



942 Route 34

Matawan, New Jersey

Availability

- +/- 0.43 Acre Redevelopment Site

Traffic Count

- 20,458 VPD

Site Description

- Redevelopment site available for Lease, strategically located in the heart of the Route 34 retail corridor at the corner of Route 34 and Broad Street in Matawan-Aberdeen
- Tremendous visibility to the market, at a traffic-light controlled corner with over 20,000 vehicles per day
- Strong incomes and population density north of \$98,000 and over 145,000 people within five miles
- Ability to develop a +/-2,000 SF free-standing pad with a drive-thru or +/- 5,000 SF retail strip

Surrounding Tenants

- Dunkin Donuts
- Jersey Mike's Subs
- Lightbridge Academy
- Starbucks
- Sweetberry Bowls
- The Burger Shop
- The UPS Store
- Walgreens

Demographics

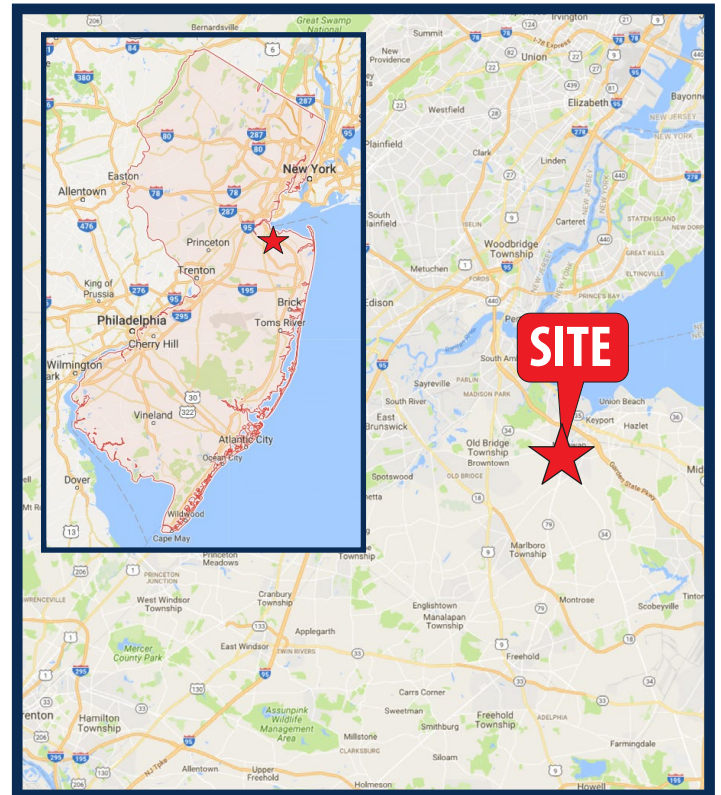
Radius	Population	Daytime Population	Median HH Income
1 Mile	10,687	10,871	\$99,567
3 Mile	64,263	56,463	\$100,938
5 Mile	145,180	123,384	\$98,000

For Lease - Contact

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