



AVAILABLE:

3,000 - 11,095 SF  
3.13 Acres (Aprox. 1.12 usable acres)

The subject site is located at a traffic-controlled intersection, .62 miles east of the Garden State Parkway and is the first retail building traffic will see on Burnt Tavern Road when exiting the Garden State Parkway heading east.

Rare drive-thru opportunity available for an end cap user.

Rite Aid served Brick, in addition to pulling from Howell, Lakewood, Toms River, and Point Pleasant.

Pylon signage is available.

Seeking quick service restaurant, convenience store, medical, veterinarian, coffee shop, auto parts store, variety store, quick casual restaurant, beauty salon, pharmacy, day care center, or other retail or service use.

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	9,716	77,964	221,560
HH Income:	\$100,027	\$134,320	\$132,580
Daytime Pop	6,884	68,521	201,187

**Total GLA**

**Parking**

**Year Built**

11,095 SF

46 Spaces

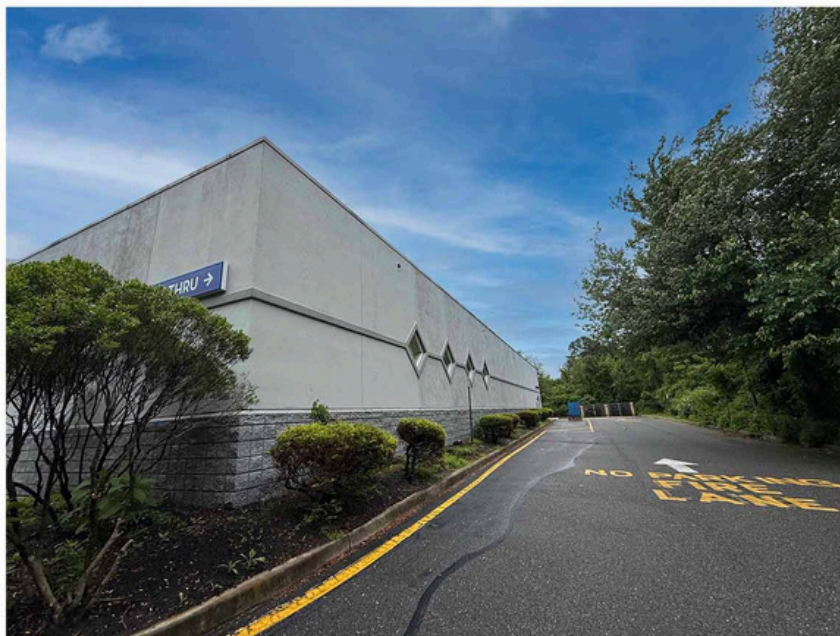
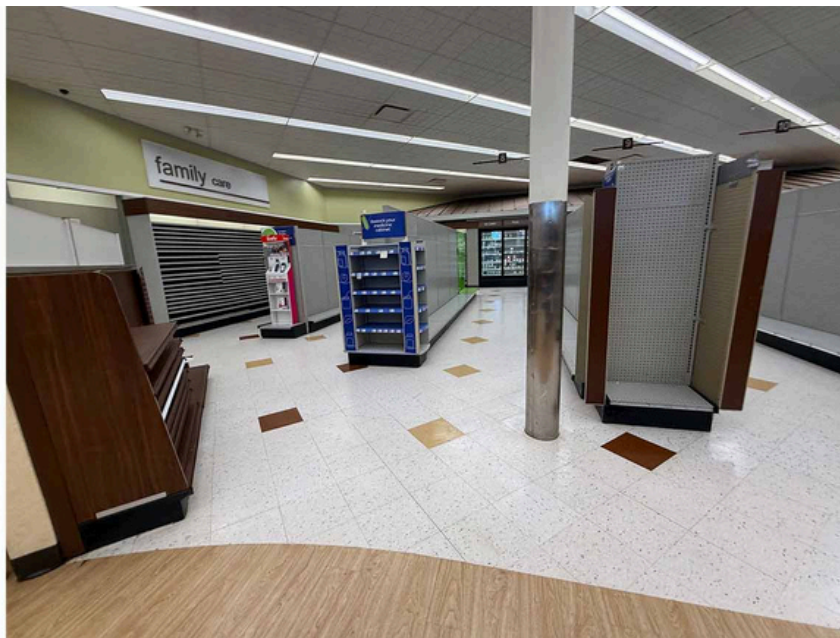
1999

**Traffic Counts**

Burnt Tavern Rd.

13,811 Cars Per Day





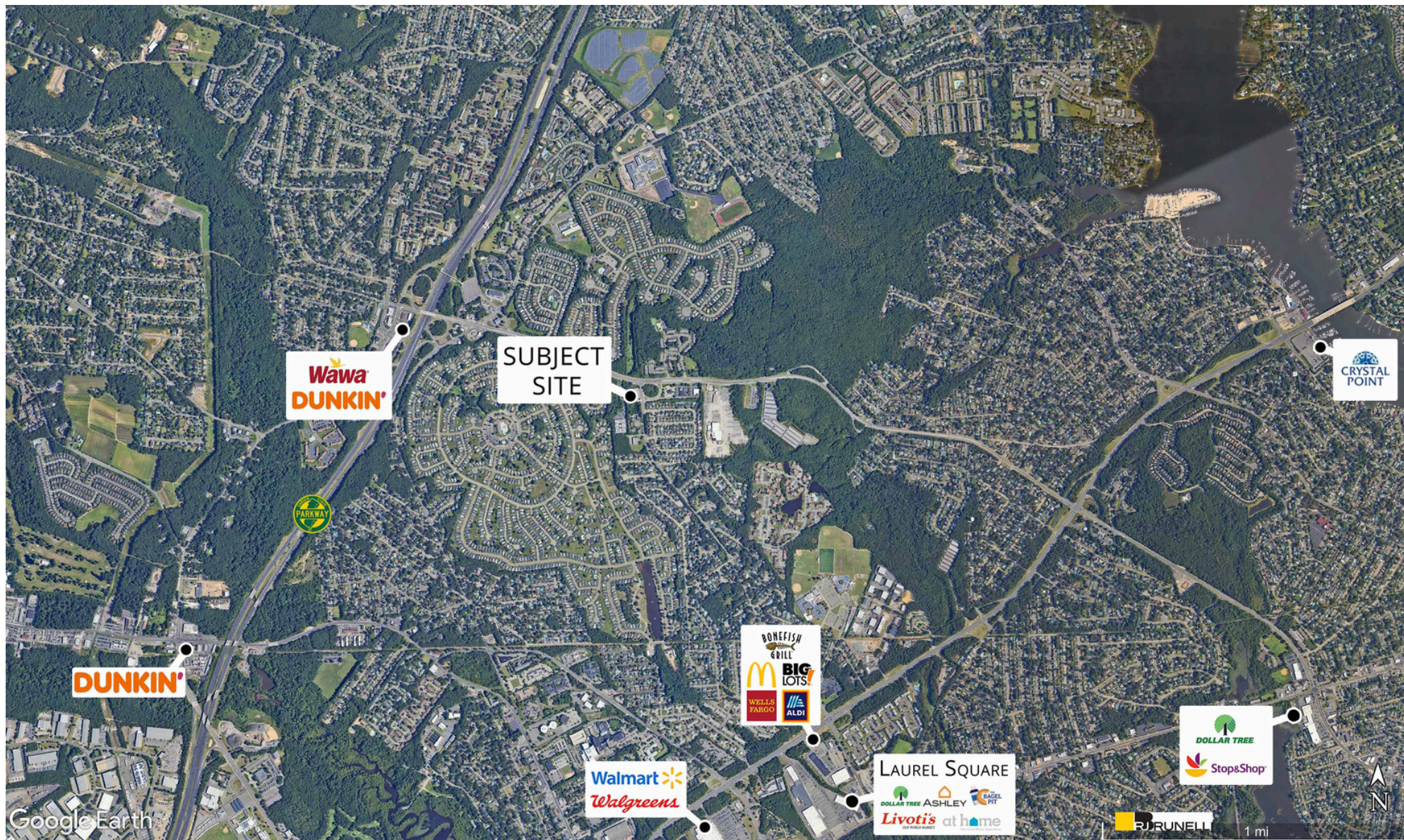














1041 Burnt Tavern Rd.

AVAILABLE FOR SALE OR LEASE

## CONNECT WITH US TODAY

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