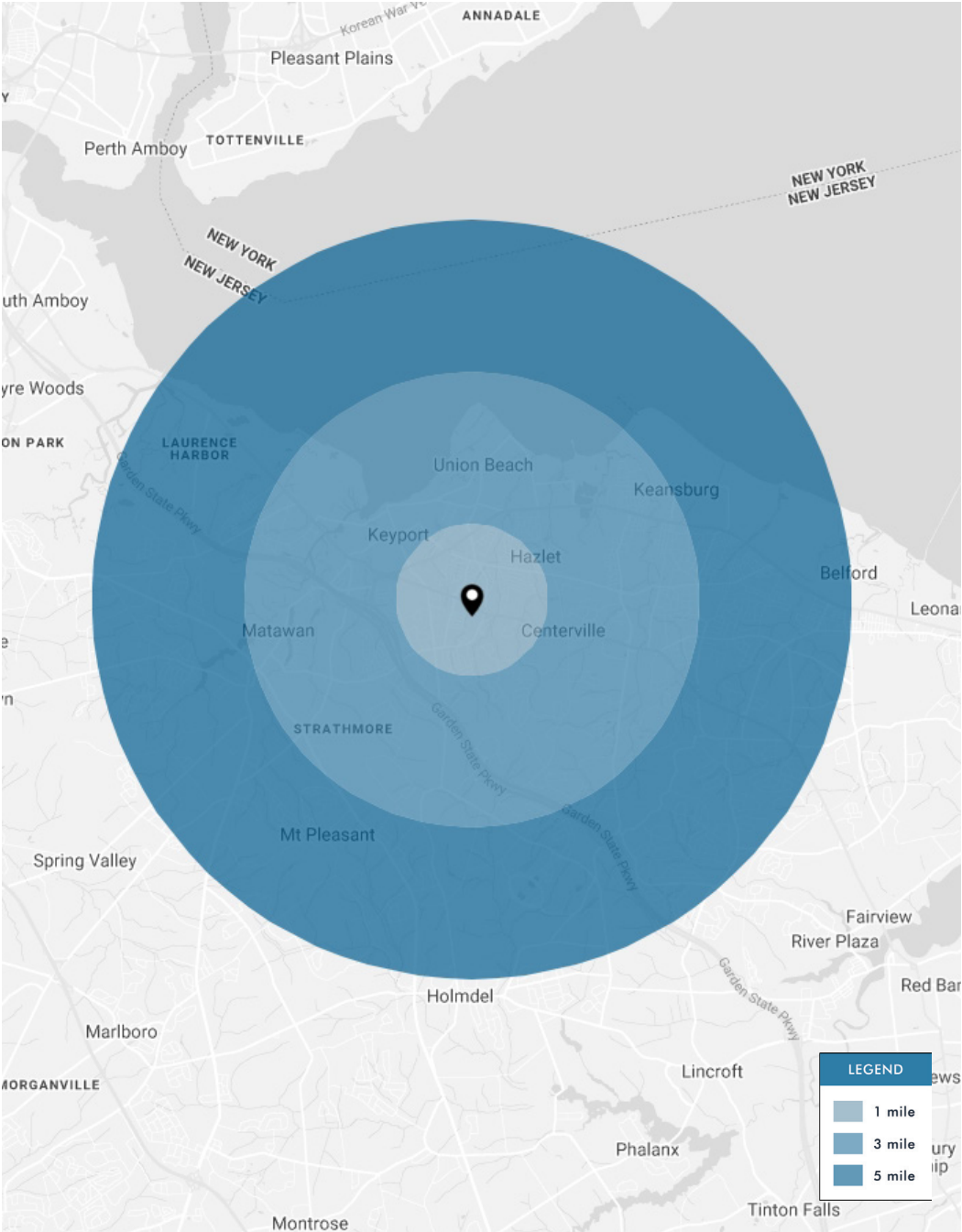
- Immediate adjacent tenants include Costco, Home Depot, ShopRite, Stop & Shop, and Kohl's
- Multiple points of ingress and egress off and onto Route 35
- 43,489 AADT in front of the property each day on Route 35
- New pylon signage and exterior upgrades
- All uses and divisions considered
- New building with drive-thru to be constructed

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	11,317	68,552	136,368
HOUSEHOLDS	4,009	25,010	48,911
DAYTIME EMPLOYEES	9,407	56,227	111,770
AVERAGE HH INCOME	\$122,988	\$122,067	\$126,487

## TRAFFIC COUNTS

ROUTE 35	43,489 AADT
ROUTE 36	40,841 ADDT



# 3091 ROUTE 35 | EXECUTIVE SUMMARY

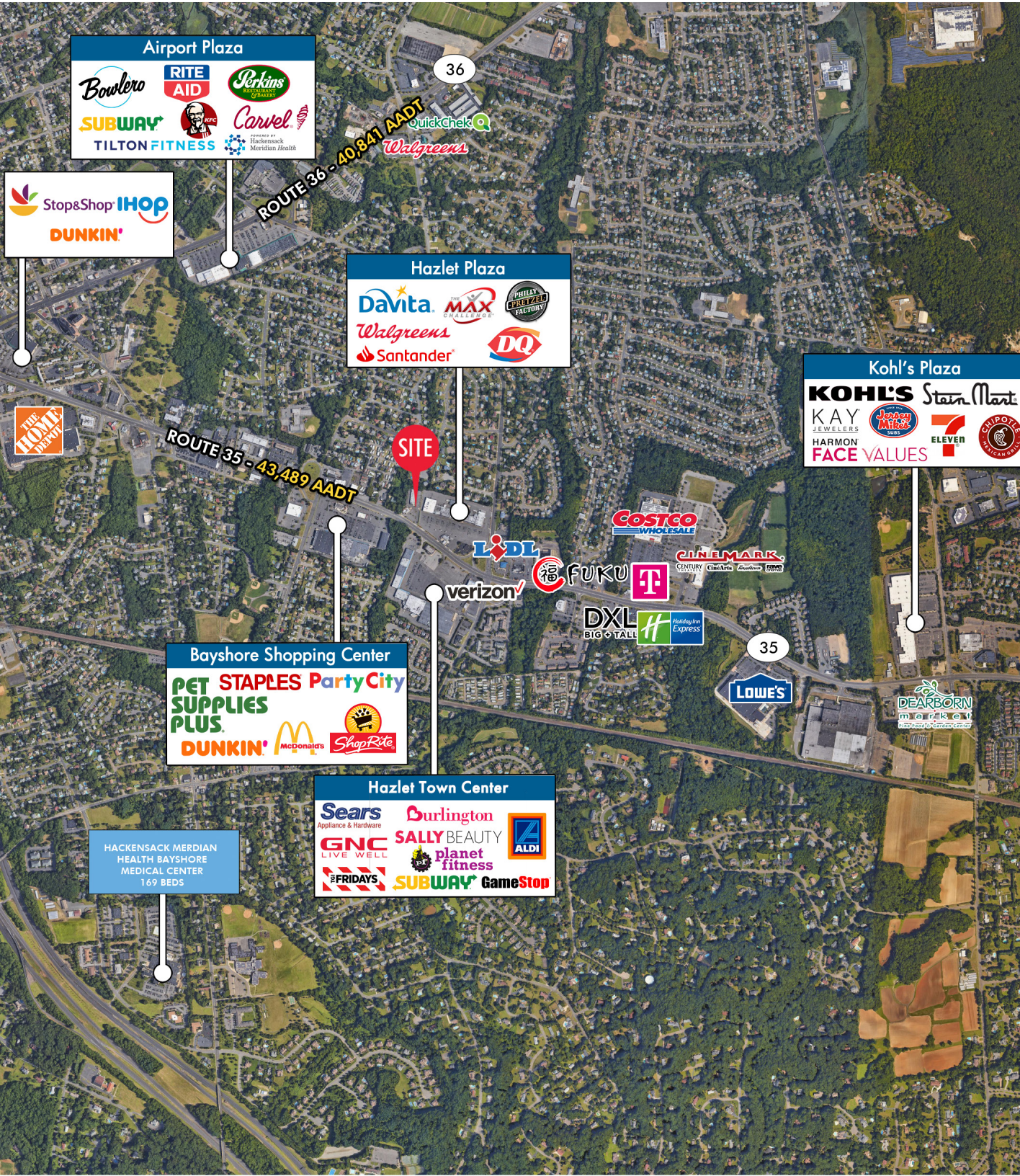


## TENANT ROSTER

1 Pet Grooming	2 Hair Salon	3 850 SF Available	4 950 SF Available	5 850 SF Available
6 950 SF Available	9 1,392 SF Available	10 Gregory's Coffee		

3091 ROUTE 35 | SITE PLAN





## CONTACT AGENTS

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