



**3,950 SF
Available**

**RT 70 & Vermont Rd.
Lakewood, NJ**

**ExtraSpace
Storage**

Wawa

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

SITE

Hackensack
Meridian
Healthcare Group

332 Homes
Under
Development

Seagull Square





CAMPING
WORLD

Advance
Auto Parts

Gulf

300 Homes
Under
Development

RAMADA
BY WYNDHAM

Santander

W
Telcel

D'Elia
Funeral Home

TD Bank

Tri City Plaza







70

Wendy's
HAMBURGERS

Shore Surgical
Pavilion

investorsBank

Bank of America

MOTOR
HARLEY-DAVIDSON
VESTLES

MAVIS
MOTOR OIL
TIRE

Northern Ocean
Professional Plaza

Gulf

EXXON

Briar Park-Lakewood
Apartments

Briar Park
Apartments

Shore
Outpatient
Surgical
Center

Lakewood MVC
Inspection Station

Beth Am
Shalom

LifeStorage

Paramount Park
(Lakewood Surgical Center)

Dunkin'
Donuts

DUNKIN'
DONUTS
AMERICA RUNS ON DUNKIN'

PARKWAY

70

Shore Point
Radiation
Oncology Center

PARKWAY

PARKWAY

Traffic Count: 30,091 VPD



PAD SITE FOR LEASE

- 3,950 SF Available For Lease
- Corner Property
- Traffic Count (Route 70): 30,091 VPD
- Under Construction: 332 Homes (Next Door)
330 Homes (Across the Street)
- Zoning: None Residential B-5: [Click Here For More Information](#)
- Excellent Location and Neighborhood
- Located Next To: Wawa, Extra Storage Space
- Neighboring National Tenants: Mavis Tires, Bank of America, Stop n Shop, Walgreens, Dollar Tree, Dollar General, TD Bank, Starbucks, Santander, Jersey Mikes, Dunkin Donuts, and many more.

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COMMERCIAL REAL ESTATE SERVICES



DEMO- GRAPHICS	1 Mile	3 Miles	5 Miles
Population	16,313	96,044	237,929
Daytime Employees	13,353	91,356	225,748
Households	4.06	3.33	3.20
Average Age	35.7	37.3	34.3
Average HH Income	\$71,607	\$65,484	\$71,015

FOR FURTHER INFORMATION PLEASE
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