



AVAILABLE:  
**3,944 SF ; 7,627 SF (can be divided)**

Prime 3,944 SF freestanding building and up to 7,627 SF available (which can be divided).

85 Parking spaces =6.5 parking spaces/1,000

Join nearby retailers and restaurants including Costco, Chick-fil-A, Panera Bread, Aldi, Burlington, Lidl, ShopRite, Starbucks, Urban Air, and others who are all within 1/2 mile of the subject site.

The retail node of Hazlet received 5.5 million visits in the last 12 months while serving Hazlet, Matawan, Aberdeen, Keyport, Union Beach, and Holmdel.

Located on the going-to-work side of the highway, and just about 1 mile south of the Garden State Parkway exit 117

New owner to upgrade the storefronts including larger facade signage and property conditions to a first-class shopping center.

Seeking restaurants, kids gym, dental, urgent care, nail salon, physical therapy, tutor center, boutique fitness, or other retail use or service.

\*Per Placer a.i.

## Demographics

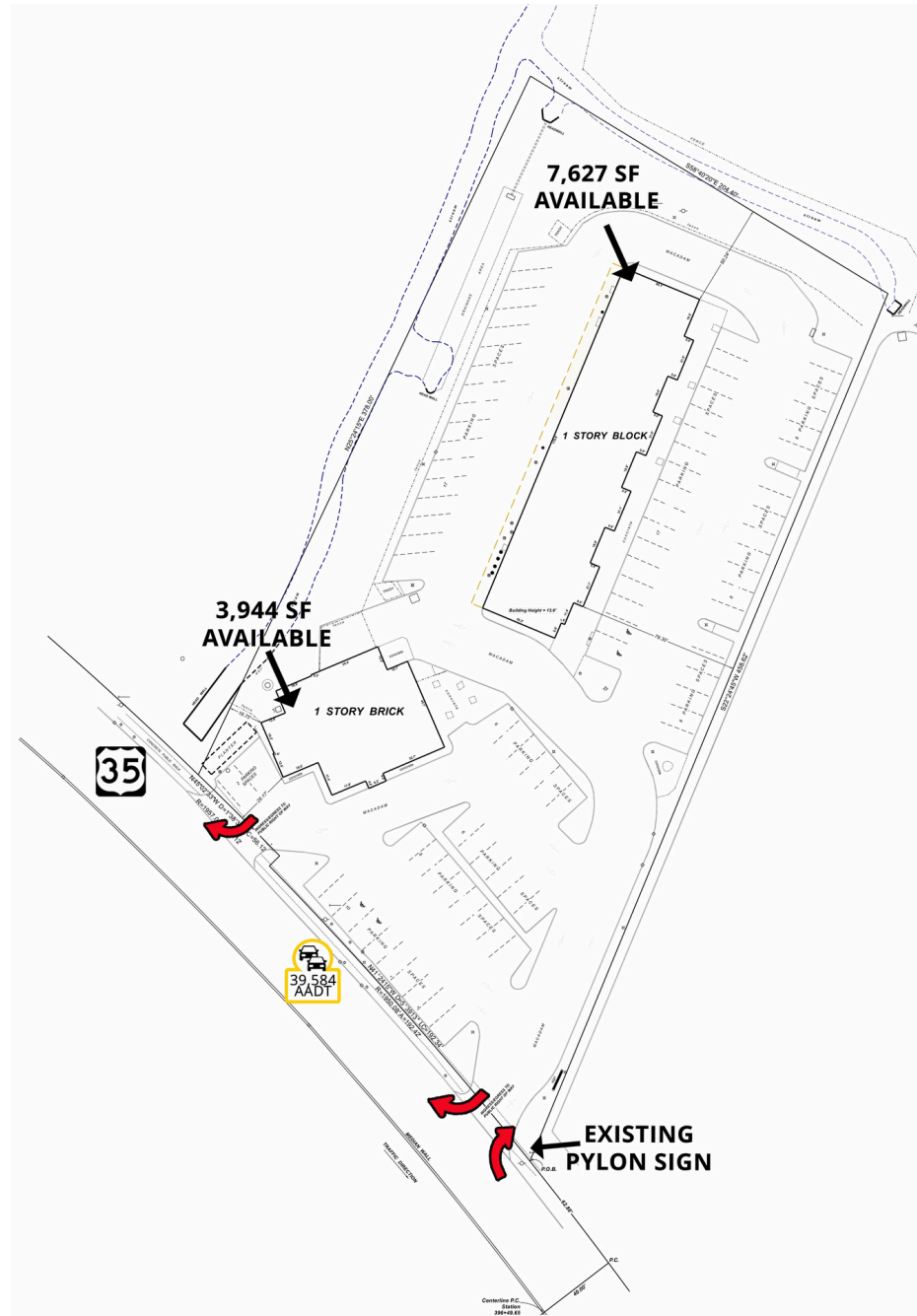
	1 Mile	3 Miles	5 Miles
Population:	11,857	71,727	143,862
HH Income:	\$144,996	\$153,761	\$161,268
Daytime Pop	10,520	57,955	115,088

## Total GLA

11,571 SF

## Traffic Counts

Route 35	39,584 Cars Per Day
Poole Ave.	9,525 Cars Per Day
Hazlet Ave.	6,772 Cars Per Day

















3091 Route 35  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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5/22/25