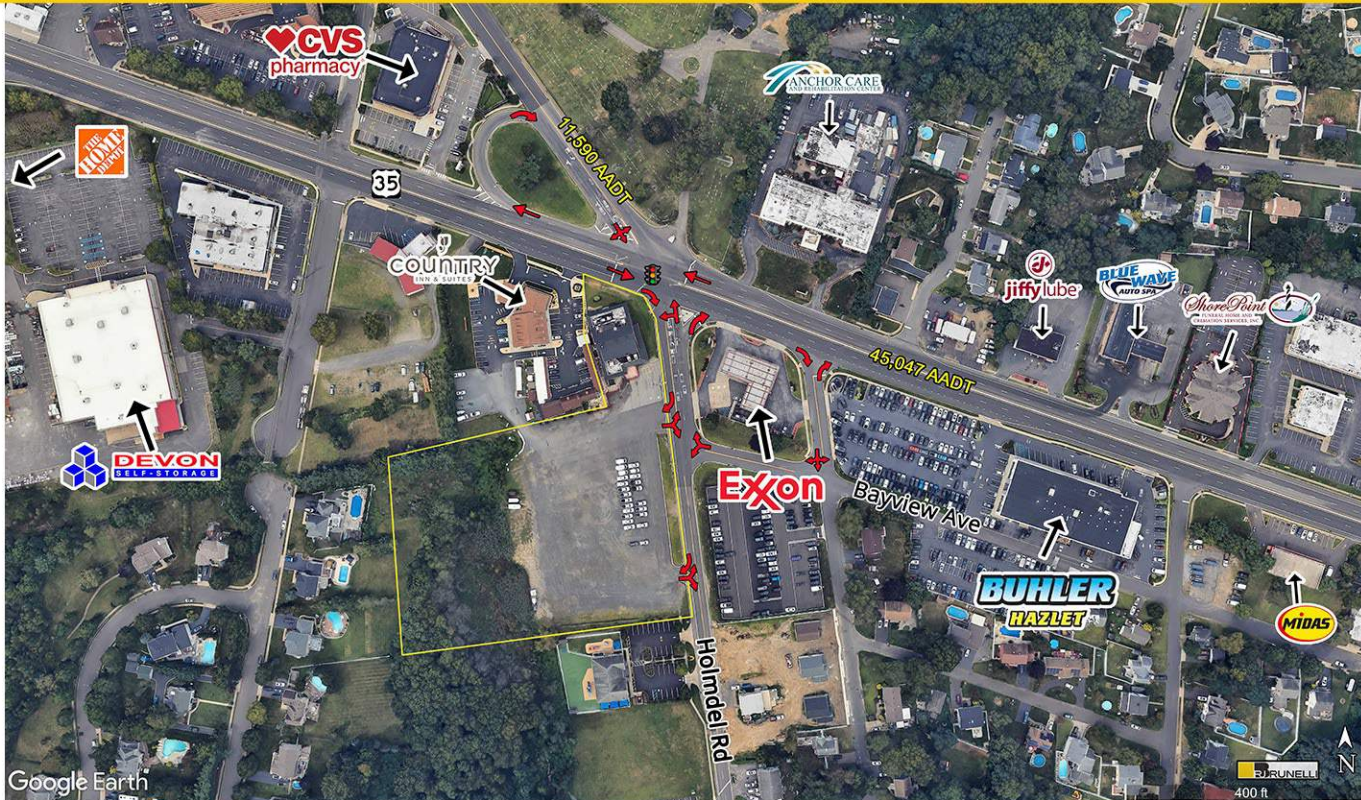


# 540 Holmdel Rd. Hazlet, NJ

Available for Sale or Lease:  
4.75 +/- Acres with 15,867 SF  
Restaurant



- At prominent Route 35 & Holmdel Road traffic controlled intersection ¼ miles from Garden State Parkway exit 117.
- Holmdel Road is a prominent commuter and commerce connection from Hazlet, Keyport, Holmdel, and Aberdeen to Garden State Parkway.
- Existing structure is a legacy restaurant location.
- Seeking restaurant, self-storage, multi-use retail/residential, senior housing, and others.

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	12,263	73,645	140,631
HH INCOME	\$121,600	\$148,033	\$154,428
DAYTIME POP	11,161	60,388	113,007

**TOTAL GLA 4.8 +/- ACRES WITH 15,867 SF RESTAURANT**  
**TRAFFIC COUNT ROUTE 35 - 45,047 CARS PER DAY**  
**HOLMDEL RD. - 11,590 CARS PER DAY**

Ron DeLuca/ CEO  
 732-721-5800, ext .28  
 rdeluca@rjbrunelli.com  
 April 25, 24



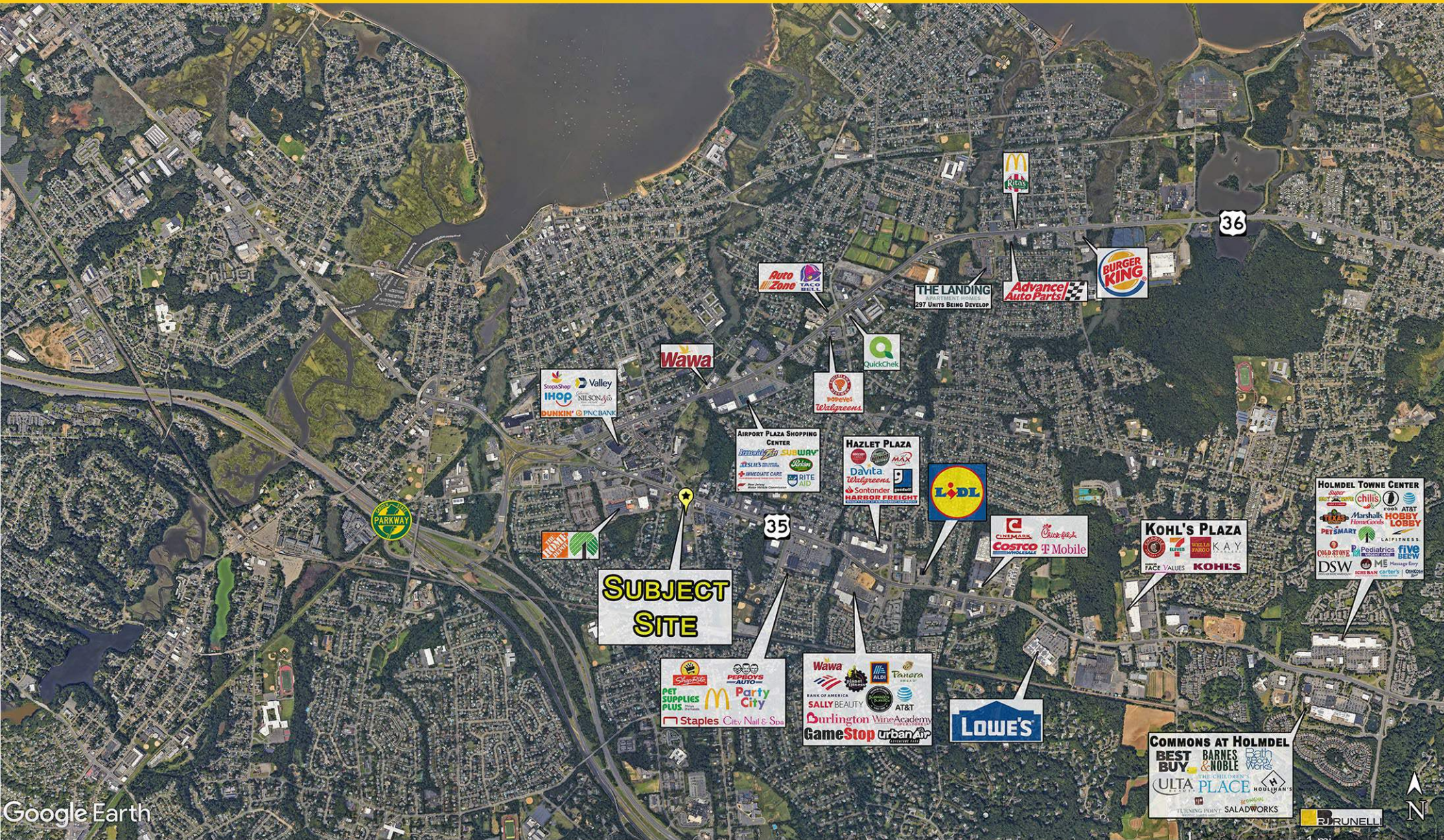
R.J. Brunelli & Co., LLC  
 400 Perrine Rd, Ste 405  
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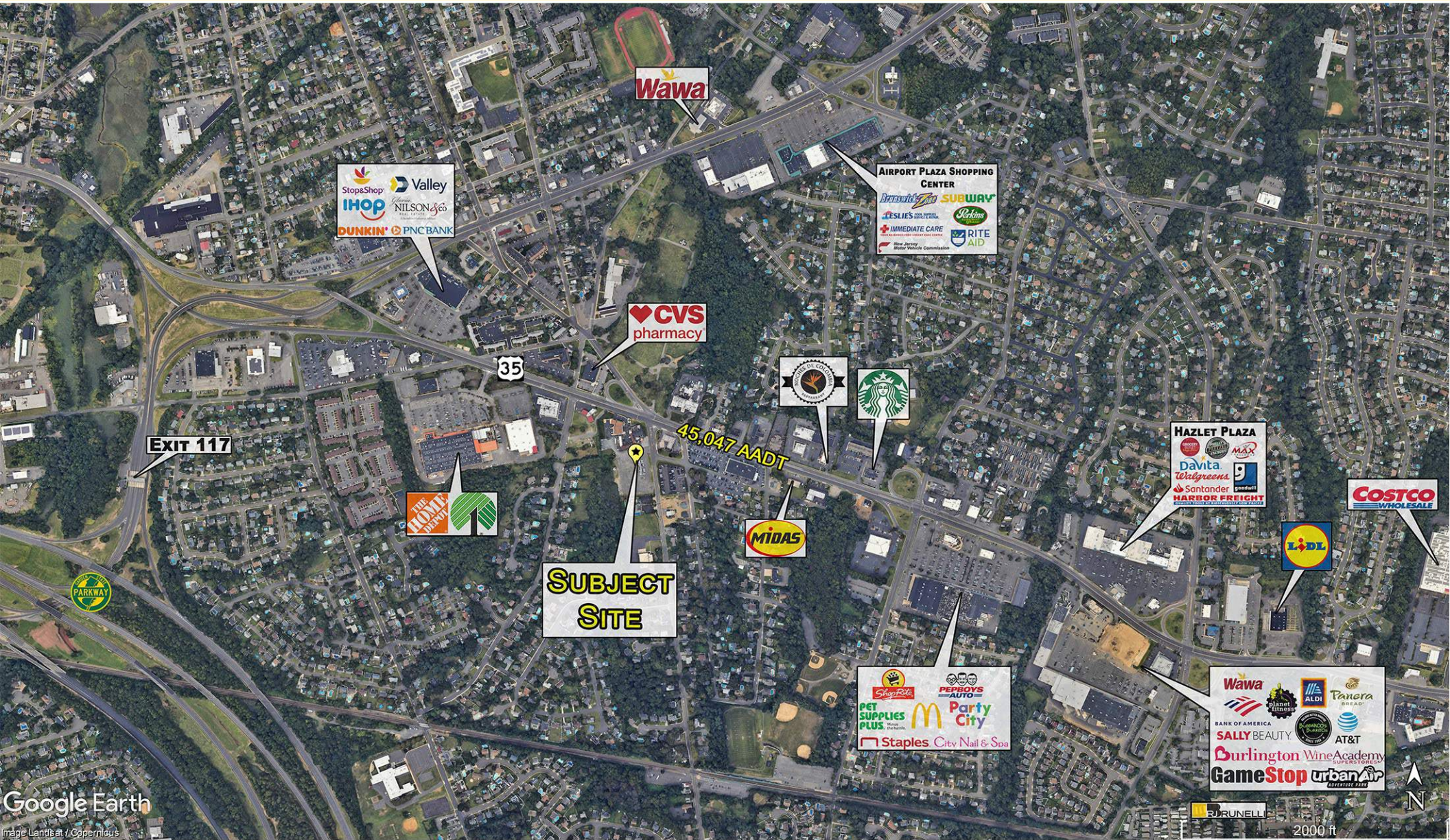
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