



106 North Main Street (Route 9)

Forked River, New Jersey

Building Size

Option 1: +/- 4,850 SF Free Standing Building

• Option 2: +/- 2,570 SF with a Drive-Thru

Traffic Count

• 22,344 VPD - North Main Street

• 21,392 VPD - Lacey Road

Site Description

- Prime first time to market pad site opportunity located at main-and-main of the Lacey/Forked River market
- Strategically located at a traffic light controlled intersection with access from both Lacey Road and Route 9 (through cross-easement with TD Bank)
- Adjacent to Forked River Elementary School and Ocean County Public Library
- Approximately two miles from the Garden State Parkway

Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	7,214	7,509	\$82,377
3 Mile	32,529	27,030	\$93,455
5 Mile	50,582	41,218	\$92,278

For Lease - Contact

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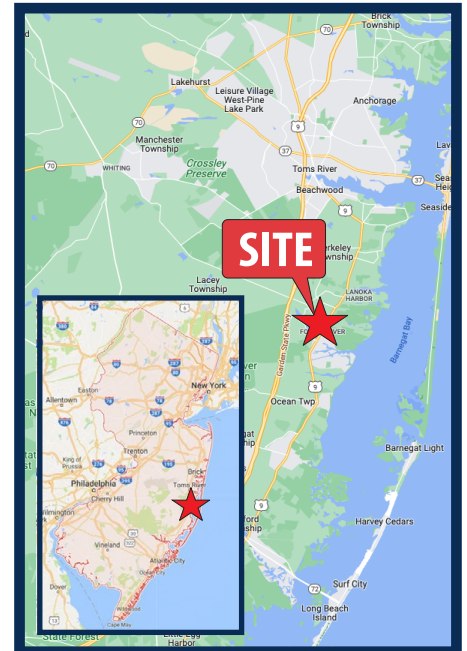
Market Aerial



Site Plan



State Map



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