



# ±3.3 Acres For Lease

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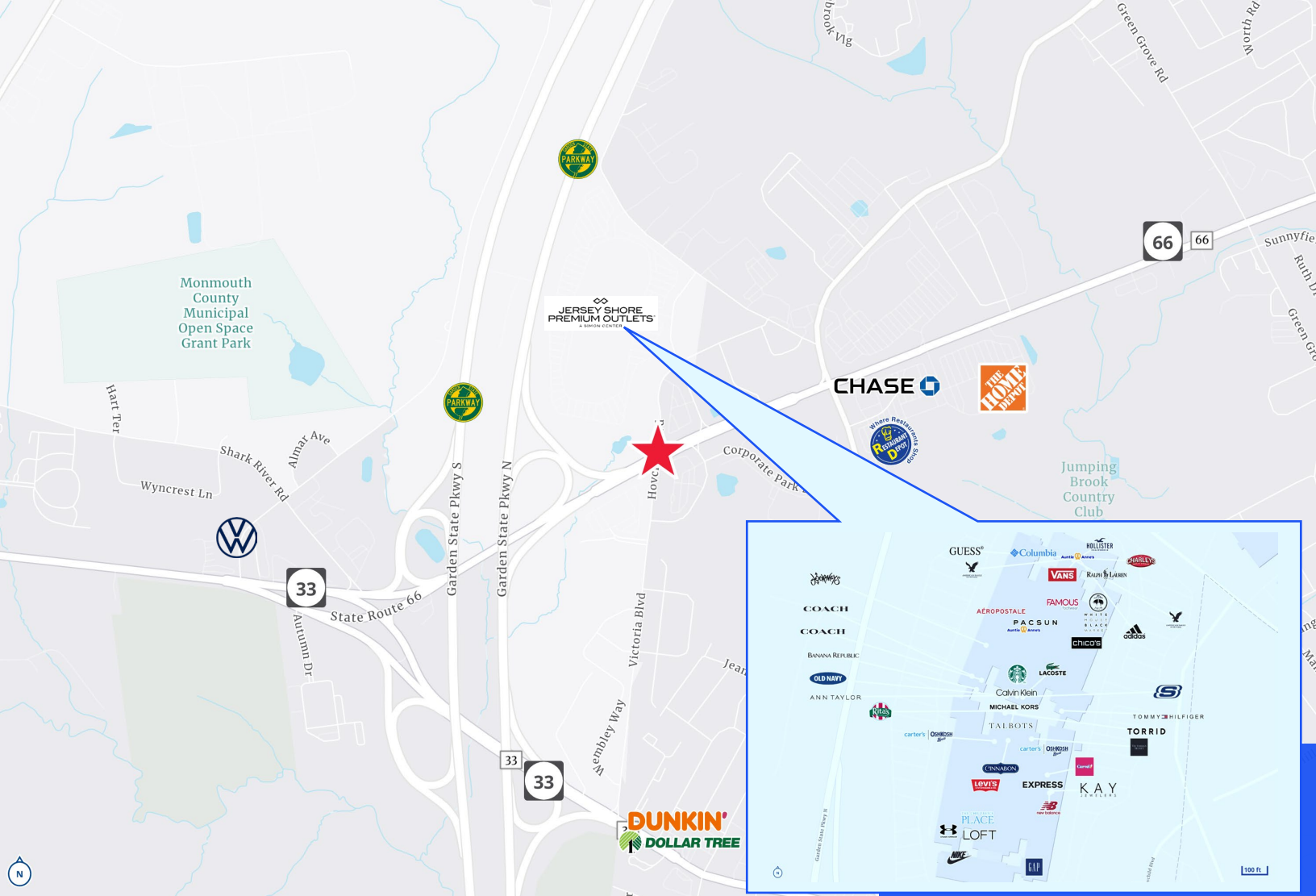
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## 225 Hovchild Blvd. Neptune, New Jersey

### Retail Development Opportunity on Route 33

- Three available proposed +/- 15,800 SF ; +/- 2,600 SF ; +/- 1,500 SF freestanding buildings with drive-thru or approximately 3.3 acres of land
- Various concepts and multiple divisions considered
- Ideal for quick-service restaurants, financial, medical or other retail uses. Drive-thru and all uses subject to governmental approvals
- Pad-ready site delivery available. Gas station canopies can be delivered
- Nearly 200 parking spaces and two new pylon signs planned



## Location and Demographic Info

- High visibility and convenient access along Route 33 (20,415 VPD) and the Garden State Parkway (155,360 VPD)
- Dense retail corridor and a growing residential pocket
- Nearly 100,000 residents and 125,298 daytime occupants within three miles

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### Contact us:

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