

Retail Space Available At The Gateway In Carteret

88 Roosevelt Avenue, Carteret, NJ 07008

PROPERTY SUMMARY



PROPERTY DESCRIPTION

±1,450 SF retail space available at The Gateway in Carteret, a new seven building, 328-unit apartment complex

PROPERTY HIGHLIGHTS

- All uses considered.
- Space attached to 328 high-end rental units at The Gateway in fast-growing Carteret.
- Additional 200 units planned to be built within close proximity.
- Co-tenants include Subway, Sunny Skies Adult Day Care, and Liquor Store.
- CAM charges are estimated at \$3.00 PSF.

LOCATION DESCRIPTION

Located on Roosevelt Avenue within a new 328-unit apartment complex. Close to Exit 12 of the NJ Turnpike and the bus stop to New York City.

OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	1,450 SF
BUILDING SIZE:	662,631 SF

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RETAIL PROPERTY FOR LEASE

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ADDITIONAL PHOTOS



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AERIAL MAPS



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RETAILER MAP



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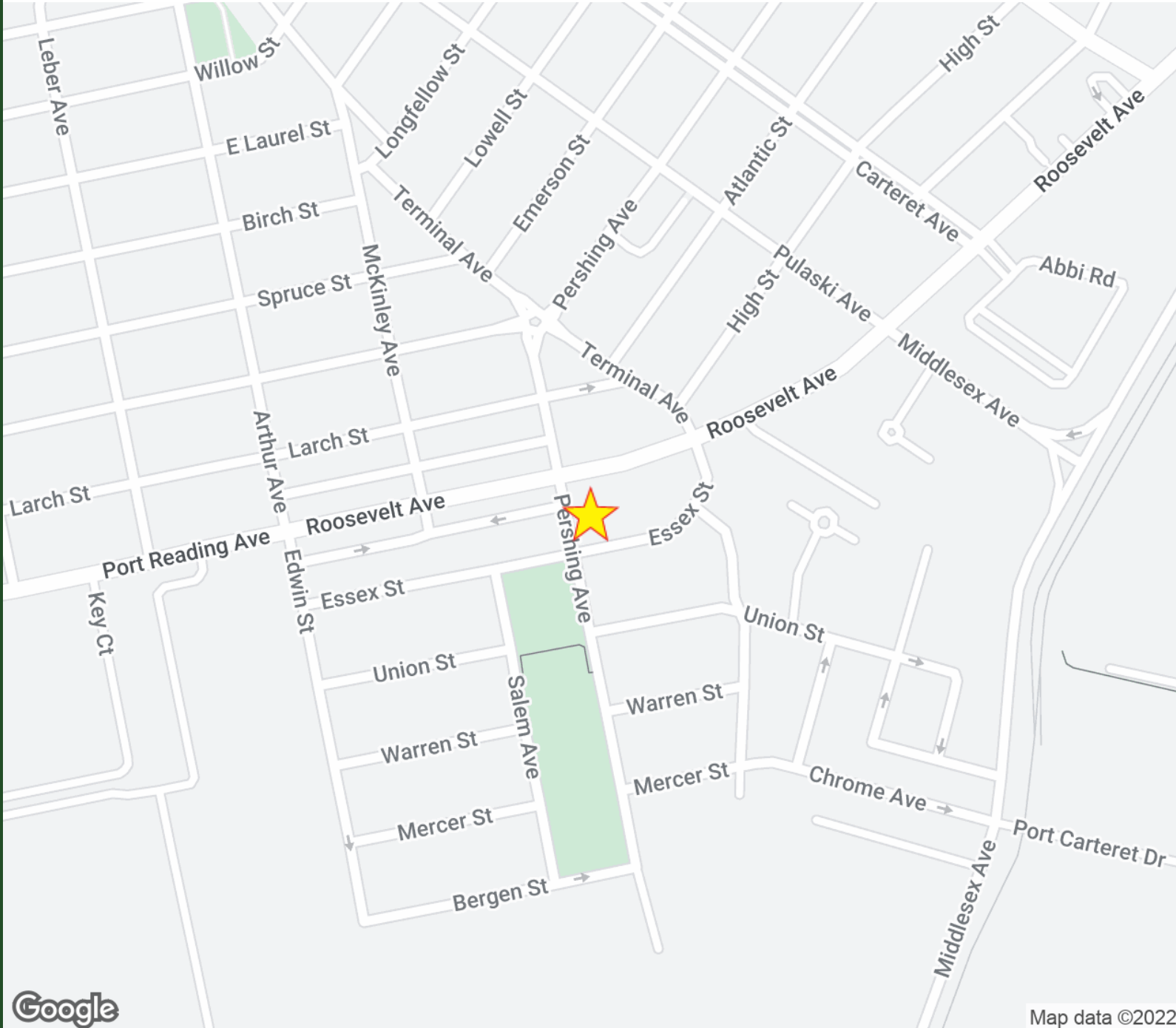
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LOCATION MAP



Google

Map data ©2022

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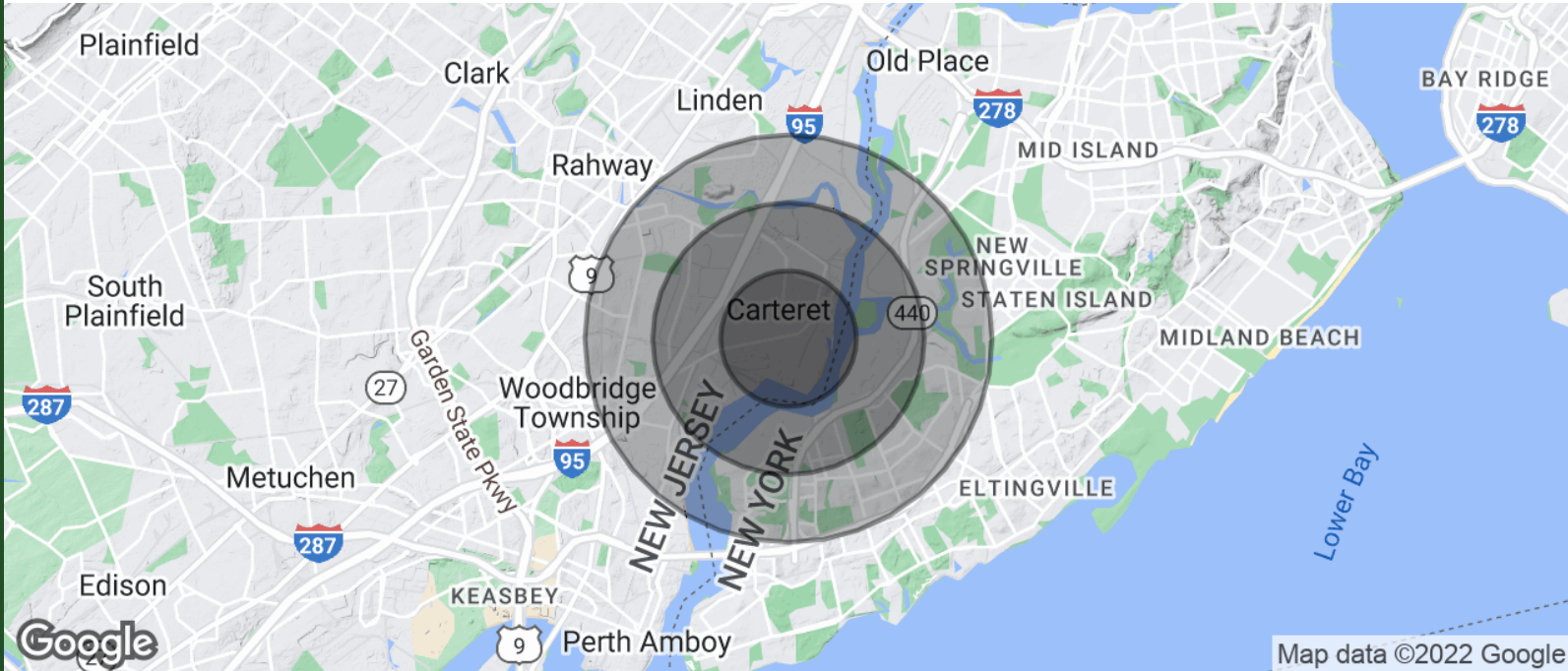
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,401	40,676	88,090
AVERAGE AGE	38.4	37.8	37.8
AVERAGE AGE (MALE)	38.4	37.3	37.2
AVERAGE AGE (FEMALE)	38.8	38.1	38.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,577	13,746	29,477
# OF PERSONS PER HH	2.9	3.0	3.0
AVERAGE HH INCOME	\$71,552	\$76,111	\$84,345
AVERAGE HOUSE VALUE	\$342,668	\$349,926	\$419,252

* Demographic data derived from 2020 ACS - US Census

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Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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