

HAZLET, NJ - STRIP CENTER

3250-3253 STATE ROUTE 35, HAZLET, NJ 07730

Space 1 - 1,200 SF
Space 2 - 1,500 SF
Space 3 - 2,400 SF



OFFERING SUMMARY

Available SF: 1,200 - 4,000 SF
Lease Rate: Call for Details
Building Size: 40,000 SF

PROPERTY OVERVIEW

Available Immediately: Prime Retail Space

NEIGHBORING TENANTS



PROPERTY HIGHLIGHTS

- Prime Retail Site/Restaurant Site
- 1,200 SF
- 1,500 SF
- 2,400 SF
- 4,000 SF Free Standing (Formerly Tim Horton's)
- Join Absolute Music Studio and Relentless Gym
- Strong Retail Market in Densely Populated Area
- Convenient Access to Garden State Parkway, Route 35 and Route 36
- Excellent Highway Access and Visibility
- 31,000 + Vehicles/day

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

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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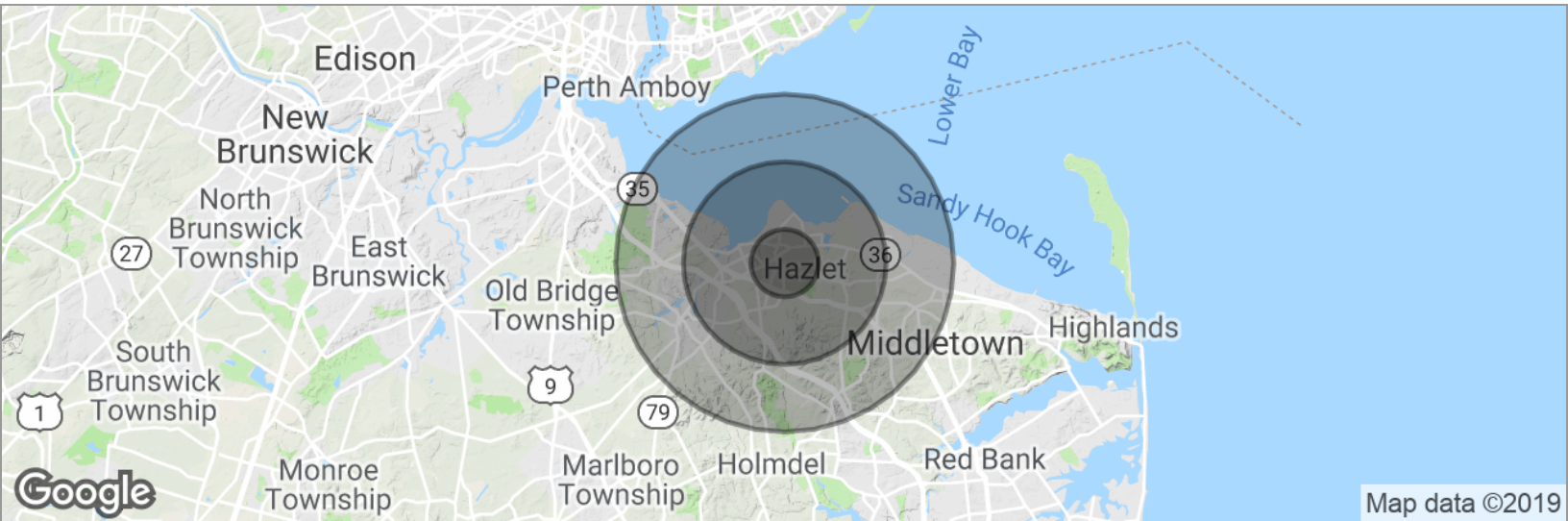
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,653	62,683	119,137
Median age	41.2	41.4	41.1
Median age (Male)	38.7	39.7	40.0
Median age (Female)	43.5	42.8	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,133	22,642	43,003
# of persons per HH	2.8	2.8	2.8
Average HH income	\$91,257	\$103,395	\$110,043
Average house value	\$342,069	\$357,186	\$402,538

* Demographic data derived from 2010 US Census

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