



**2,293 SF**  
Available for Lease

DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	9,465	57,267	133,525
Average HHI	\$135,032	\$140,638	\$147,643
Households	3,744	21,173	49,656

REIDS HILL ROAD

2,293 SF AVAILABLE



34

LLOYD ROAD

15,292 VPD

18,600 VPD

34



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**JEFFERY REALTY**  
Retail Specialist



**GLA**  
85,752 SF

**Available Space**  
2,293 SF (48' x 49')

**Rental Rate**  
Call for Quote

**Parking**  
200+ spaces

**Traffic count**  
18,600 VPD on Route 34  
15,292 VPD on Lloyd Rd

**Frontage**  
425' on Lloyd Rd

**Co-Tenant**  
ShopRite, Great Clips, Nail & Spa, Cleaners

**Neighboring Retailers**  
Stop & Shop, PNC Bank, 7-Eleven, TD Bank,  
Hand & Stone Message Spa, Meineke Car Center,  
McDonalds, Dollar Tree, Taco Bell, AMF Bowling,  
Boe Tie Cinemas, CVS, Carvel

- Notes**
- Located at busy traffic controlled intersection
  - ShopRite Anchored
  - Easy access from Highway 34, Garden State Parkway



