

Ocean Township, New Jersey

250 Route 9 Northbound / Exit # 67

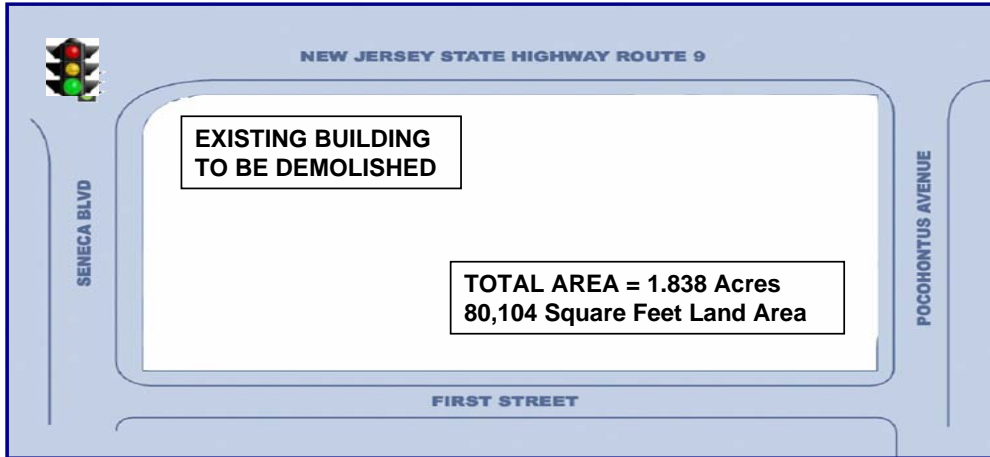
Land Lease Opportunity: One or Two Pads



Ocean Township, New Jersey

250 Route 9 Northbound / Exit # 67

Land Lease Opportunity: One or Two Pads



Ideal Uses Include:

**Banks, Fast Food,
Day Care, Automotive,
Restaurants, Fitness,
Drug Store, Medical,
Home Improvement**

- 1.8 Acres at Signalized Intersection
- Land Lease Opportunity: 1or 2 Pads
- Major Residential Developments Completed
- 1 Mile South of Waretown Town Center
- Serving: Ocean Twp / Barnegat / Waretown

Area Retailers Include:



| 2010 DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|------------|----------|-------------------|
| Total Population | 3,780 | 20,270 | 47,162 |
| Total Households | 1,387 | 7,012 | 17,063 |
| Median Household Income | \$74,514 | \$73,446 | \$73,557 |
| Traffic Count: Route 9 | 18,293 VPD | | Source: AGES, INC |

Please Contact :
PETER GALLICCHIO
President Ext : 11
Cell: 732-713-0227
pgallicchio@RemcoRealty.net

= Exclusive Broker =



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PETER GALLICCHIO / President
pgallicchio@RemcoRealty.net
(732) 253-0888 Ext: 11
Cell: (732) 713-0227



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

250 Rt. 9 Northbound
Ocean Township
Ocean County, NJ

Waretown Town Center

DUNKIN' DONUTS
Great Clips
ShopRite
OCEAN FIRST
GameStop
power to the players

Exit # 69

Wawa
CVS pharmacy
SUNOCO

SITE

Bay Shore Plaza

McDonald's
HUDSON CITY SAVINGS BANK
HOLLYWOOD TANS
A&P
Spiritz UNLIMITED
Little GYM
TD Bank

PNC BANK
GENUARDI'S
BURGER KING

Exit # 67

Wawa
LUKOIL
GOODYEAR
RITE AID
FedEx
Curves
Walgreens
OCEAN FIRST

REMCO
REALTY GROUP