



AVAILABLE:

4,624 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



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