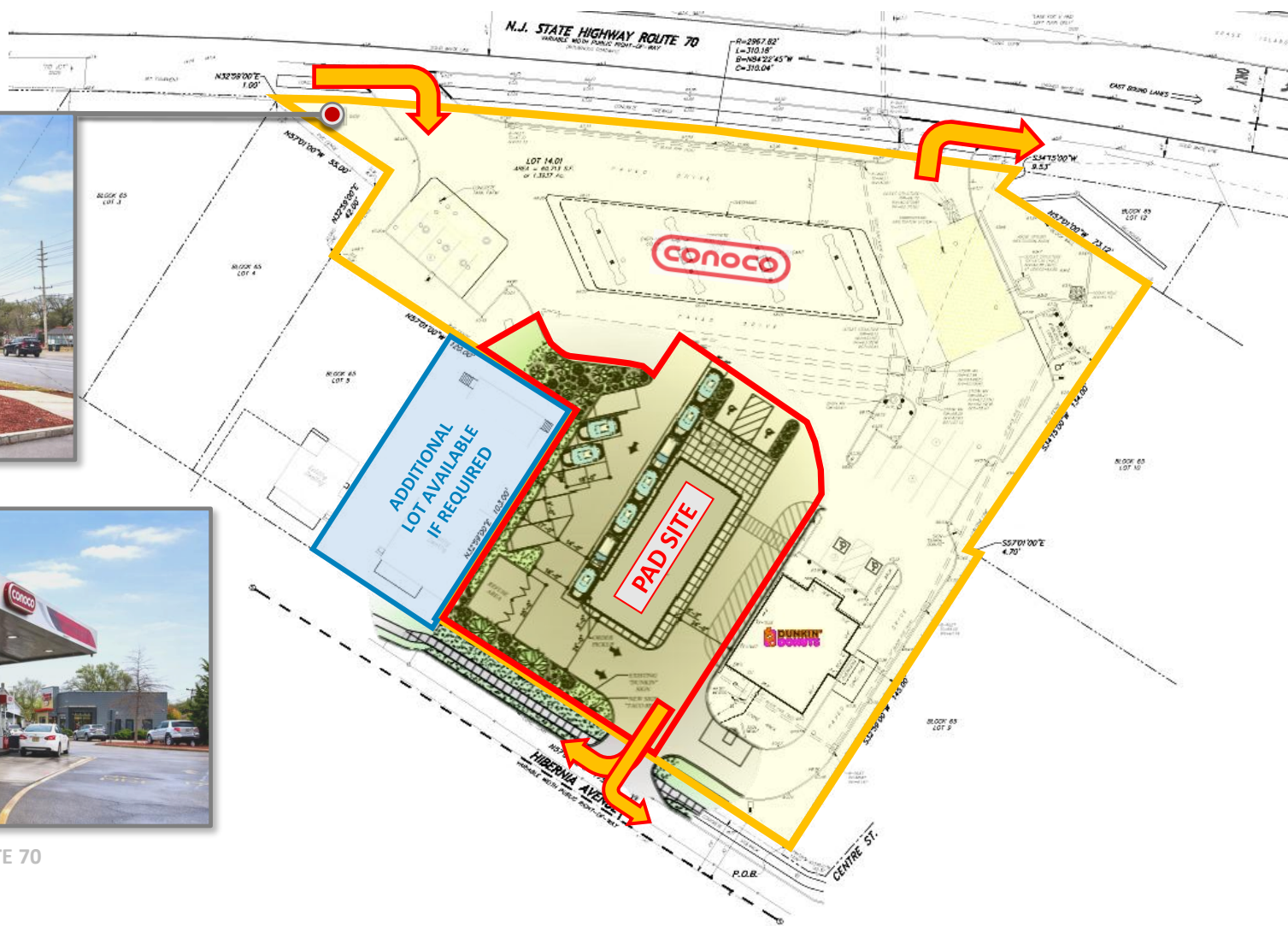




ENTRANCE VIEW FROM ROUTE 70



104 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

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COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

PAD SITE – GROUND LEASE or BTS

- Join Conoco & Dunkin’
- Pad site next to Dunkin’
- Over 1,000 visitors per day at Conoco
- Additional lot available if required
- Located near NAWCAD Lakehurst Military Base w/over 1,900 daytime employees
- Access on Route 70 & Hibernia Ave
- Traffic count Route 70 & Oak St. : 27,068 VPD
- Zoning (B-2) Highway Commercial - [Click Here For More Info](#)
- Neighboring national tenants: Dunkin’, McDonald’s, Wawa, U-HAUL, Gulf, Dollar General, Domino’s Pizza, ShopRite, Dairy Queen & many more...

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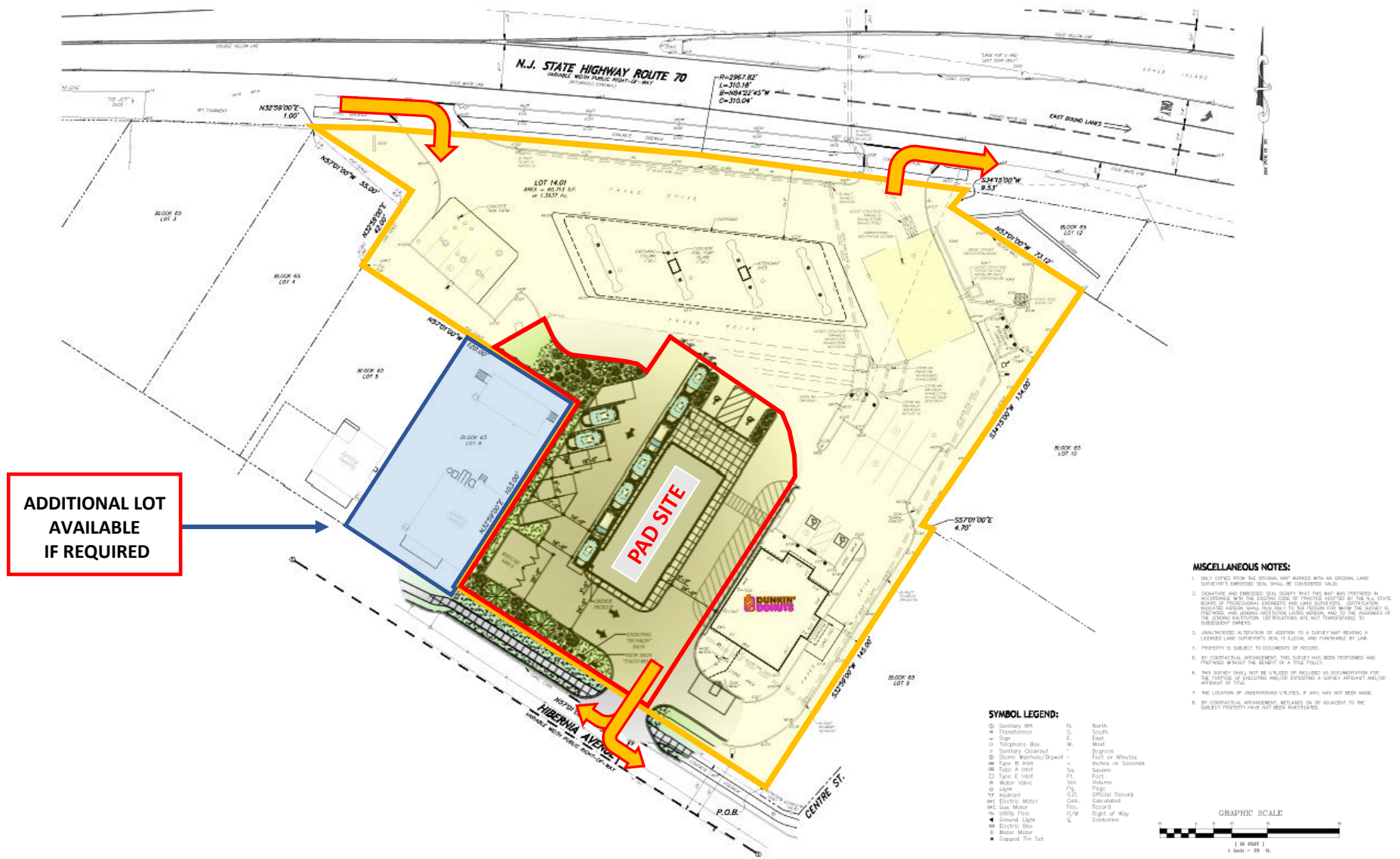
COMMERCIAL REAL ESTATE SERVICES

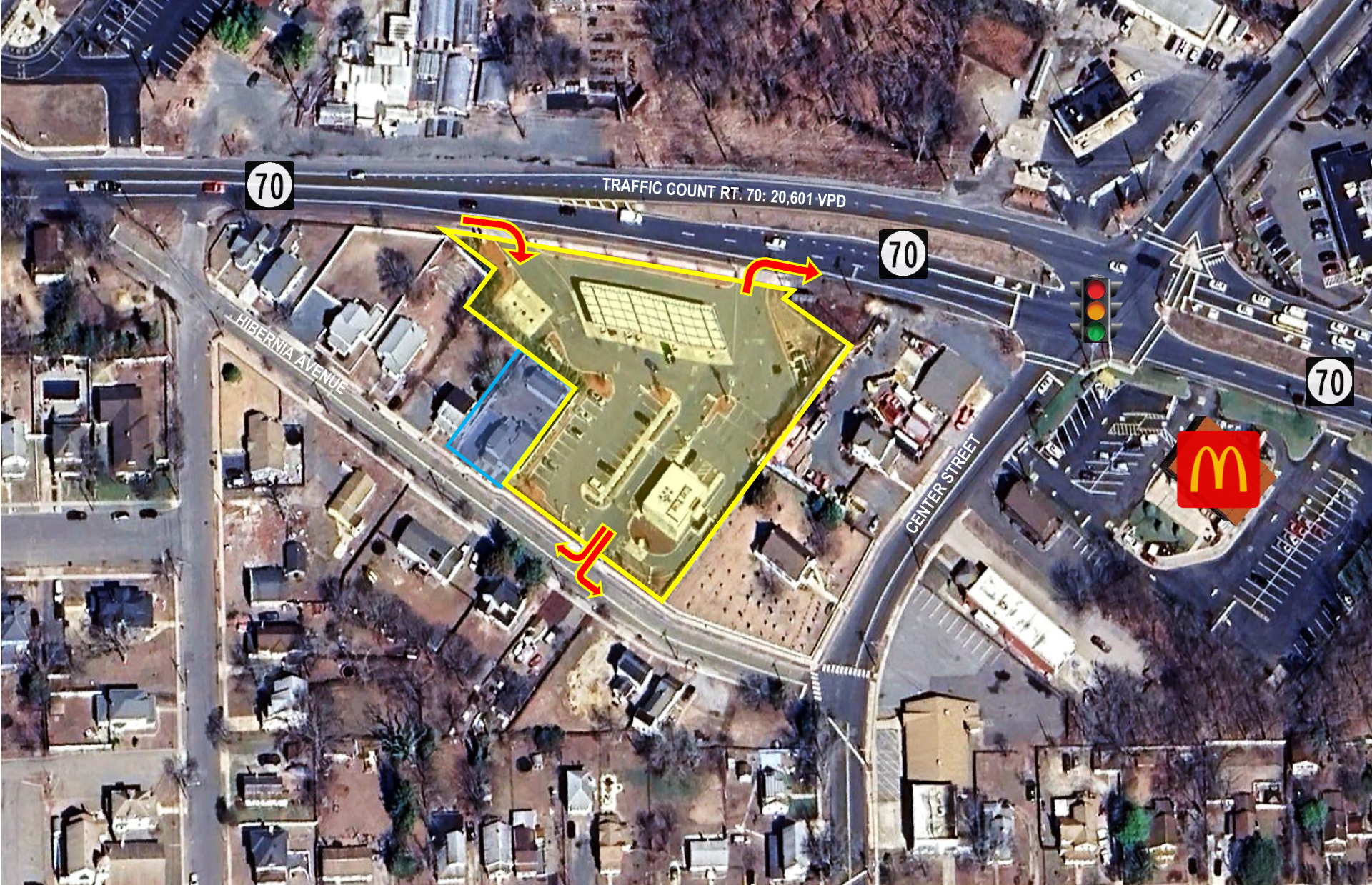
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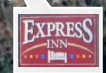
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NAWCAD Lakehurst Military Base

Daytime Population: 1,900 (+)



27,068 VPD



DEMOGRAPHICS	<i>3 Mile</i>	<i>5 Miles</i>	<i>10 Miles</i>
Population	19,992	65,908	352,873
Daytime Population	5,062	13,655	119,882
Households	9,385	31,239	121,058
Average Age	58.4	60.5	36.2
Average HH Income	\$83,617	\$76,265	\$92,858

**FOR FURTHER INFORMATION, PLEASE
CONTACT EXCLUSIVE AGENT:**

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