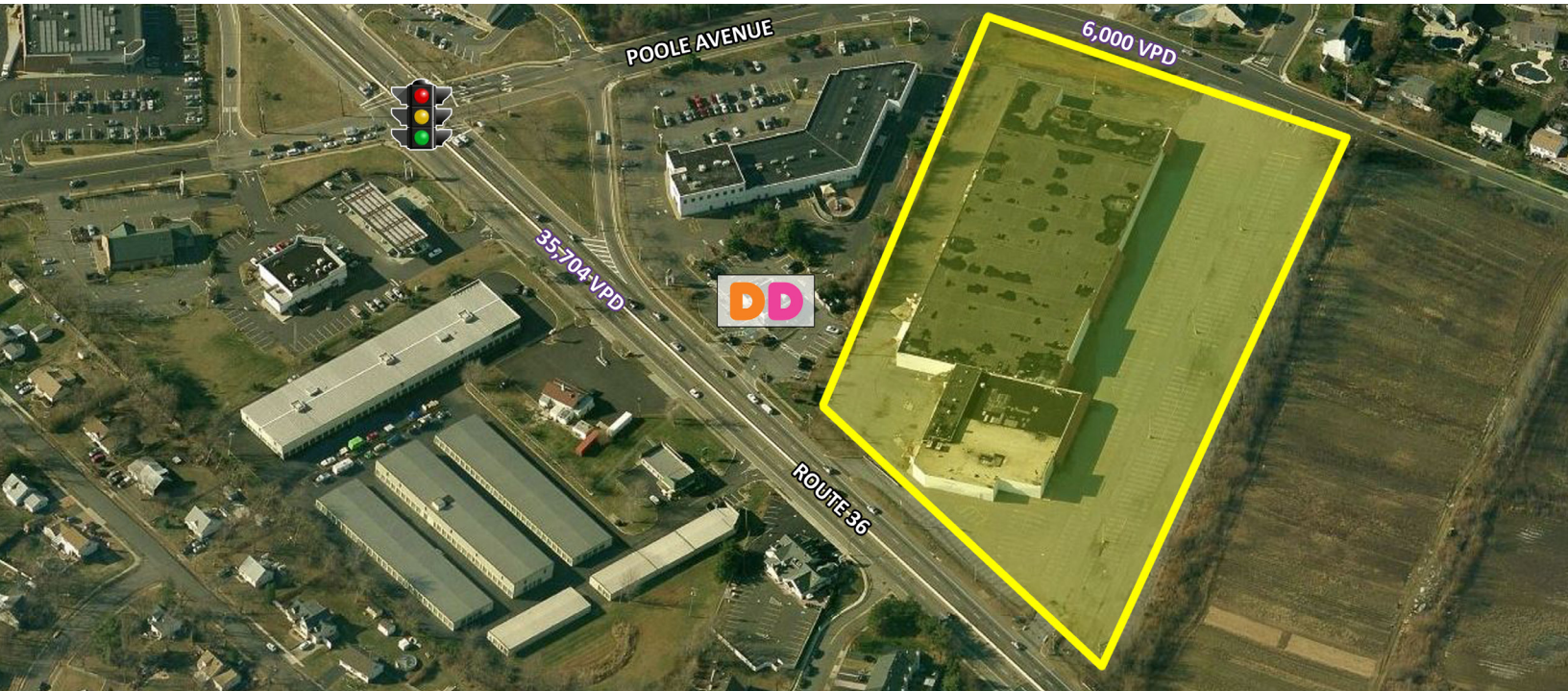


hazlet, nj

route 36 and poole avenue

prime retail site available | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,663	68,496	129,803
Median HHI	\$75,771	\$81,404	\$93,344
Daytime Population	4,061	21,615	39,712

Available	94,728 square feet on 10.5 acres (divisible)
Asking Rent	Upon Request
Extras	\$116,550 per annum
Area Retail	ShopRite, Stop & Shop, Carvel, Dollar Tree, Home Depot, Wawa, Dunkin Donuts, Taco Bell, Quick Chek, Walgreen's, Bank of America, Burger King, Speedway and more
Comments	<ul style="list-style-type: none">• over 35,000 vehicles per day pass the site on Route 36 and 6,000 vehicles per day on Poole Avenue• 580 feet of frontage on Route 36 and 487 feet of frontage on Poole Ave• excellent "big box" opportunity on Route 36• terrific access via Route 36 and Poole Avenue• pad and ground lease opportunities available

For More Information:

Justin Korinis | Senior Vice President | korinis@sabre.life | T 201 249 8911 x1545

Dina Santarelli | Director | santarelli@sabre.life | T 201 249 8911 x1543

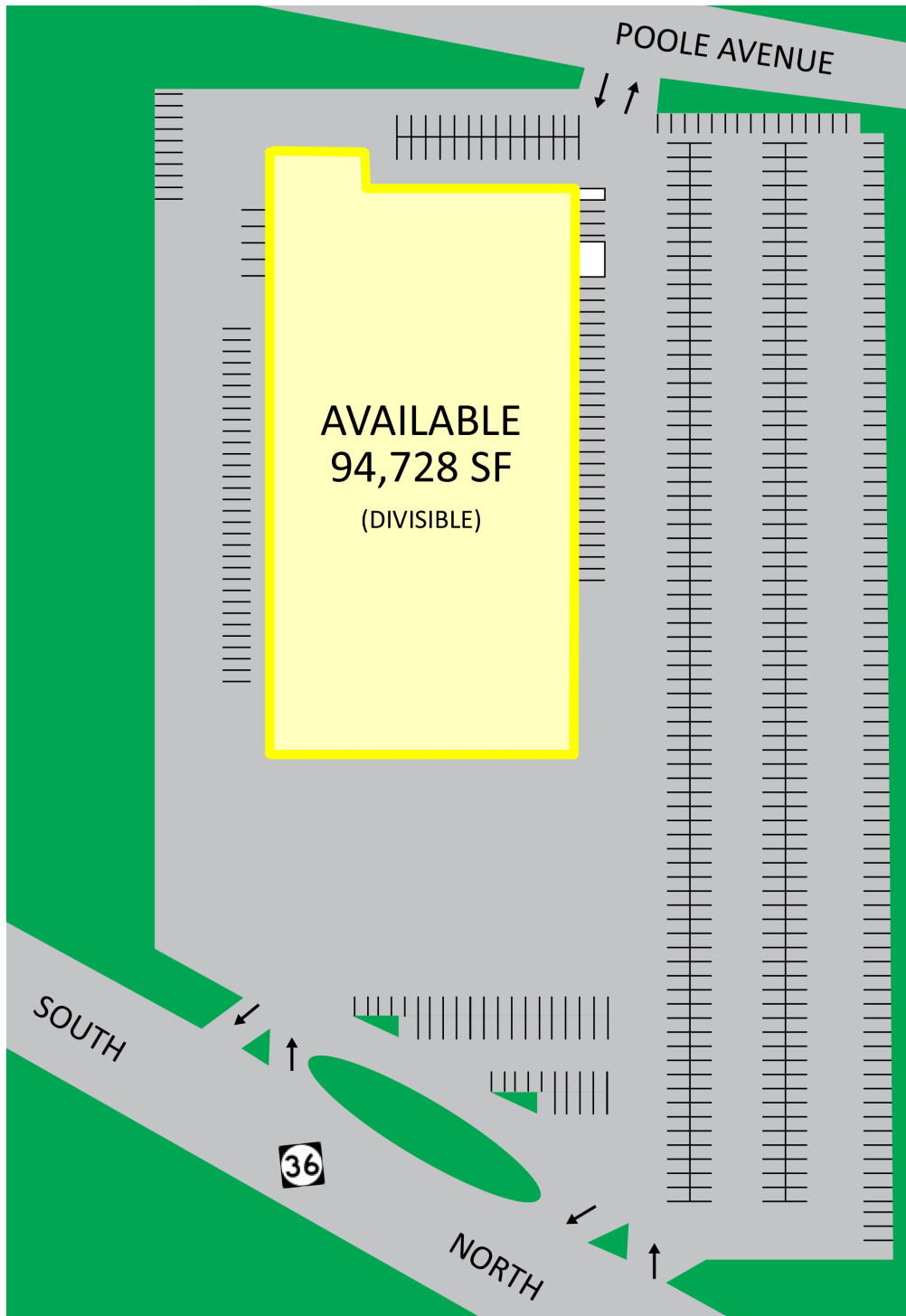
Sean Pyle | Associate | pyle@sabre.life | T 201 249 8911 x1541

sabre.life

SABRE

hazlet, nj

route 36 and poole avenue



For More Information:

Justin Korinis | Senior Vice President | korinis@sabre.life | T 201 249 8911 x1545

Dina Santarelli | Director | santarelli@sabre.life | T 201 249 8911 x1543

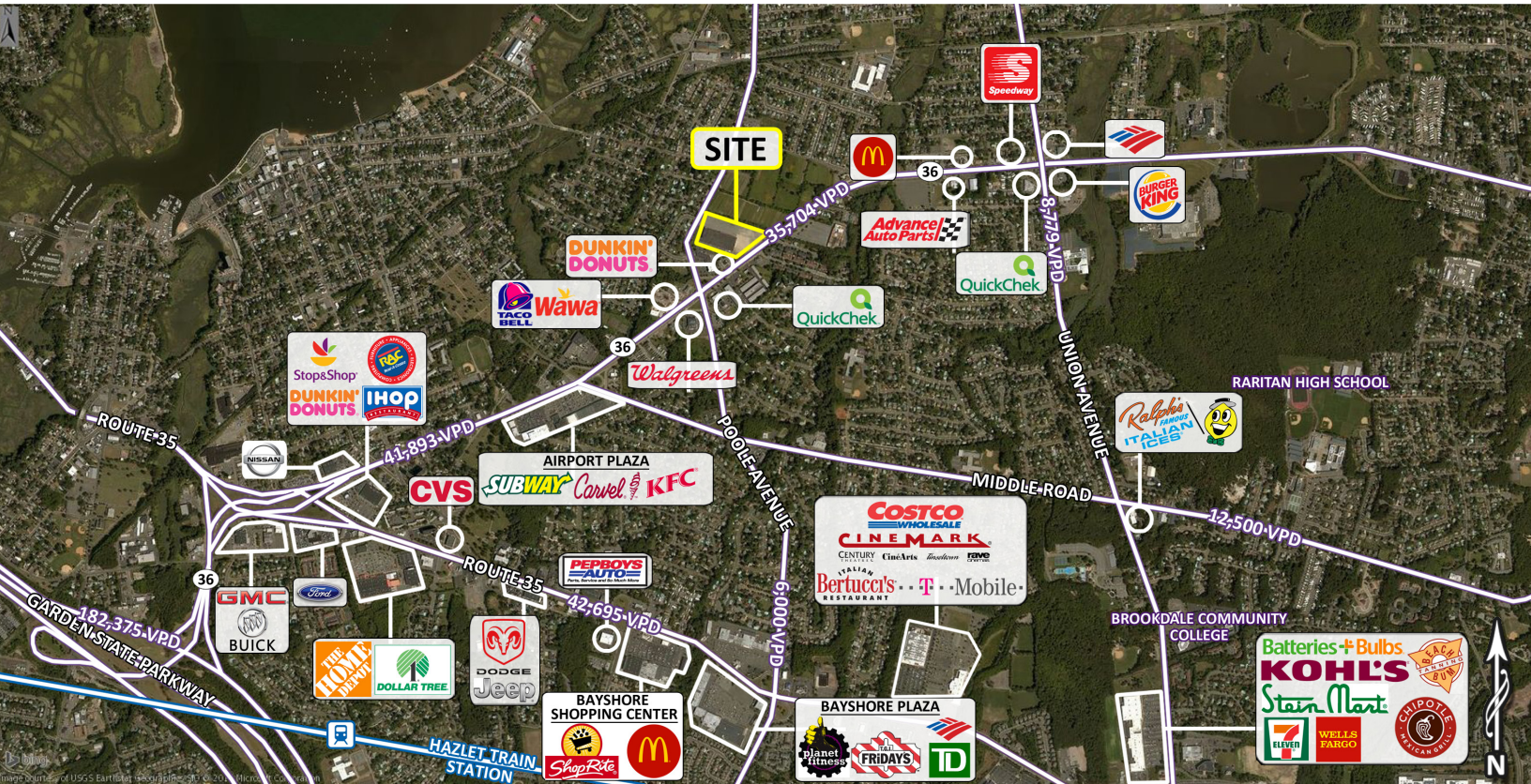
Sean Pyle | Associate | pyle@sabre.life | T 201 249 8911 x1541

sabre.life

SABRE

hazlet, nj

route 36 and poole avenue



For More Information:

Justin Korinis | Senior Vice President | korinis@sabre.life | T 201 249 8911 x1545

Dina Santarelli | Director | santarelli@sabre.life | T 201 249 8911 x1543

Sean Pyle | Associate | pyle@sabre.life | T 201 249 8911 x1541

Sabre Real Estate Group, LLC

500 Route 17 South Hasbrouck Heights NJ 07604

500 Old Country Road Garden City NY 11530

sabre.life

© Sabre Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SABRE