

Plaza 12 Shopping Center
 835 Roosevelt Ave.
 Carteret, NJ

Available for Lease:
 4,624 SF



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.

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 2024

MILES	1	3	5
POPULATION	16,608	81,936	457,805
HH INCOME	\$117,308	\$117,119	\$124,223
DAYTIME POP	12,849	19,258	398,331

TRAFFIC COUNT ROOSEVELT AVE. - 18,592 CARS PER DAY
NJ TURNPIKE - 217,255 CARS PER DAY

Danielle Brunelli/President
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R.J. Brunelli & Co., LLC
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July 9, 24

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Google Earth

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