

RETAIL SPACE ADJACENT TO KOHL'S

1502 STATE ROUTE 35, OCEAN TOWNSHIP, NJ 07712 | #1143

±24,200 SF AVAILABLE FOR LEASE

AREA RETAILERS

Super Foodtown

Wegmans **STAPLES**

Stein Mart **Pier 1 imports**



property highlights.

- Located directly off Route 35 (25,400 VPD)
- Great visibility off high trafficked corridor
- Good pylon signage
- Additional access to the center off Deal Road (15,666 VPD)
- Desirable ±24,200 SF junior anchor availability with 98'3" of frontage



stats.

2018 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	66,623	200,574	393,307
EST. HOUSEHOLDS	88,344	24,861	70,279
EST. AVG. HH INCOME	\$106,607	\$99,851	\$100,689

U.S. 9 TRAFFIC COUNT: 109,344 VPD *ESRI 2018



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RETAIL ADVISORS

 **Stan Johnson Co.**
THE NET LEASE AUTHORITY[®]

get in touch.

JOE DOUGHERTY

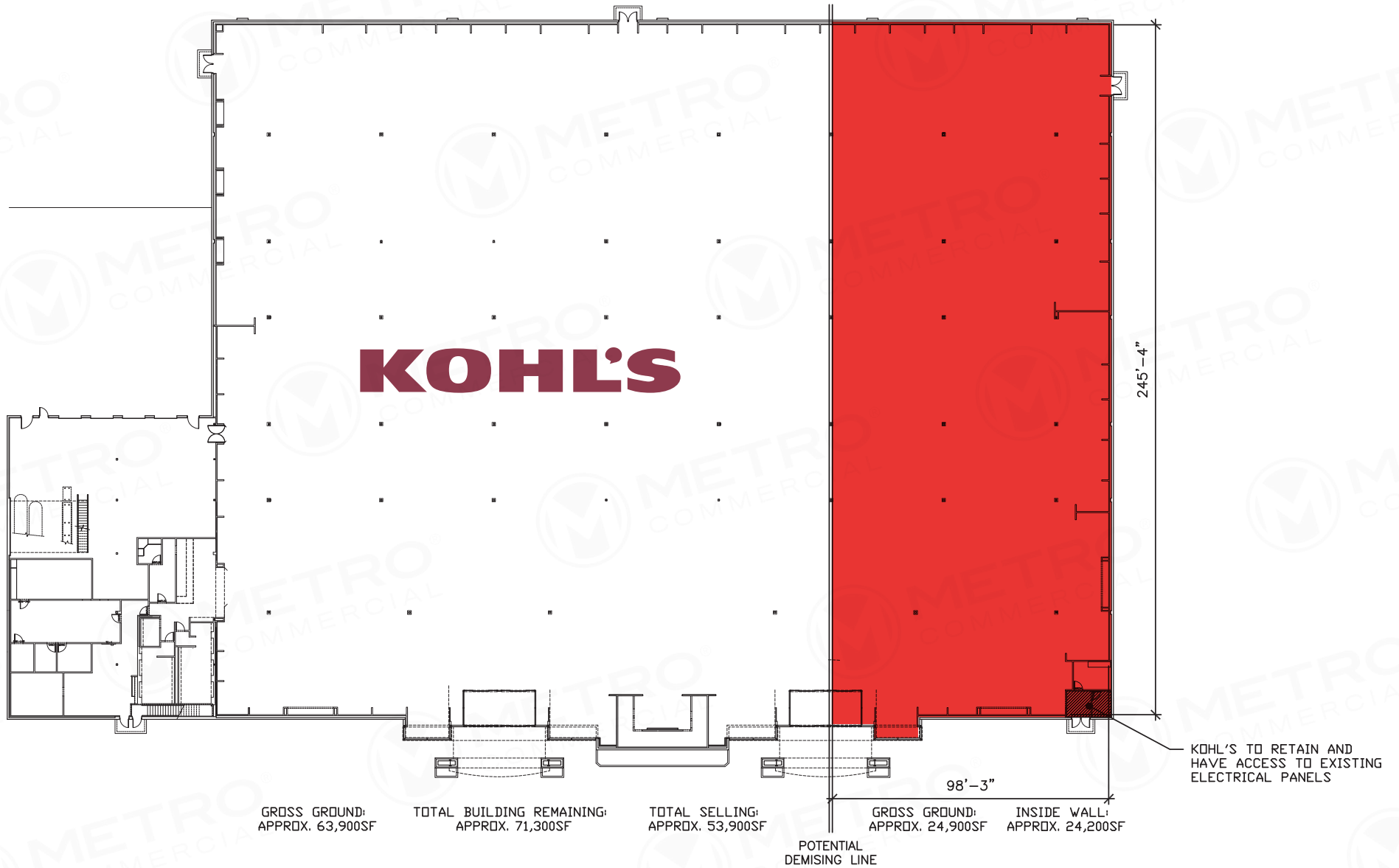
office 610.825.5222
direct 610.260.2670

jdougherty@metrocommercial.com

VALERIE PETTINE

office 610.825.5222
direct 610.260.2661

vpettine@metrocommercial.com



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DEAL ROAD 15,666 VPD

35

25,358 VPD

SUPER Foodtown

SITE

KOHL'S

PYLON

Wendy's

AVALON FLOORING

CINE GRAD MIDDLEBROOK 10

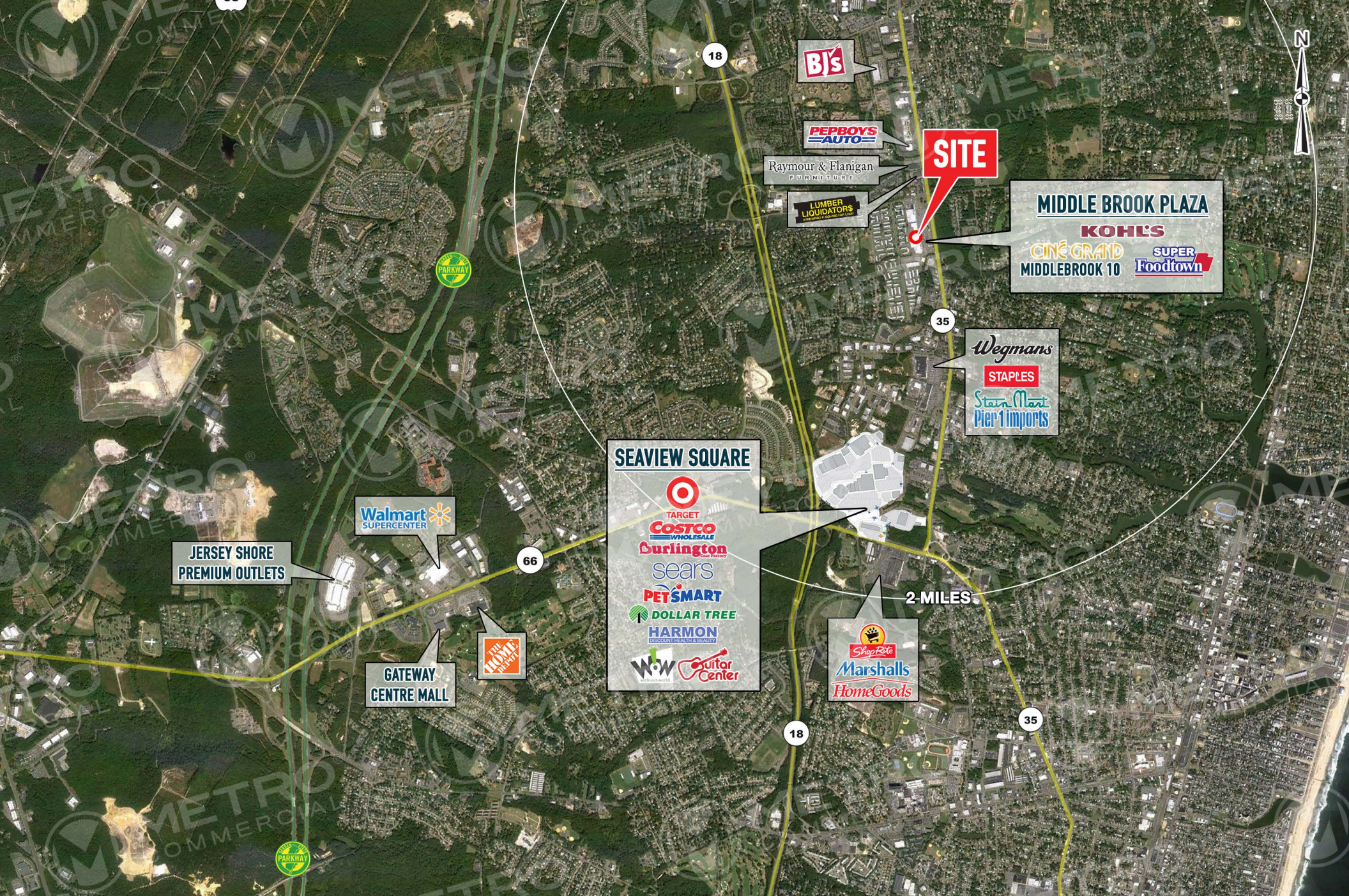
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