

PAD SITE AVAILABLE FOR SALE OR LEASE

Corner of Route 35 & Sunset Ave., Ocean Township



HIGHLIGHTS

- Existing 4,000 SF Building with Drive/Thru
- 1 acre of land available for redevelopment
- Liquor License available
- Strong retail trade area located within close proximity to the Garden State Parkway, Route 18, Route 36, and Route 66
- In-fill location serving Ocean Township, Eatontown, Oakhurst, Long Branch, Neptune, Allenhurst, and Deal

NEARBY RETAILERS:



DEMOGRAPHICS

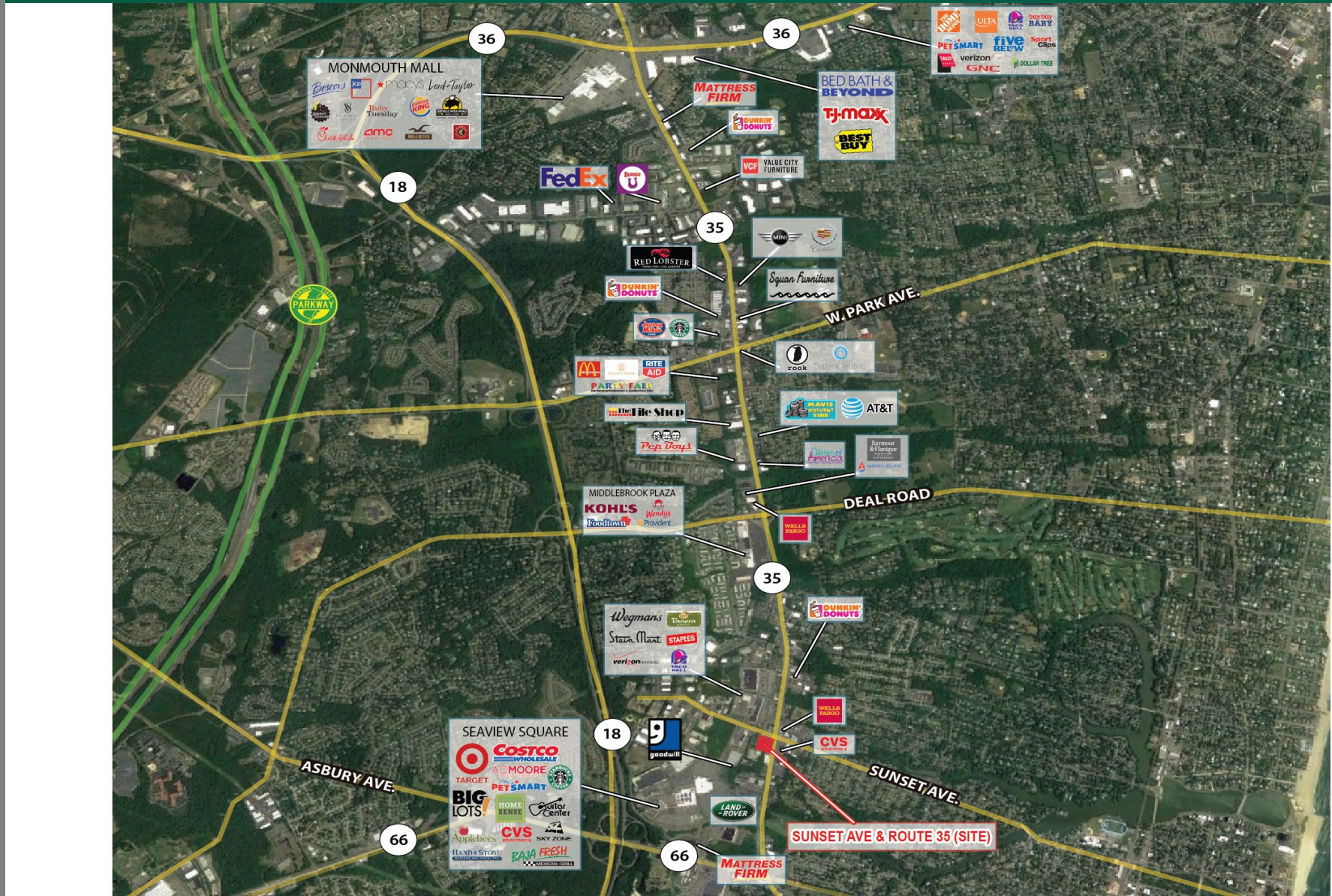
	1 MILE	3 MILES	5 MILES
 POPULATION	7,884	88,302	152,892
 HOUSEHOLDS	3,121	37,246	62,704
 AVG. HH INCOME	\$117,856	\$89,999	\$96,755

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PARAMOUNT
 REALTY SERVICES, INC.

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