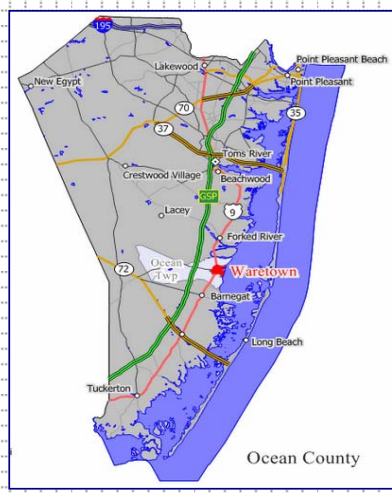


**R** *Another Remco Exclusive Offering!* **R**



Waretown is an unincorporated community in Ocean Township; one of Ocean County's fastest growing Townships. Ocean Township is located in the middle of the retail market trade area, which includes; Lacey Township located one mile to the North, and Barnegat Township located one mile to the South.

Residential development in Ocean Township and Barnegat Township has exploded in the past ten years with such developments as; Mirage (1,200 units) Greenbriar (1,205 units) Ocean Acres ( 1,350 units) Heritage Bay ( 292 units) Heritage Point (900 units), to name a few. **The trade area is primed for new retail development.**

The subject property is easily accessible to both Exits # 67 & # 69 of the Garden State Parkway. The site is ideal for one user, or two pads.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice. 001 = Revised: 10/7/13

# Waretown / Ocean Twp, New Jersey

## Ocean County: Development Opportunity

### 250 Route 9 Northbound / Exit # 67



**Land Lease or BTS Opportunity: Entire Site or Two Pads**

**WANTED:**  
**BANKS**  
**GASOLINE**  
**RESTAURANT**  
**DAY CARE**  
**AUTOMOTIVE**  
**FAST FOOD**

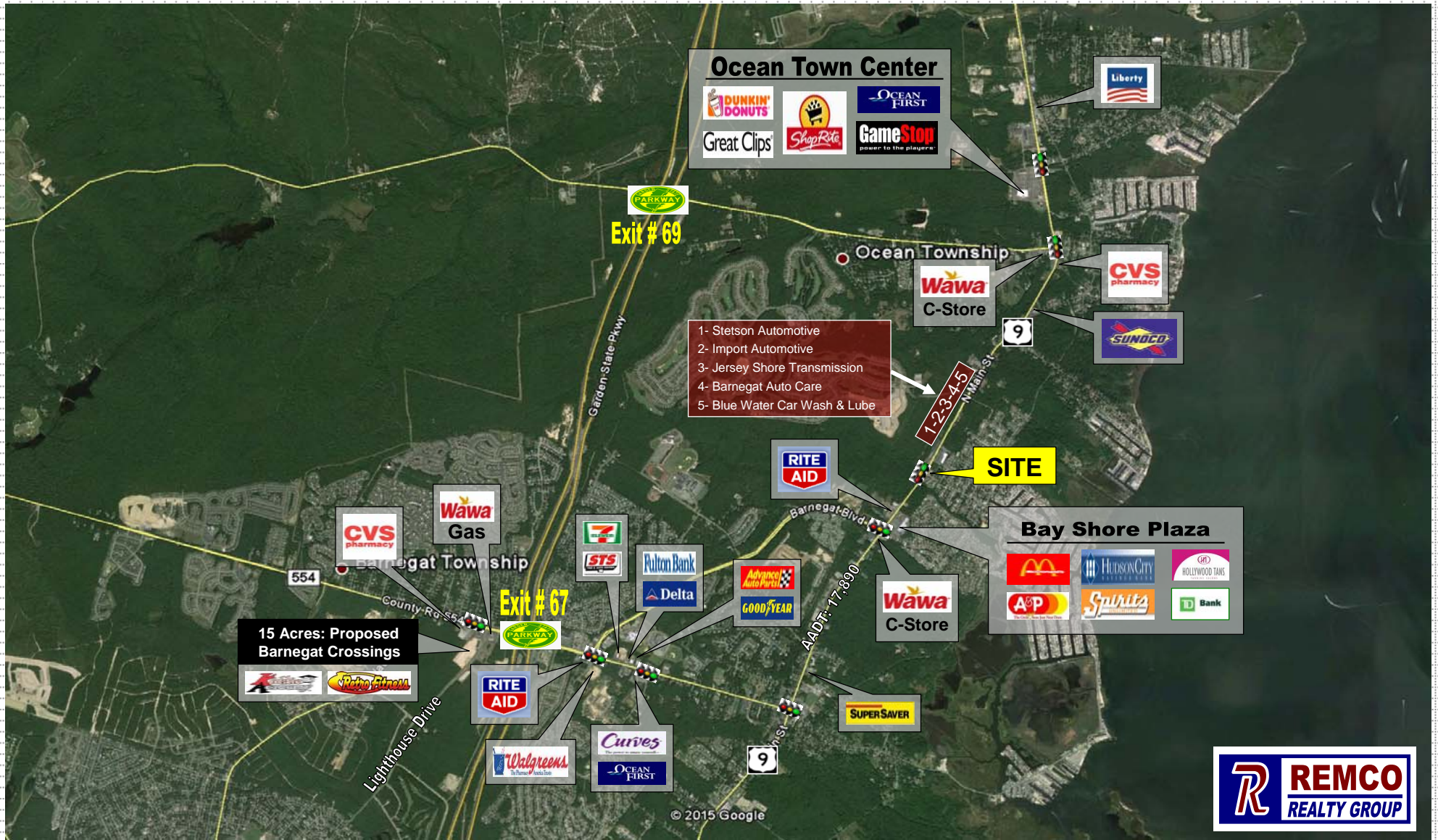
- PROPERTY FEATURES**
- ❖ 1.8 Acres at Signalized Intersection
  - ❖ Land Lease Opportunity: 1 or 2 Pads
  - ❖ Major Residential Developments Completed
  - ❖ 1 Mile South of Waretown Town Center
  - ❖ Build To Suit Opportunities
  - ❖ Entire Block with access from 4 streets
  - ❖ Serving: Ocean / Barnegat / Waretown / Lacey

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

2010 = DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,883	18,723	51,653
Total Households	1,176	7,372	19,685
Median Household Income	\$77,812	\$74,790	\$74,888
Traffic Count: <b>US. Route 9</b>	AADT: 17, 890 (NJ-DOT) Demos by: Geolytics		



1215 Livingston Ave, Suite # 2, North Brunswick, NJ 08902  
 T: 732-253-0888 F: 732-253-0887 [www.RemcoRealty.net](http://www.RemcoRealty.net)



**Ocean Town Center**

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

- 1- Stetson Automotive
- 2- Import Automotive
- 3- Jersey Shore Transmission
- 4- Barnegat Auto Care
- 5- Blue Water Car Wash & Lube

**SITE**

**Bay Shore Plaza**

McDonald's  
Hudson City  
HOLLYWOOD TANS  
A&P  
Spiritz  
TD Bank

**15 Acres: Proposed Barnegat Crossings**

Rite Aid  
Walgreens  
Curves  
OCEAN FIRST

