



4,624 SF

AVAILABLE:

4,783 SF

Join Auto-Zone, McDonald's, T-Mobile, and Walgreens; other nearby tenants include ShopRite, Dollar Tree, and Pep Boys.

The subject space is a former AAMCO and fully fit out for another car repair facility, which includes 5 bays.

Located at the entrance of Carteret via the Turnpike Exit 12 and benefits via two traffic signals.

Within the Carteret Zip Code of 07008, there are 25,516 people and 7,120 employees.

Space shall be delivered in As-is condition.

The asking rent is \$16/SF net; Estimated NNN: Cam \$6.53/SF; Taxes \$5.19/SF; Insurance \$.95/SF.

Demographics	1 Mile	3 Miles	5 Miles
Population:	16,608	81,936	457,805
HH Income:	\$117,308	\$117,119	\$124,223
Daytime Pop	12,849	19,258	398,331

Total GLA

228,516 SF

Traffic Counts

Roosevelt Ave.	18,592 Cars Per Day
NJ Turnpike	217,255 Cars Per Day









835 Roosevelt Ave.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



JOHN LENAZ

jlenaz@rjbrunelli.com

c: 732-690-2800



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com

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.

10-28-2024