

**HOWELL, NJ - ROUTE 9 DEVELOPMENT SITE**

ROUTE 9, HOWELL, NJ 07731

PAD SITES WITH DRIVE THRU AVAILABLE



**OFFERING SUMMARY**

Available SF: 160,301 SF  
 Lease Rate: \$

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: 160,301 SF of land for lease in Howell NJ

**PROPERTY HIGHLIGHTS**

- All Utilities are Located at the Site (Water, Sewer, Gas & Electric)
- Up to 30,000 SF of Retail Approved
- Pad Sites with Drive Thru Lanes
- Adjacent to 220 New Luxury Rental Condos
- Ideal For Restaurant Or Retail Use
- Prime Retail Site
- Traffic Light Intersection
- Excellent Highway Exposure With 4002 FT Of Frontage
- 40,000 plus daily vehicle traffic count

FOR MORE INFORMATION CONTACT:

**MARK HANDWERKER**

201.703.9700 x131  
 mhandwerker@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

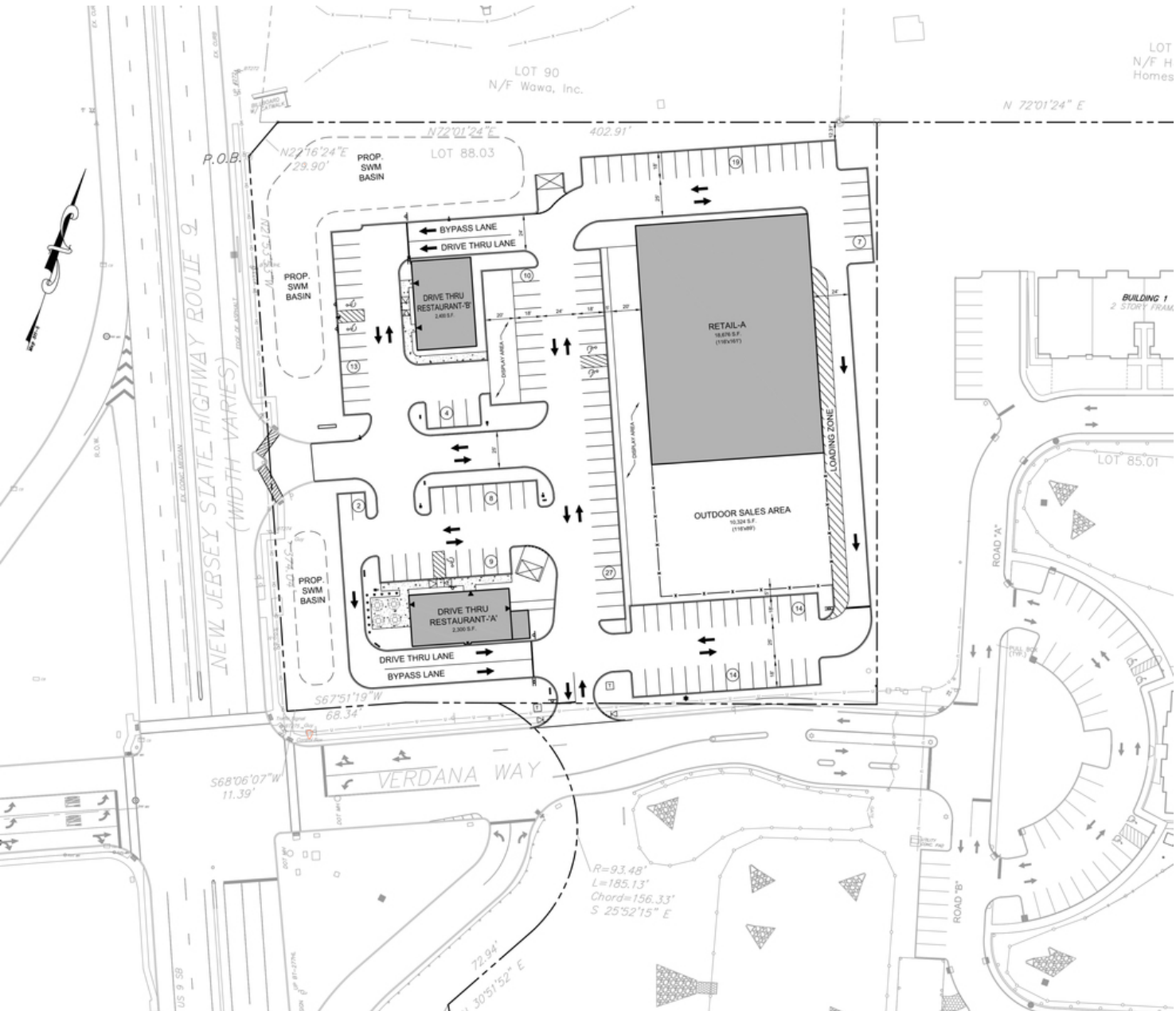
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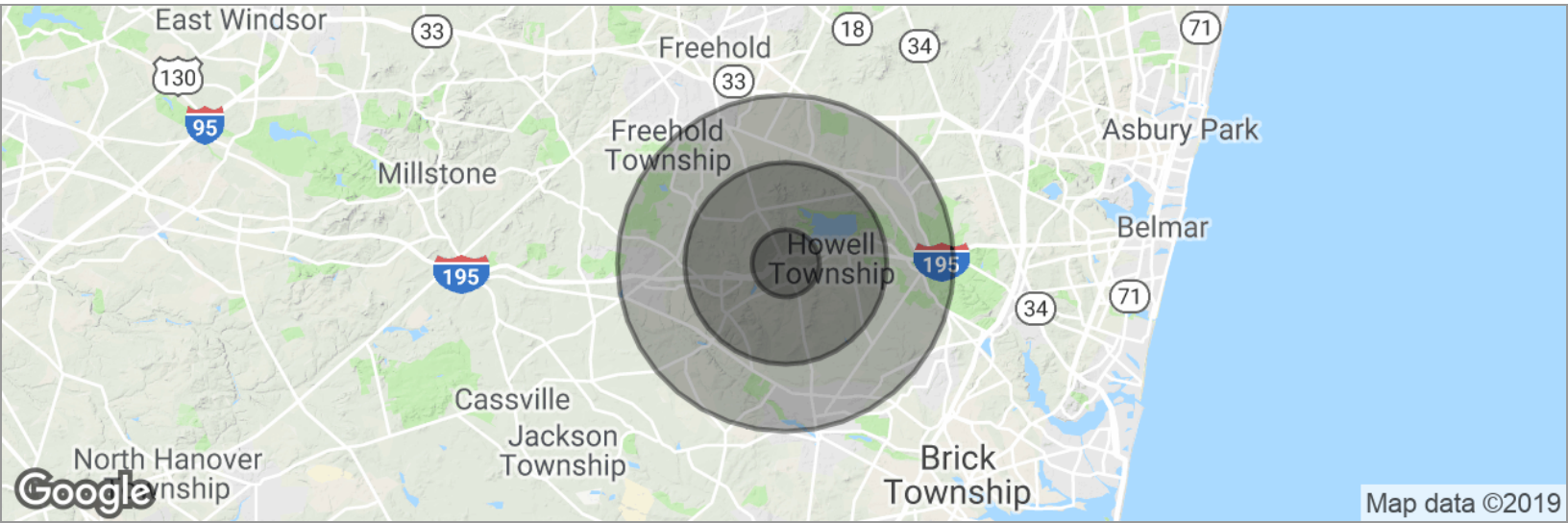
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,843	43,125	126,645
Median age	38.4	37.0	31.5
Median age (Male)	37.1	34.9	30.3
Median age (Female)	39.2	38.5	32.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,594	13,929	37,696
# of persons per HH	3.0	3.1	3.4
Average HH income	\$100,829	\$102,122	\$88,086
Average house value	\$355,096	\$361,032	\$379,926

\* Demographic data derived from 2010 US Census

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