



# HAZLET, NEW JERSEY Retail - Office - Medical

377 Route 36 North - Near So. Laurel Avenue



Pylon Signage



Price Reduced

**FOR SALE = 3,000sf. Free-Standing Building**



*Another Remco Exclusive Offering!*



**Comments:** This free standing commercial property with 23 car parking best serves the users who may need a retail showroom, or medical practice.

**Ideal Uses:** Vision, Medical, or Dental Practices, Real Estate, Engineering, and Architectural Firms, Child or Adult Care Centers, Restaurants of all types such as; Italian, Fast Food, QSR, Sea Food, Hot Dogs, Burgers Southwestern, Cheese Steaks & French Fry Concepts, Pizzeria, Bagels, Coffee and bakery, etc.



Large Parking Lot



- ❖ Real Estate ONLY for sale
- ❖ Business is NOT for sale
- ❖ 3,000sf. Retail / Commercial Bldg.
- ❖ Currently operating as DQ Ice Cream Store
- ❖ Owner has a license for fast food restaurant
- ❖ Large Two Panel Pylon Signage
- ❖ Land area 100' x 156' with 23 on-site parking
- ❖ Serving: Hazlet, Middletown & Aberdeen
- ❖ Close to Routes; 35, 36, 79 & 516
- ❖ Close to Exit # 117 of the Garden State parkway

Please Contact:

**PETER GALLICCHIO**

President Ext: 11

Cell: 732-713-0227

pgallicchio@RemcoRealty.net

2010 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	14,360	71,525	132,785
Total Households	4,759	24,239	45,267
Median Household Income	\$89,092	\$89,372	\$91,960
Traffic Count: Route 36	VPD 36,777 Source: AGS, INC		



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

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