

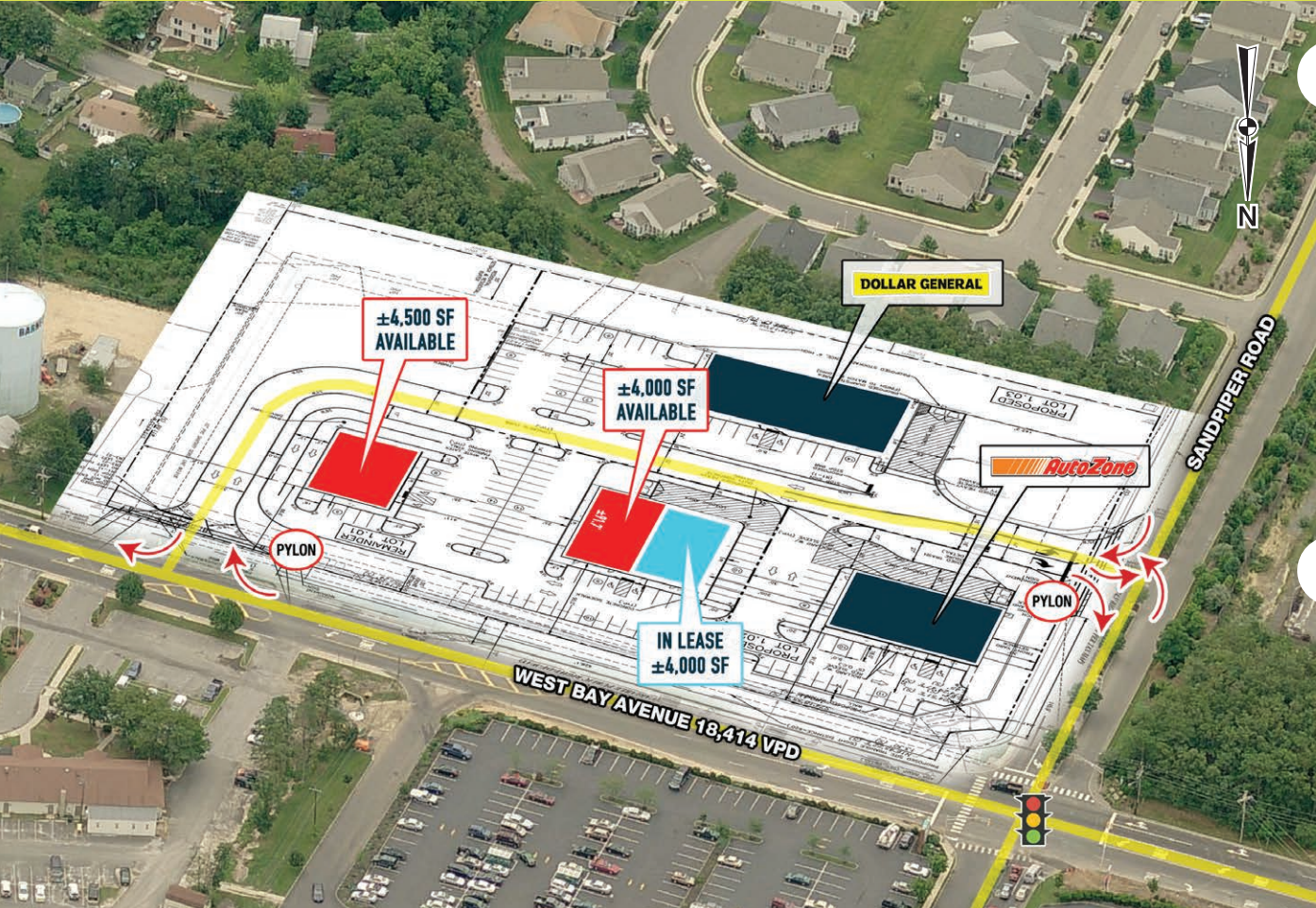
# 909 WEST BAY AVENUE

BARNEGAT, NJ

±2000 SF – 4000 SF & PAD SITE WITH DRIVE THRU FOR SALE/LEASE

JOIN

DOLLAR GENERAL



## property highlights.

- Retail development opportunity
- Corner traffic light location
- Built-in active adult population
- Direct access to Garden State Parkway and other major retail locations
- Zoned neighborhood commercial (C-N)
- Public water & sewer



## stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,937	36,978	52,974
EST. HOUSEHOLDS	2,968	13,524	20,339
EST. AVG. HH INCOME	\$94,702	\$93,962	\$89,206

WEST BAY AVENUE TRAFFIC COUNT: 148,414 VPD \*ESRI 2018

GARDEN STATE PARKWAY TRAFFIC COUNT: 35,040 VPD



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## get in touch.

**JOE DOUGHERTY**

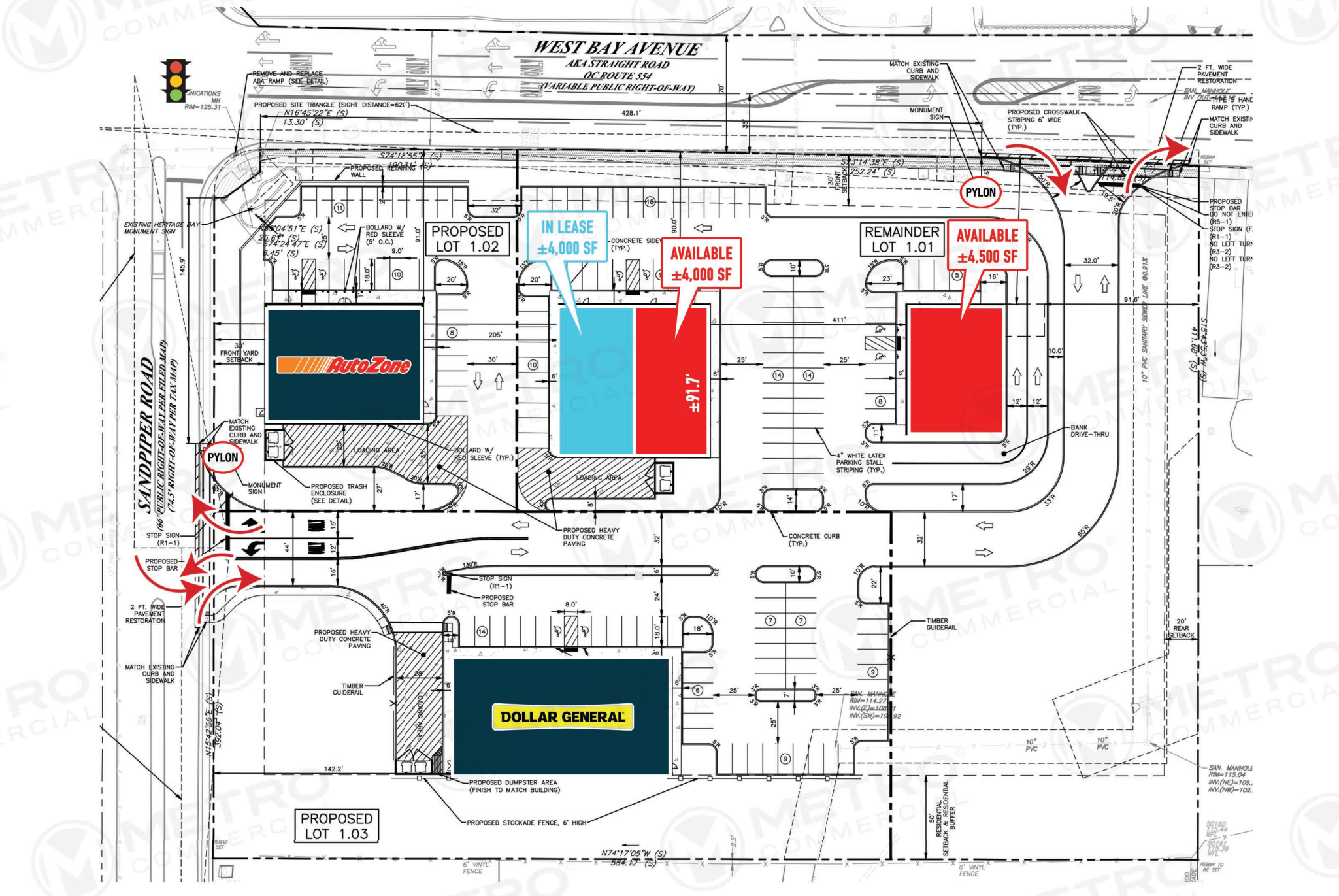
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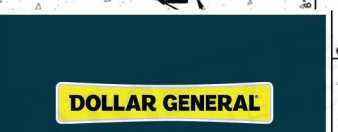
**SANDPIPER ROAD**  
 (66' PUBLIC RIGHT-OF-WAY PER FILED MAP)  
 (74.5' RIGHT-OF-WAY PER TAX MAP)

**WEST BAY AVENUE**  
 AKA STRAIGHT ROAD  
 OC ROUTE 534  
 (VARIABLE PUBLIC RIGHT-OF-WAY)

**PROPOSED LOT 1.02**

**REMAINDER LOT 1.01**

**PROPOSED LOT 1.03**



**IN LEASE ±4,000 SF**  
**AVAILABLE ±4,000 SF**  
**±91.7'**

**AVAILABLE ±4,500 SF**

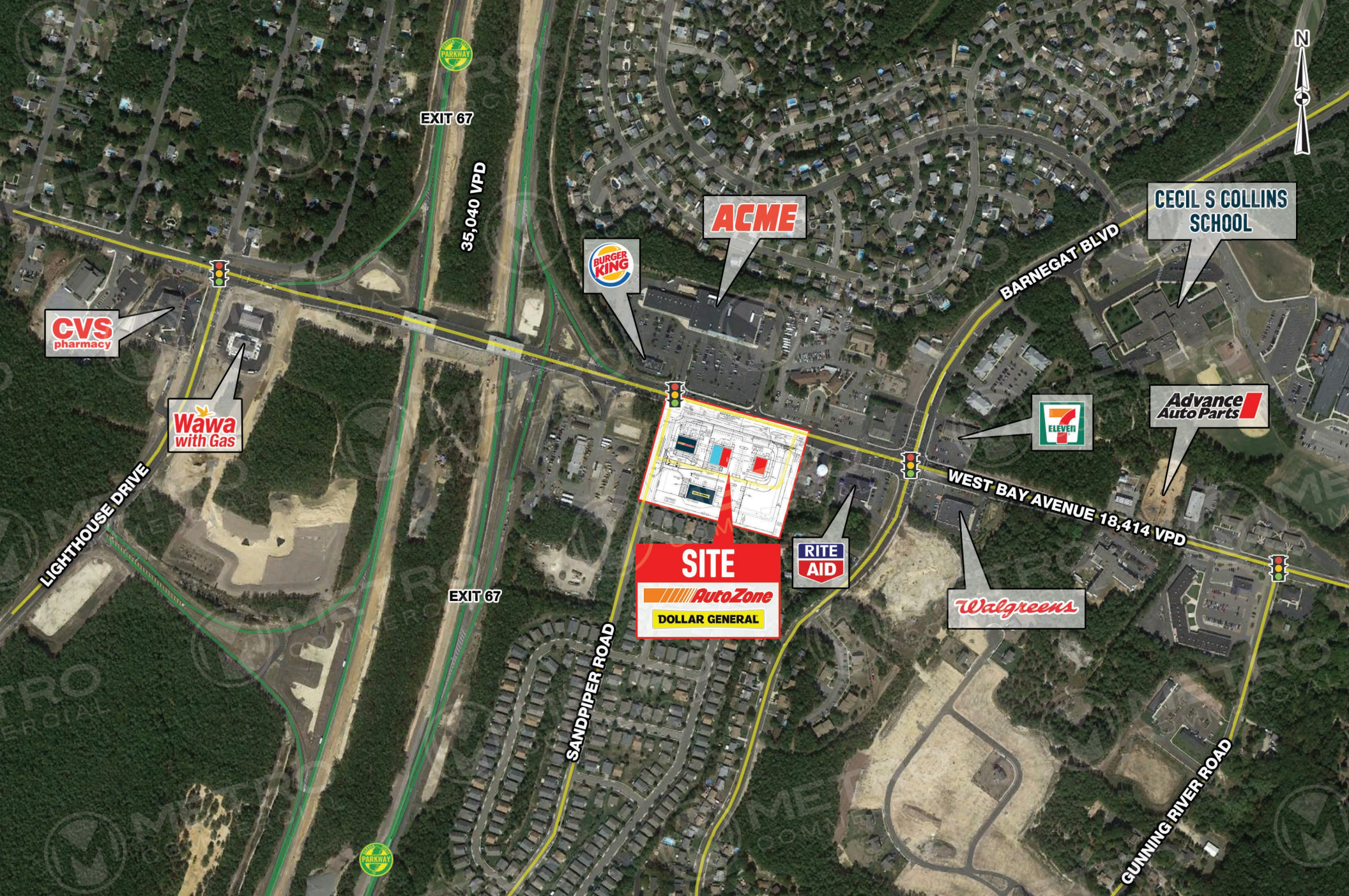
**PYLON**

**PYLON**

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**909 WEST BAY AVENUE**  
**BARNEGAT, NJ**





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909 WEST BAY AVENUE  
BARNEGAT, NJ





3 MILES

WARETOWN



WEST BAY AVENUE

BARNEGAT CROSSING



BARNEGAT BLVD



**SITE**



BARNEGAT

BARNEGAT ROAD



STAFFORD PARK RESIDENTIAL

MANAHAWKIN



STAFFORD TWP

STAFFORD PARK RETAIL CENTER

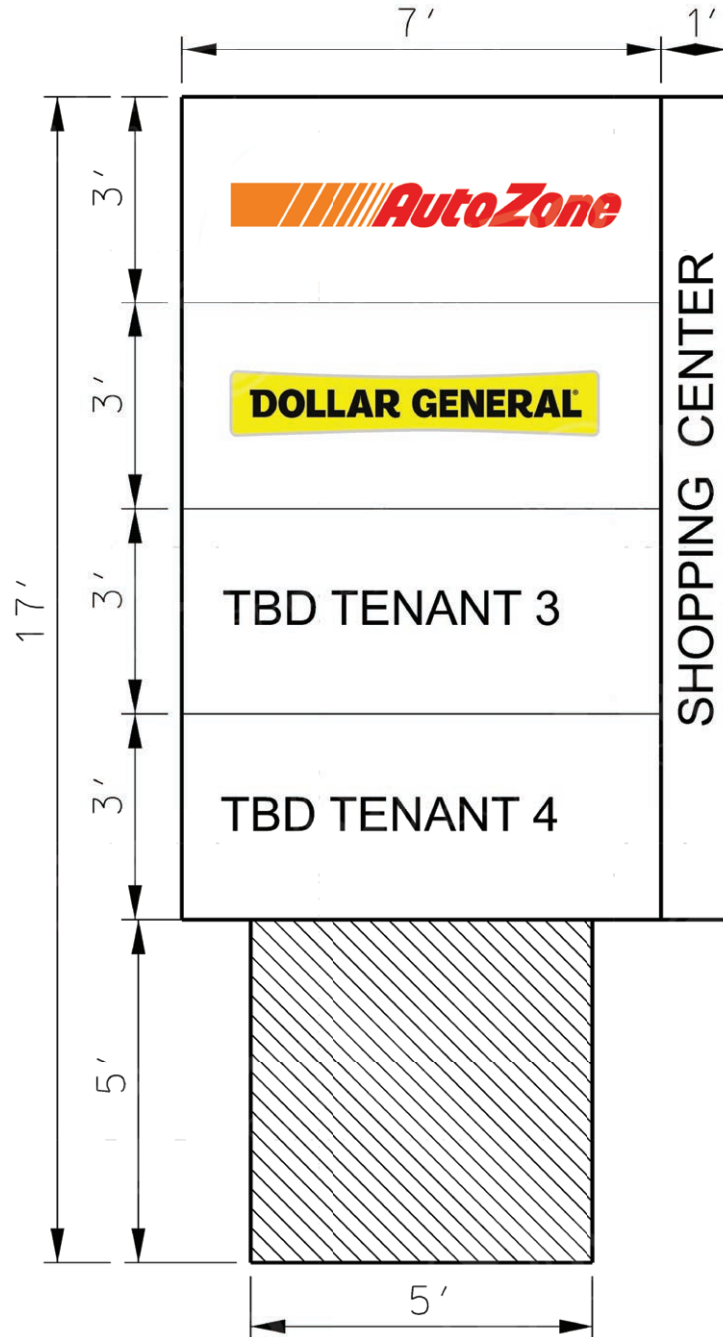


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909 WEST BAY AVENUE  
BARNEGAT, NJ



# BARNEGAT PROPOSED MONUMENT SIGN



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