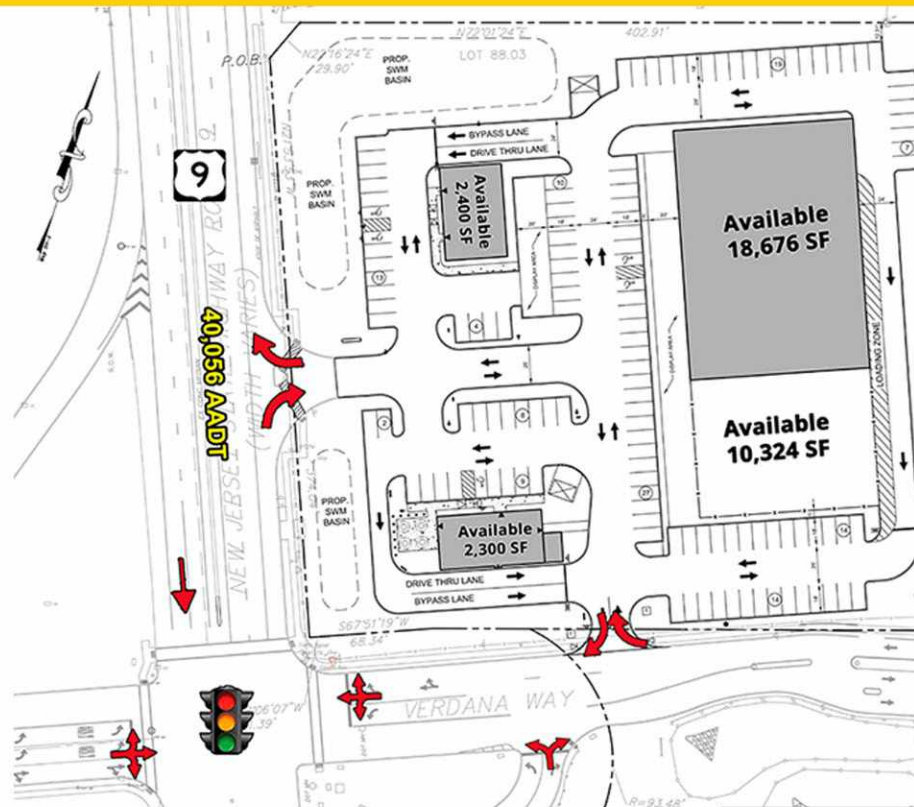


2501 Route 9
Howell Twp, NJ

Available for Lease:
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.
- 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.

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, CT, & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
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		
PARKING	127 SPACES		
TRAFFIC COUNT	ROUTE 9 - 40,056 CARS PER DAY		

Dawn Pizzichillo/ Sales Associate

Cell: 732-939-0730

dpizzichillo@rjbrunelli.com

Jan 15, 24

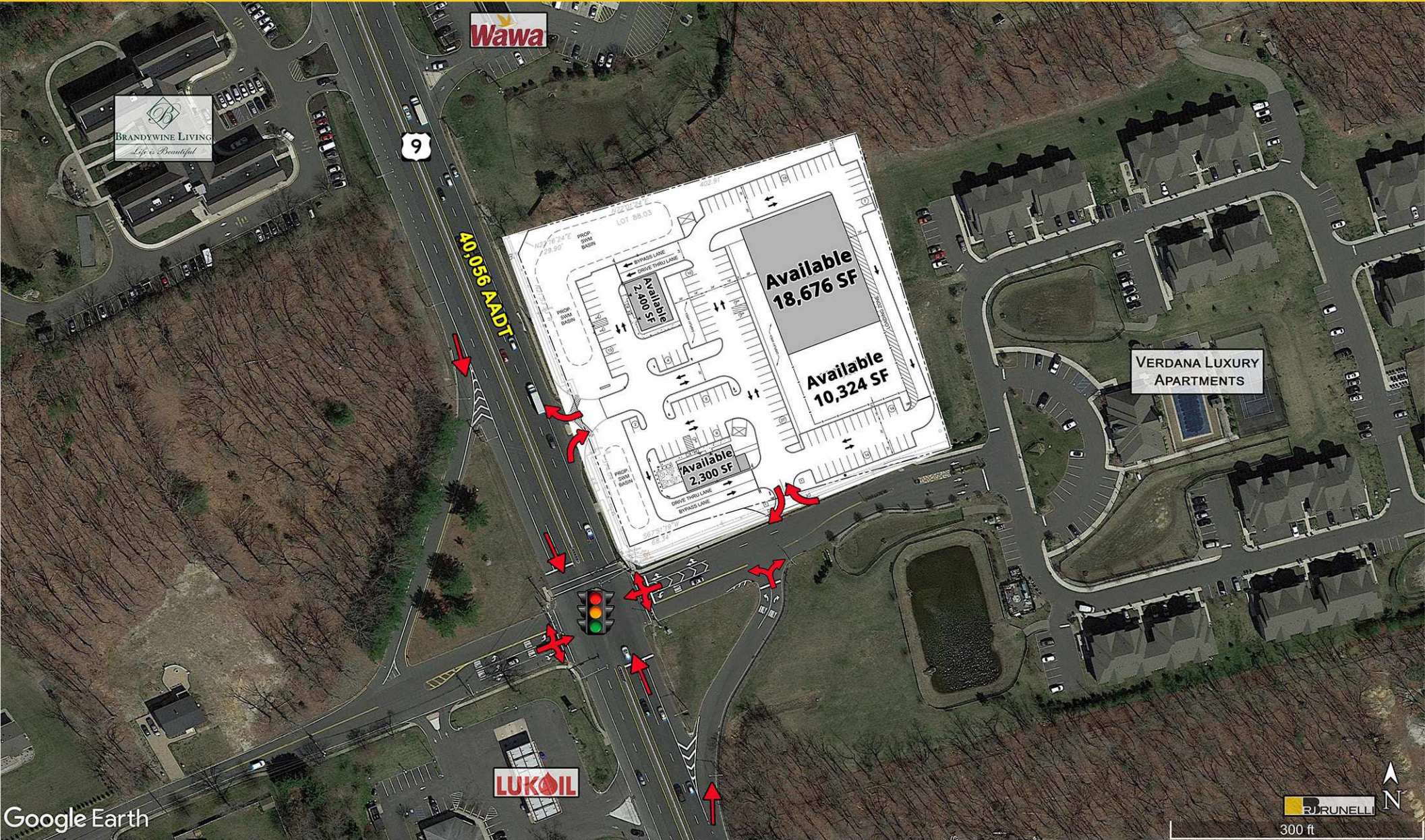


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Google Earth

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