



**RETAIL**  
Pad Site  
Ground Lease  
or BTS

**104 Route 70, Lakehurst, NJ 08733**

**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:**

**Urszula Zoltek**  
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# AVAILABLE

## **PAD SITE – GROUND LEASE or BTS**

- Join Conoco & Dunkin’
- Pad Site Next to Dunkin’
- Additional Lot Available if Required
- Access on Route 70 & Hibernia Ave
- Traffic Count Route 70 : 20,601 VPD
- Zoning (B-2) Highway Commercial - [Click Here](#)  
[For More Info](#)
- National Tenants: Dunkin’, McDonald’s, UHAUL, Gulf, Dollar General, Domino’s & many more.

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**DOLLAR GENERAL**

**NovaCare**  
REHABILITATION

Lucky Deli

Three B's  
Bar & Bistro

Cedar Post  
Farm Market



**snapbox**  
SELF STORAGE

**U-HAUL**

Lakehurst  
Diner

Beacon of LIFE  
PACE Program

**20,601 VPN**

70

Sandy's Cozy  
Corner



70

Lakehurst  
Community  
Center

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

Express Inn

Lake Horicon Park

**SITE**

Travel Inn &  
Suites

70

Lakehurst  
Elementary  
School

**UNITED STATES  
POSTAL SERVICE**

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<b>DEMO-GRAPHICS</b>	<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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