

**3091 Route 35
Hazlet, NJ**

FOR LEASE: 1,392 SF - 2,400 SF ; &
1,500 SF; 950 SF; 750 SF; 800 SF (Can
be combined up to 6,000 SF)



JOIN



**GREGORYS
COFFEE™**

- Join Gregory's Coffee! (Coming Soon)
- Costco, Chick Fil A, Panera Bread, Aldi, Burlington, Lidl, ShopRite, Starbucks, Urban Air (coming soon), and more are all within 1/2 mile of the subject site.
- 800 SF up to 6,000 SF available
- Located on the going to work side of the highway, and just about 1 mile south of the Garden State Parkway exit 117
- New pylon signage proposed and exterior upgrades.
- Seeking dental, urgent care, nail salon, physical therapy, tutor center, daycare facility, boutiques fitness, or other retail use or service

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, PA, & CT.

Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com

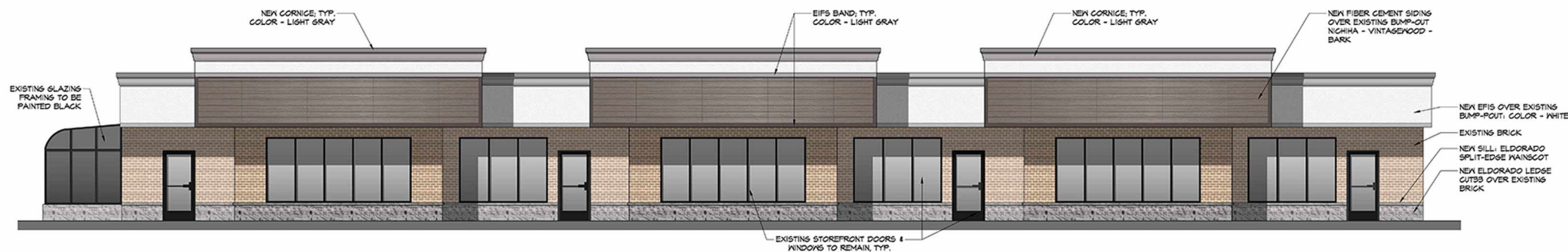


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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www.rjbrunelli.com

DEMOGRAPHICS 2021

MILES	1	3	5
POPULATION	10,059	68,970	138,642
HH INCOME	\$130,388	\$131,380	\$138,104
DAYTIME POP	9,408	63,671	125,646
TOTAL GLA	8,895 SF		
TRAFFIC COUNT	RT. 35 - 39,584 CARS PER DAY		
	POOLE AVE - 9,525 CARS PER DAY		
	HALZET AVE - 6,772 CARS PER DAY		



*Elevations can be modified

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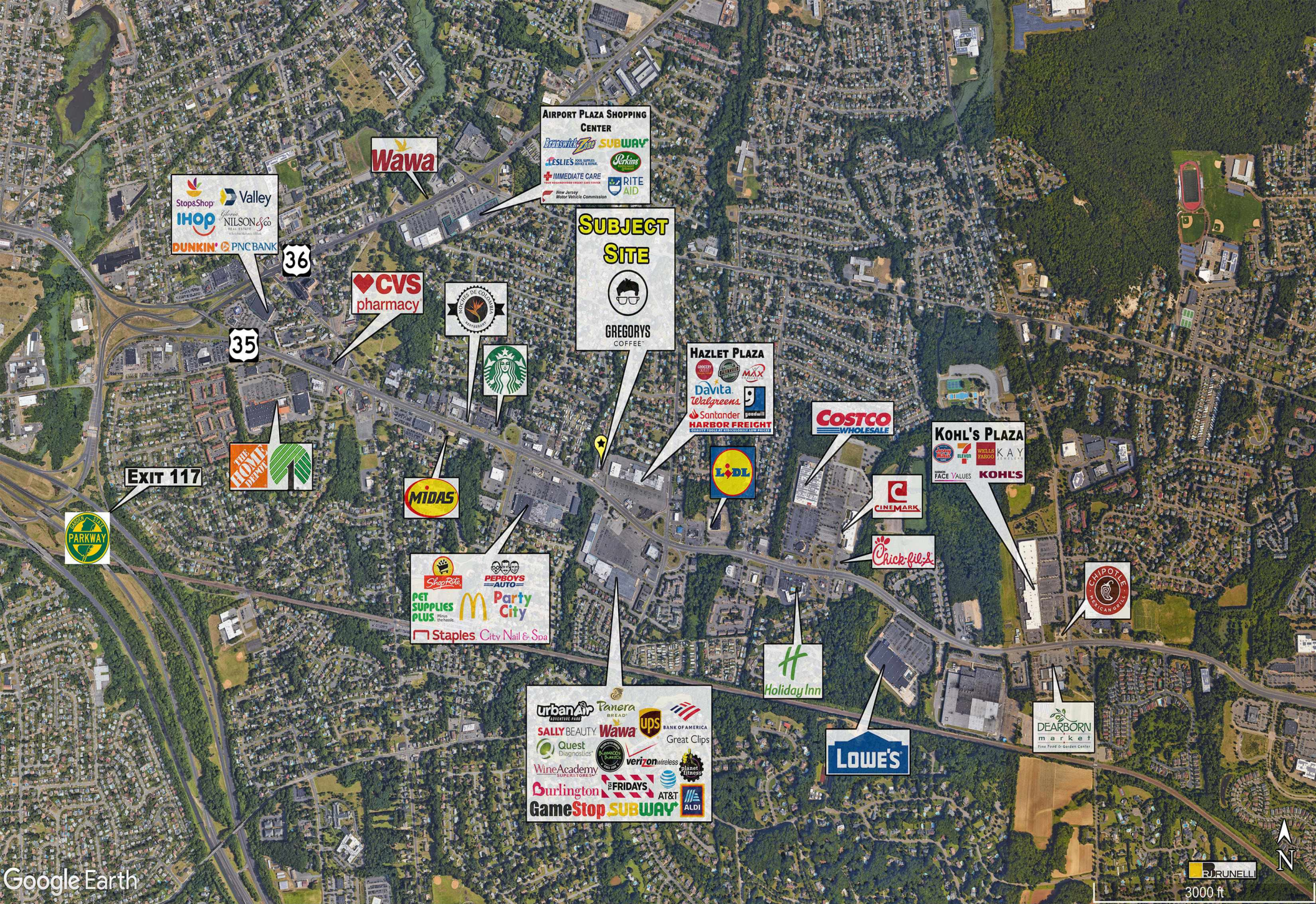
Google Earth

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