

AVAILABLE:  
2,400 SF; 2,300 SF; 18,676 SF; & 10,324 SF

Located at a signalized traffic-controlled intersection on Rt. 9 North with a traffic count of 40,556 cars per day.

Benefit from morning commuter traffic traveling North

Less than one mile from Interstate 195.

127 parking spaces

Restaurant Pad Site opportunities with a drive-thru.

Limited restaurant and retail competition north of Interstate 195.

Located near the entrance to several large underserved residential developments.

**Demographics**

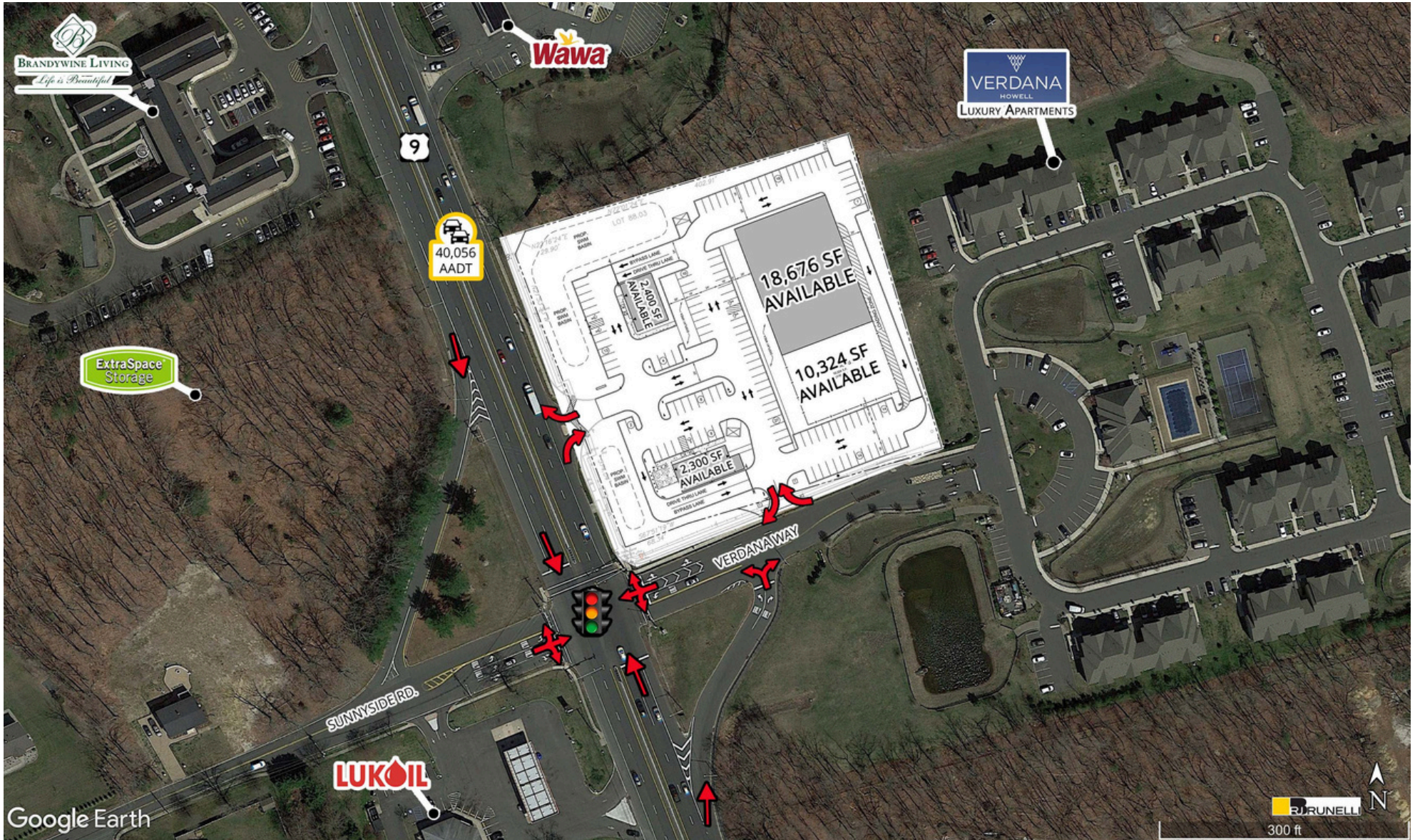
	1 Mile	3 Miles	5 Miles
Population:	4,469	43,589	97,713
HH Income:	\$117,669	\$144,526	\$142,549
Daytime Pop	3,482	30,028	77,816

**Total GLA**

33,700 SF

**Traffic Counts**

Route 9	40,056 Cars Per Day
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2501 Route 9

AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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