

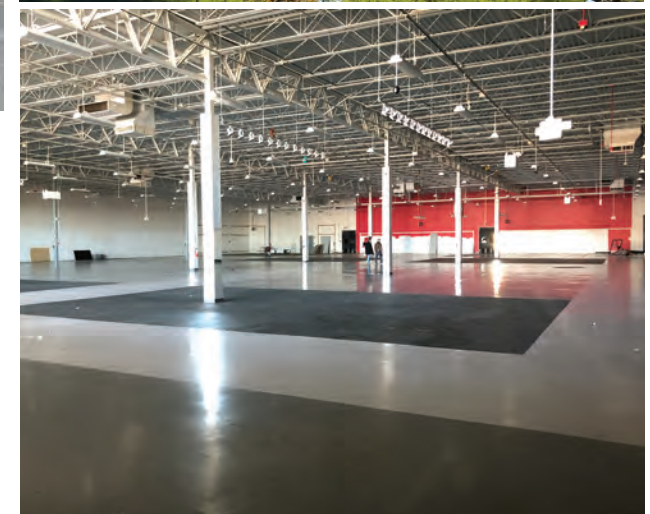
FORMER FREESTANDING SPORTS AUTHORITY - FOR SALE OR LEASE

# 3434 Route 35 - ± 42,972 SF

HAZLET TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

RETAIL

SALE PRICE REDUCED TO \$6,500,000



## PROPERTY INFO

- + Located in Monmouth County along Route 35 directly off GSP Exit 117
- + Available: Freestanding ±42,972 SF building with 230 spaces
- + Join Home Depot and Dollar Tree
- + Ceiling Height: ± 21' clear
- + Parking: ± 230 spaces (5.35/1000)
- + Asking Rent: \$14.00/SF, Triple Net
- + Triple Nets: ± \$6.50
- + Sale Price reduced from \$7,500,000 to \$6,500,000

[www.cbre.us](http://www.cbre.us)

**CBRE**

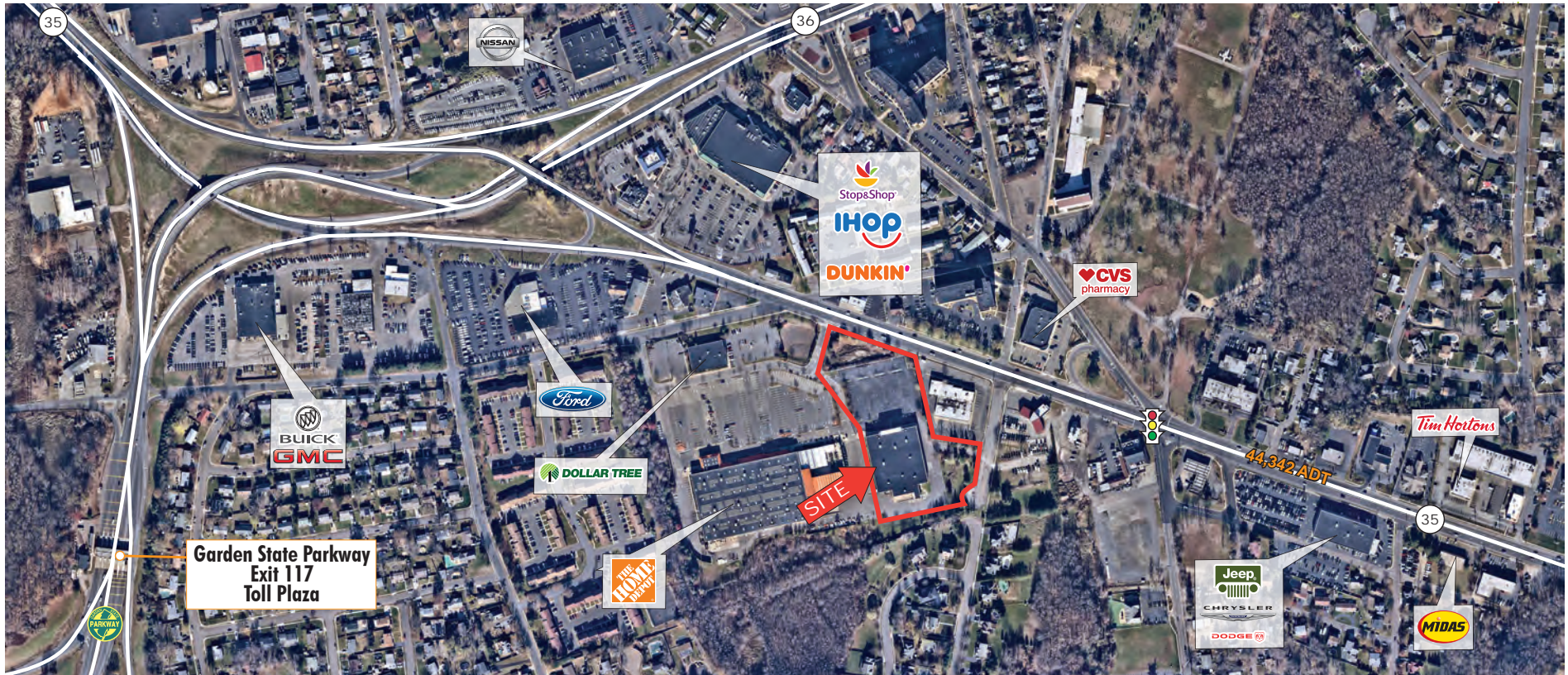


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DEMOGRAPHICS	1 miles	2 miles	3 miles	5 miles
Population (Est. 2018)	12,545	38,070	23,725	136,282
Households	4,756	13,738	26,441	48,787
Average HH Income	\$101,712	\$114,468	\$121,544	\$126,840
Median HH Income	\$84,069	\$90,337	\$94,097	\$98,230
Daytime Population	11,252	32,768	63,514	108,569

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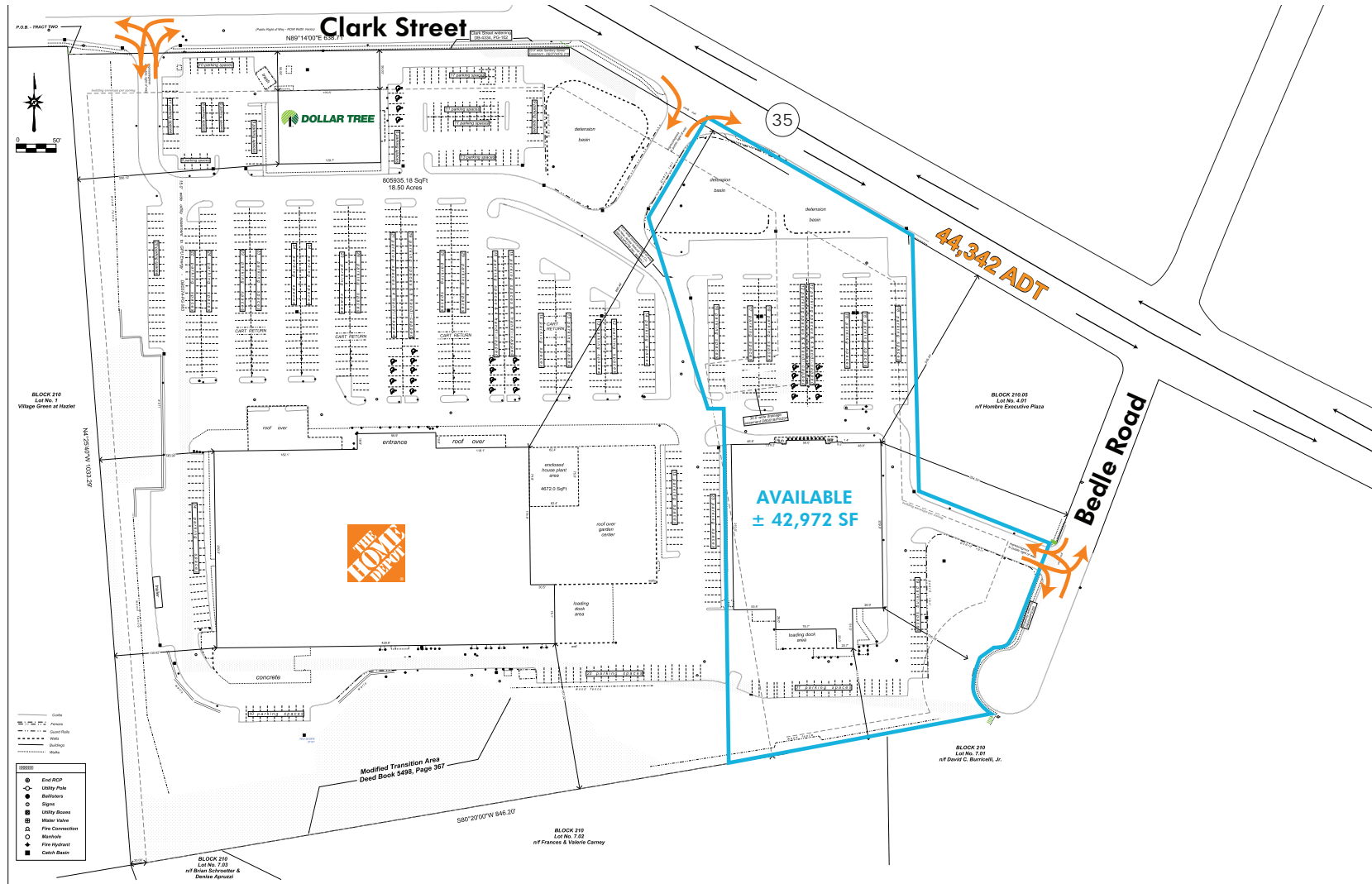
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SURVEY



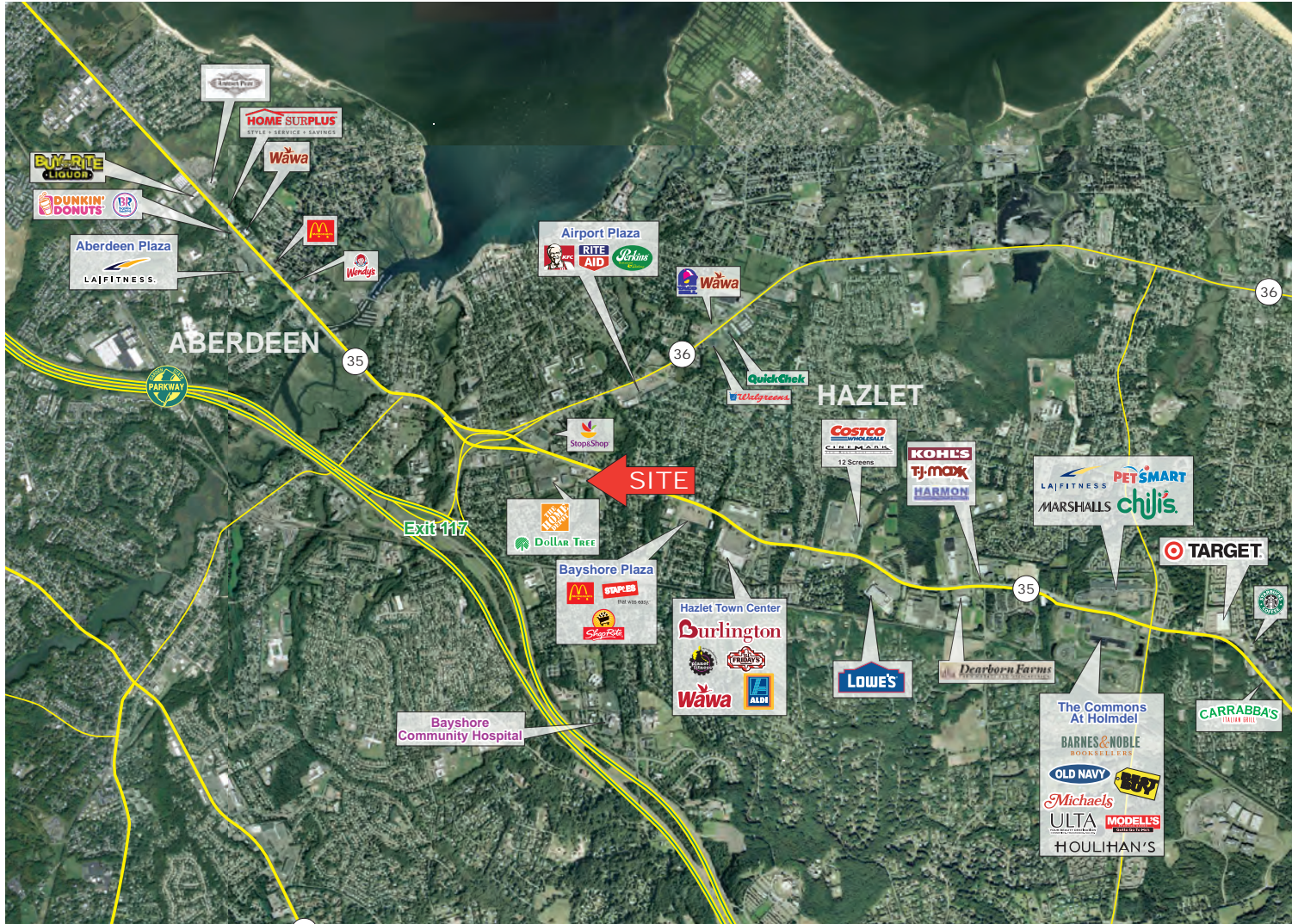


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