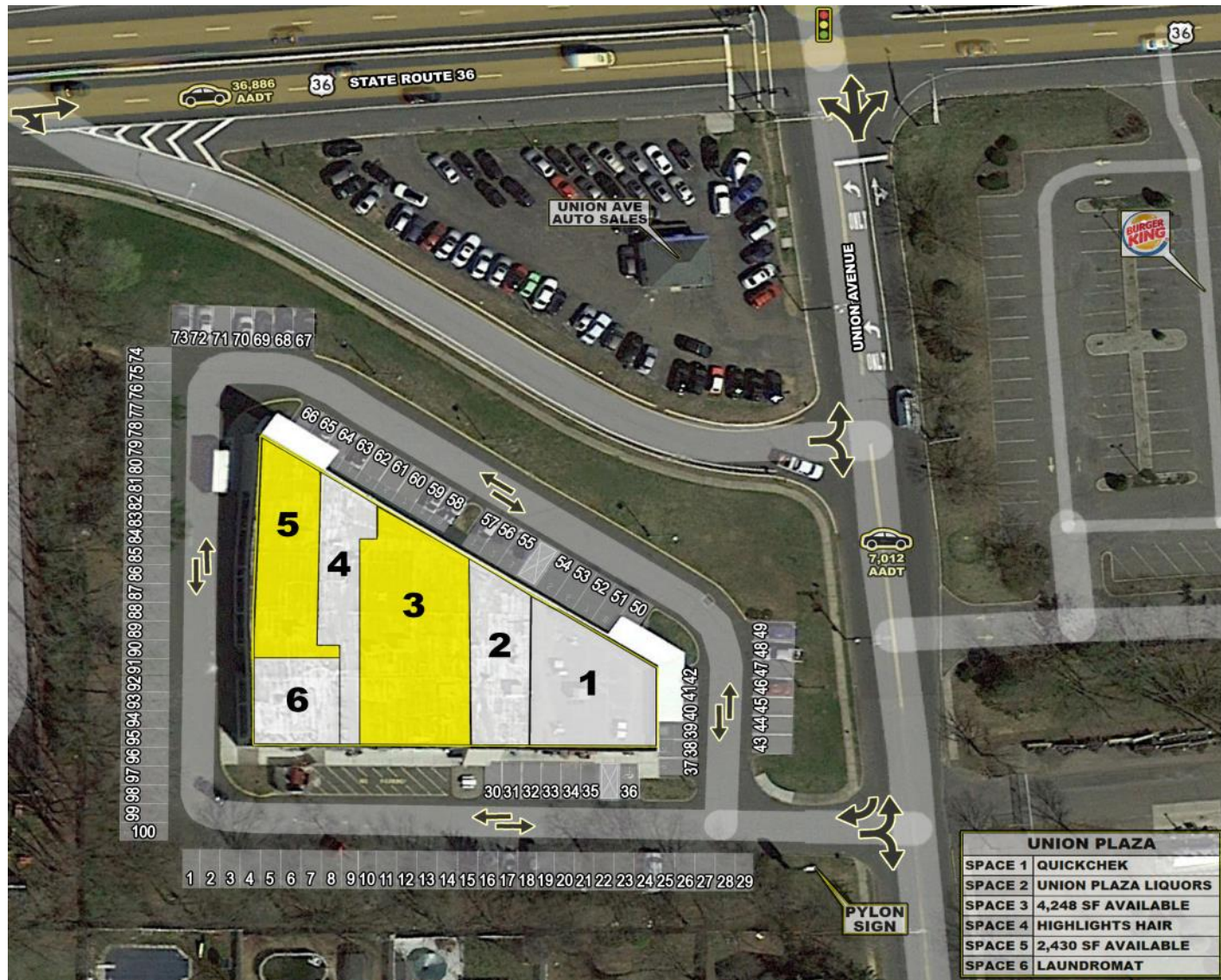


Union Ave Plaza
1602- 1618 Union Ave
Hazlet, New Jersey



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1602- 1618 Union Ave
Hazlet, New Jersey

Available for Lease
2,430 SF & 4,248 SF



PROPERTY HIGHLIGHTS:

- Join this highly visible Convenience Center located at a four-way signalized intersection along a major commuter route – Highway 36, connecting to the Garden State Parkway.
- Accessible to interior neighborhoods from Union Ave, a major artery connecting the communities of Middletown, Holmdel, Keyport, and Union Beach.
- Surrounded by residential neighborhoods, and adjacent to International Flavors and Fragrances Corp.
- Well situated to serve both local consumers and heavy Jersey Shore Summer Traffic.
- Seeking: Health, Nutrition, Fitness, Medical, Dry Cleaners, Tailors, Food and Beverage, Restaurant, Auto Parts, Banking, Beauty Supplies, Boating, Cellular, Wireless, Consignment, Dentistry, Education, Optical, Tax Services, Insurance Services, Furniture, Hardware, Dollar Store, Florist, Paint Supply, Jewelers, Staffing Agency, Educational Center, and more!

R.J. Brunelli & Co. LLC, Exclusive Listing Agent
Available : 2,430 SF; 4,248 SF (can be demised into 2 spaces)
Parking - 100 Parking Space
Traffic Count on Route 36 - 36,886 cars per day
Traffic Count on Union Ave - 7,012 cars per day

DEMOGRAPHICS 2021

	1 mile	3 miles	5 miles
POPULATION	9,940	66,150	126,462
AVG. HOUSEHOLD INCOME	\$115,826	\$119,967	\$131,477
DAYTIME POPULATION	8,301	58,331	114,045

For more information please contact:

EXCLUSIVE BROKER

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 Phone: 732-721-5800, ext. 11
 Visit our website: www.rjbrunelli.com

**1602-1618 UNION AVE
HAZLET, NJ**

