



AVAILABLE:

2,740 SF Freestanding Building

Former McDonald's restaurant with existing drive-thru infrastructure.

Prime corner location at the signalized intersection of Belmont Ave & Forest Ave.

Excellent visibility and signage along a high-traffic retail corridor.

Located in the Belmont West Plaza trade area, surrounded by national retailers and dense residential neighborhoods.

Ideal for QSR, fast casual, coffee, medical, bank, or retail reuse

Demographics

	1 Mile	3 Miles	5 Miles
Population:	11,400	101,456	167,007
AVG HH Income:	\$148,325	\$108,331	\$124,015
Daytime Pop	10,232	94,384	154,426

Total GLA

2,740 SF

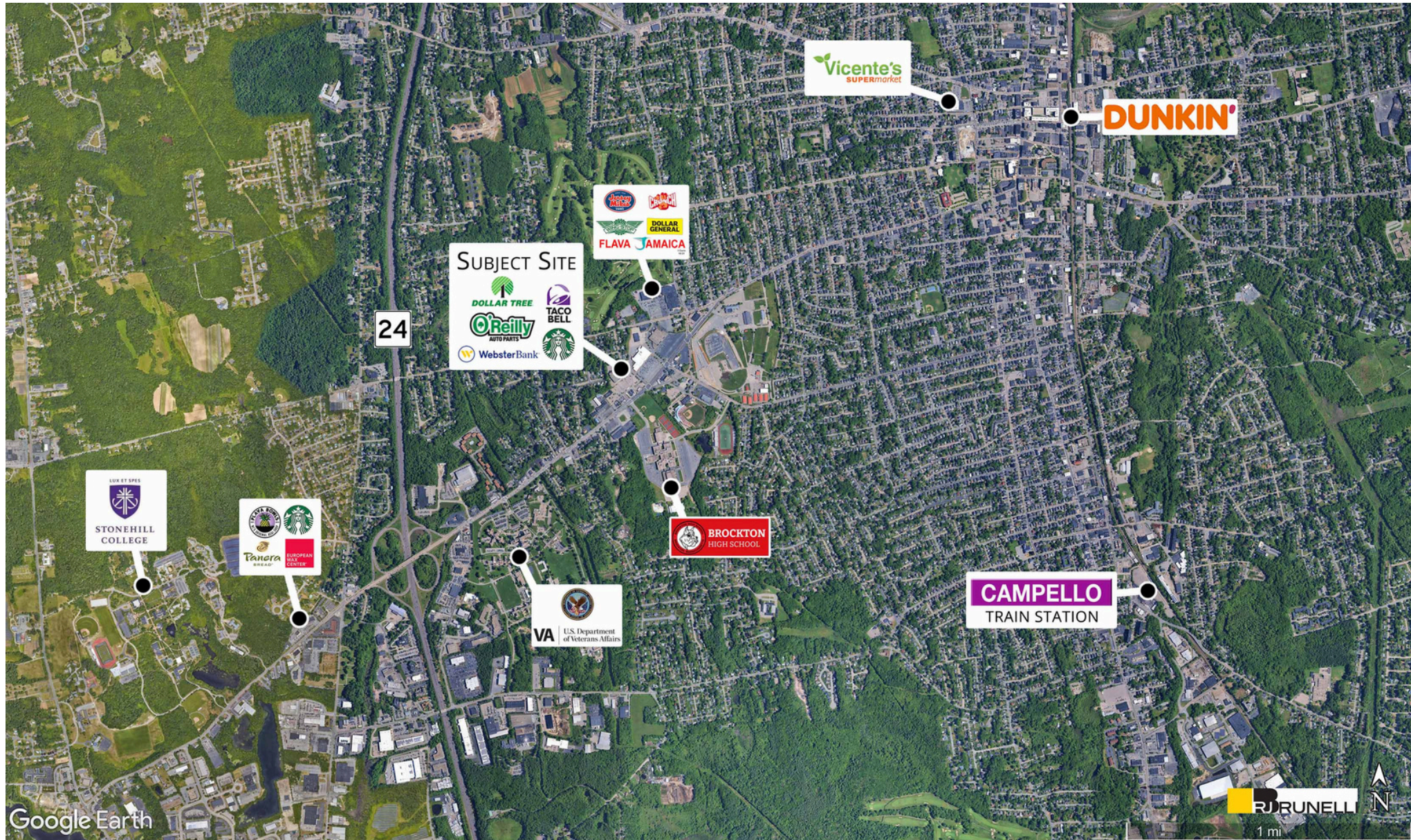
Traffic Counts

Belmont Ave	23,404 Cars Per Day
Forest Ave	17,564 Cars Per Day
Fall River Expy (Route 24)	103,479 Cars Per Day









715 Belmont St.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



MARIO BRUNELLI

mbrunelli@rjbrunelli.com
786-570-9723



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



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