

FOR LEASE | RETAIL

6693-6697 US HIGHWAY 9

6693-6697 US Highway 9 | Howell, NJ 07731



PROPERTY SUMMARY

Available SF:	± 1,200 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	± 4,601 SF
Cross Streets:	Alexander Avenue

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Available	± 1,200	\$15.00 SF/yr

PROPERTY OVERVIEW

Retail Unit for Lease on Route 9 North

LOCATION OVERVIEW

Located heavily traveled Route 9, North at the intersection of Alexander Avenue.

PROPERTY HIGHLIGHTS

- Excellent exposure on heavily traveled Route 9
- In one of the nation's fastest growing areas for population and new homes
- Within the region's main shopping hub with close to 1,500,000 SF surrounding the intersection
- NNN charges are \$8.00 PSF
- Nearby retailers include Lowes, Target, WalMart, Stop-N-Shop, Verizon, Kohls, TJ Maxx, Michaels, Ruby Tuesdays', LA Fitness, Advanced Auto Parts, Chase, Petco, Panera Bread, Starbucks, Barnes & Noble, Longhorns, Walgreens, Community Bank, and many more

FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

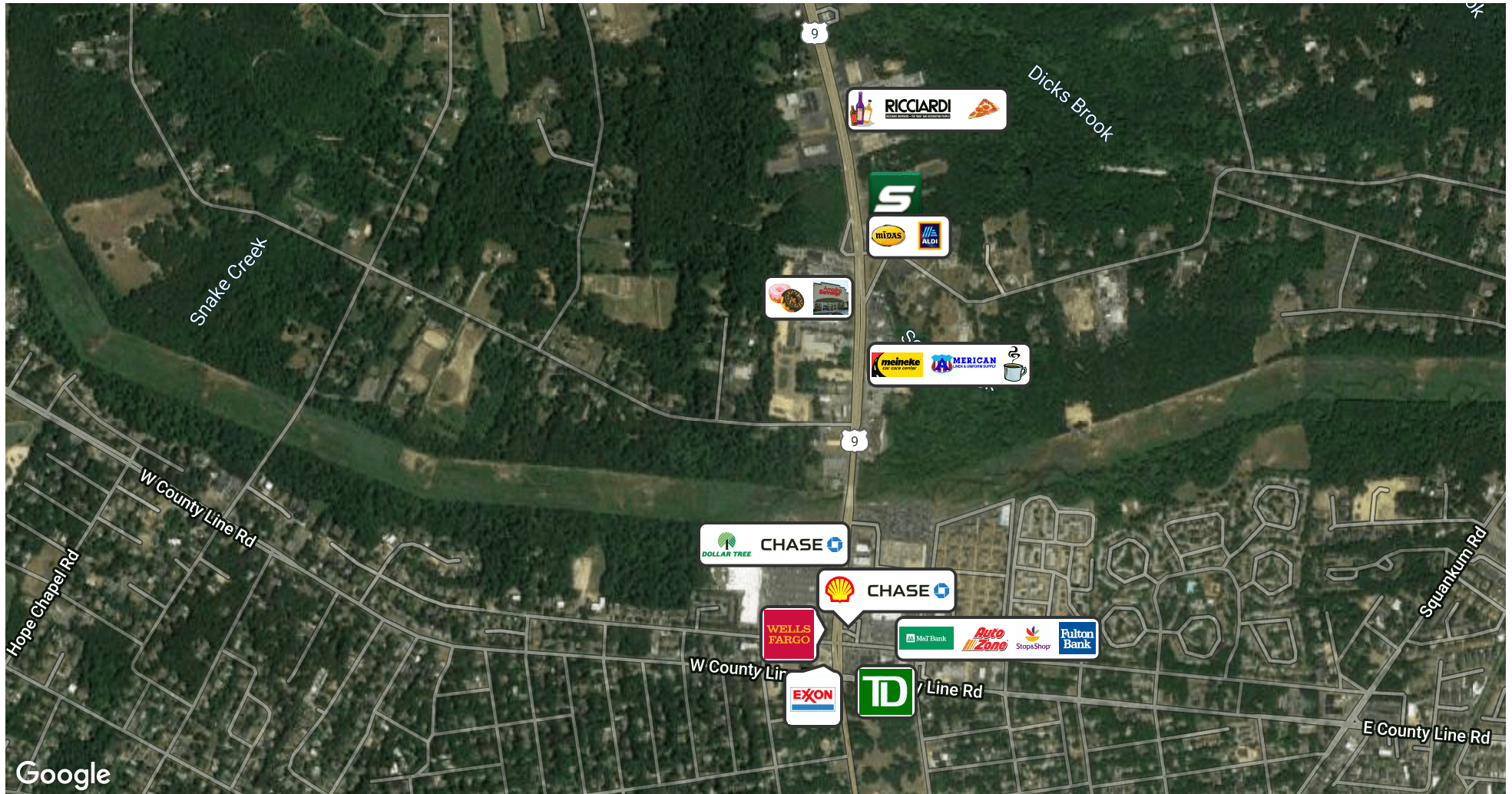
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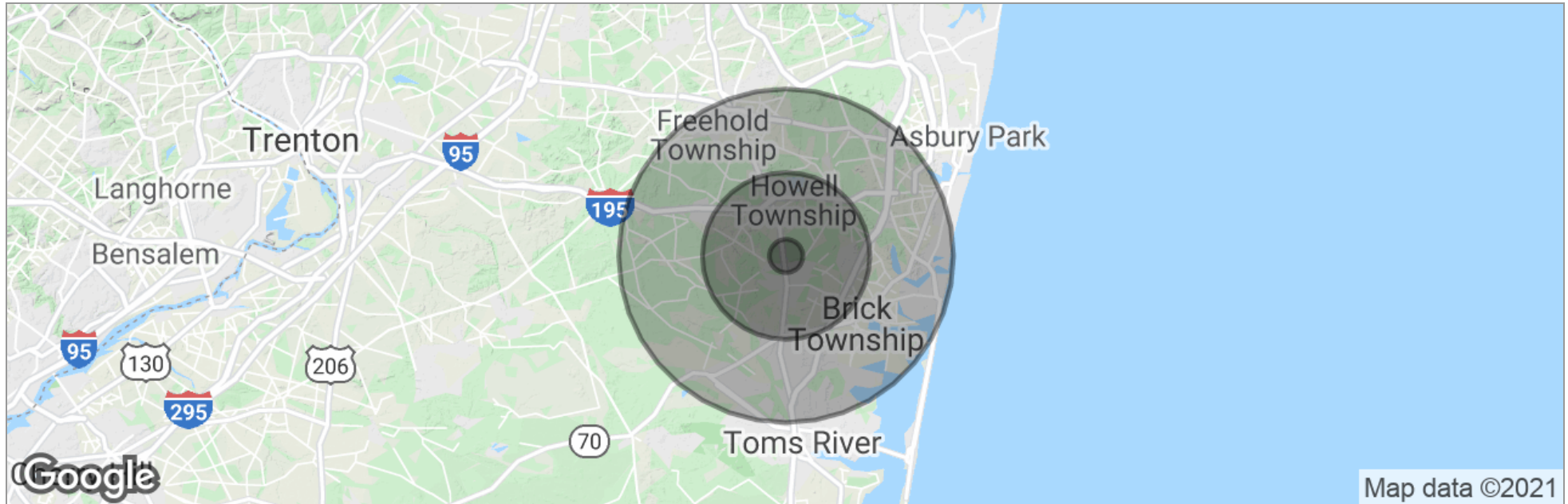


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	1 Mile	5 Miles	10 Miles
Total Population	10,544	174,607	458,430
Population Density	3,356	2,223	1,459
Median Age	23.6	28.4	39.1
Median Age (Male)	24.7	27.4	37.8
Median Age (Female)	21.9	29.4	40.2
Total Households	2,323	49,774	165,552
# of Persons Per HH	4.5	3.5	2.8
Average HH Income	\$70,206	\$77,702	\$81,585
Average House Value	\$532,972	\$373,671	\$345,950

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

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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