



217 Route 70, Lakehurst, NJ 08733

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

C: 973.896.8377

D: 862.217.5610

Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE

- Former 7-ELEVEN
- Land size: 0.62 Acres
- Building: 2,640 SF
- Parking Spaces: 18
- Traffic Count on Route 70: 20,601 VPD
- Zoning: B2-Highway Commercial Zone
- National Tenants: Dunkin Donuts, McDonald's, UHAUL, Gulf, Dollar General, Domino's Pizza and many more.

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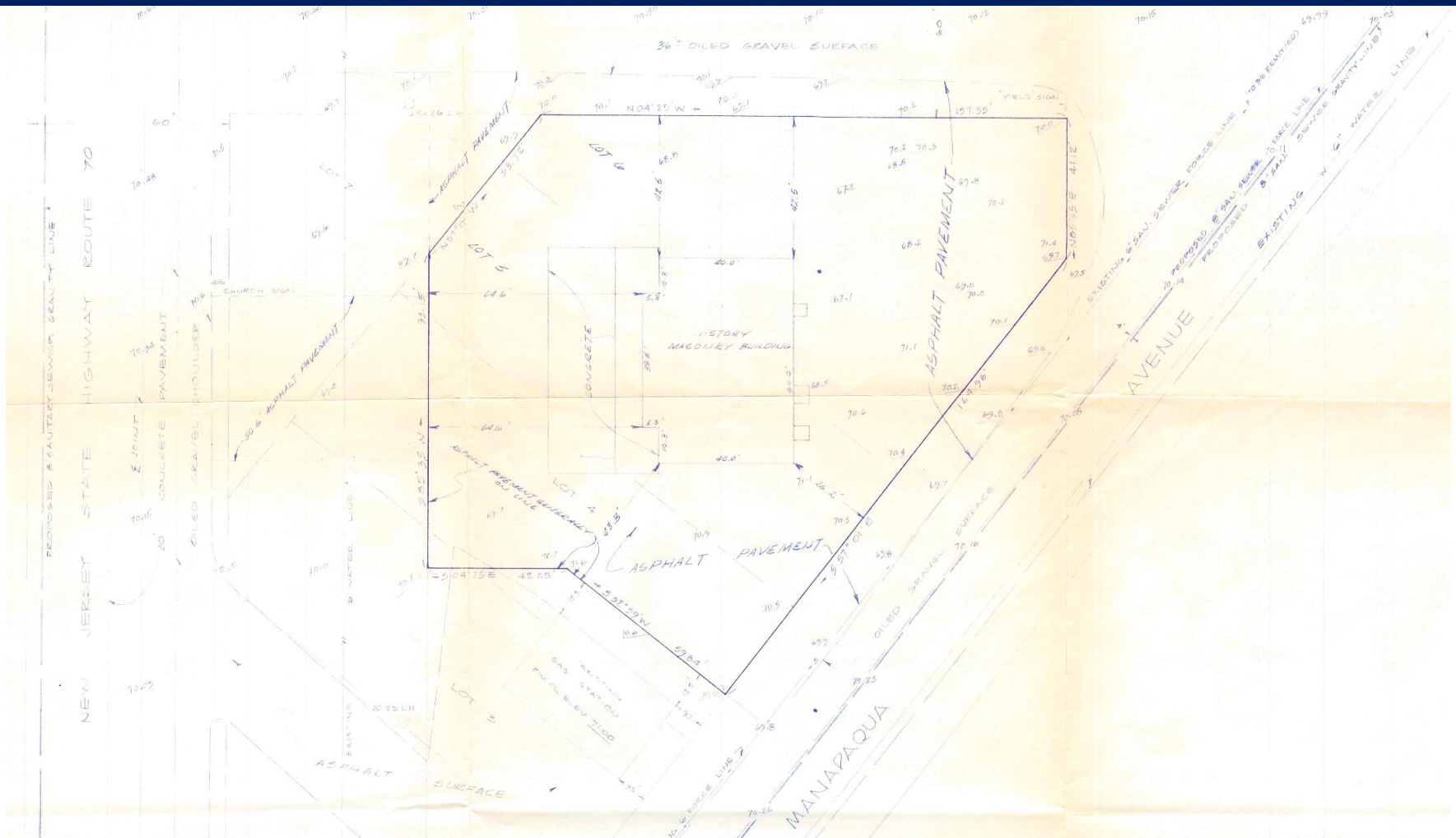
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COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker - 15 Furler Street, Totowa, NJ 07512 *T: 973.798.6130

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SITE PLAN

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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

SITE

DOLLAR GENERAL

Lucky Deli

Three B's
Bar & Bistro

Lakehurst
Service Center

First Priority
Ambulance
Group

snapbox
SELF-STORAGE

U-Haul

Cedar Post
Farm Market

Gulf

Lakehurst Di

20,601 VPN

conoco

Sandy's Cozy
Corner

Pomino's
PIZZA

Express Inn

DUNKIN'
DONUTS
AMERICA RUNS ON DUNKIN'

McDonald's

Lakehurst
Community
Center

Lake Horicon Park

Lakehurst
Elementary
School

UNITED STATES
POSTAL SERVICE

NovaCare
REHABILITATION

Beacon of LIFE
PACE Program

A-AMERICAN SELF
STORAGE
"We're Not Just Another Storage Company."

Travel Inn &
Suites

ZOLTER
COMMERCIAL REAL ESTATE SERV



DEMO-GRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	3,150	20,424	71,236
Daytime Population	4,733	18,388	59,813
Households	2.76	1.99	1.97
Average Age	39.9	62.6	65.9
Average HH Income	\$75,984	\$61,974	\$53,615

**FOR FURTHER INFORMATION PLEASE
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