

FOR LEASE | RETAIL

BARNEGAT 67 - PHASE II

770 Lighthouse Drive | Barnegat, NJ 08005



PROPERTY SUMMARY

Available SF: ± 1,200 - 32,500 SF

Lease Rate: \$22.00 - 38.00 SF/yr
(NNN)

Lot Size: ± 15.0 Acres

Cross Streets: West Bay Ave &
Lighthouse Dr

PROPERTY OVERVIEW

Two retail pad sites and retail space available at Barnegat 67; Phase I is fully leased; Phase II complete and ready for tenant fit-out

PROPERTY HIGHLIGHTS

- Barnegat 67 is a 15-acre mixed retail/residential site located off the Garden State Parkway, Exit 67A (new exit), which directs traffic directly to the entrance of the center.
- Over 100,000 SF of retail space and 151 luxury apartments.
- Co-tenants include Dunkin Donuts, Taco Bell, Planet Fitness, Jersey Mike's, BSR Physical Therapy, Pan Asia, Dollar Tree, Barnegat Convenience, Competitive Edge Nutrition, Jersey Shore Veterinary Emergency Service, with more to come.
- Join Jersey Mike's on pad site C
- WaWa gas station and CVS are adjacent to site. Liquor license available.
- Direct access to GSP - On / Off Ramp; Shared traffic light with Parkway entrance/exit.
- 148 condo units approved adjacent to site, and 200 homes completed across the street.
- 200-400 new apartments and hotel planned across the street and 500 new homes just approved behind the center.
- Three miles to Hackensack Meridian Medical Center

FOR MORE INFORMATION, PLEASE CONTACT:

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Lease Rate: \$22.00 - 38.00 SF/YR (NNN) **Total Space** 50,043 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Pad Site C with Drive-Through	Free Standing Building	\$38.00 SF/YR	NNN	± 2,400 SF	Negotiable
Pad Site D	Retail Pad	NEGOTIABLE, DEPENDING ON DELIVERY AND BUILD	NNN	± 10,143 SF	Negotiable
Phase II	Strip Center	\$22.00 SF/YR	NNN	± 1,200 - 32,500 SF	Negotiable
Phase I	Fully Leased				

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ADDRESS PLAN - BUILDING A - RETAIL LEVEL

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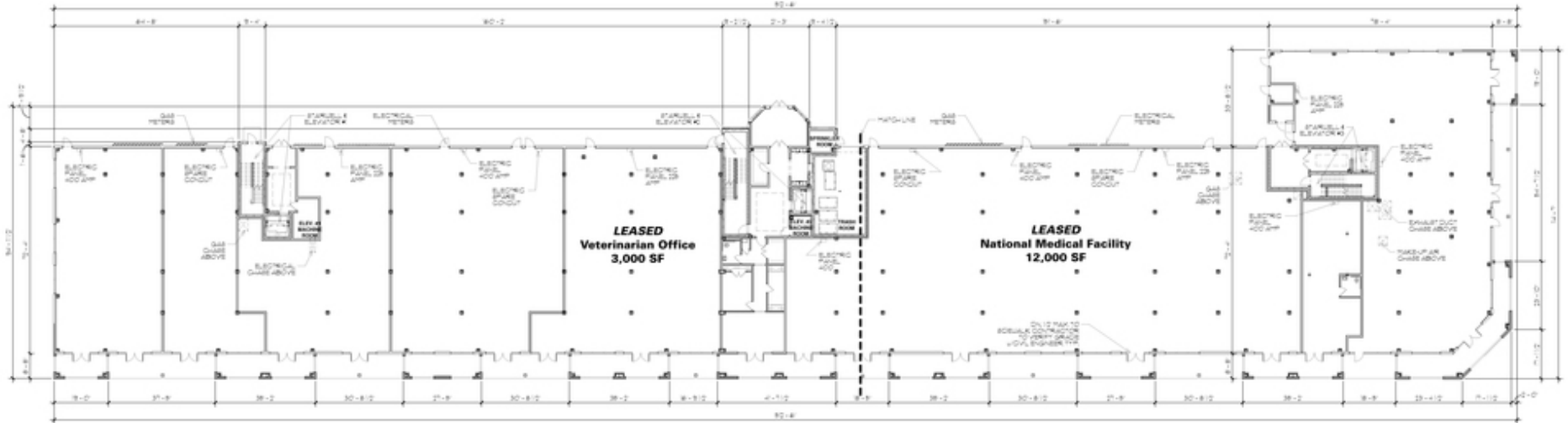
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**PHASE II
COMPLETE**



RETAIL LEVEL BUILDING PLAN - OVERALL

(BUILDING A)

1 Scale: 1/16" = 1'-0"

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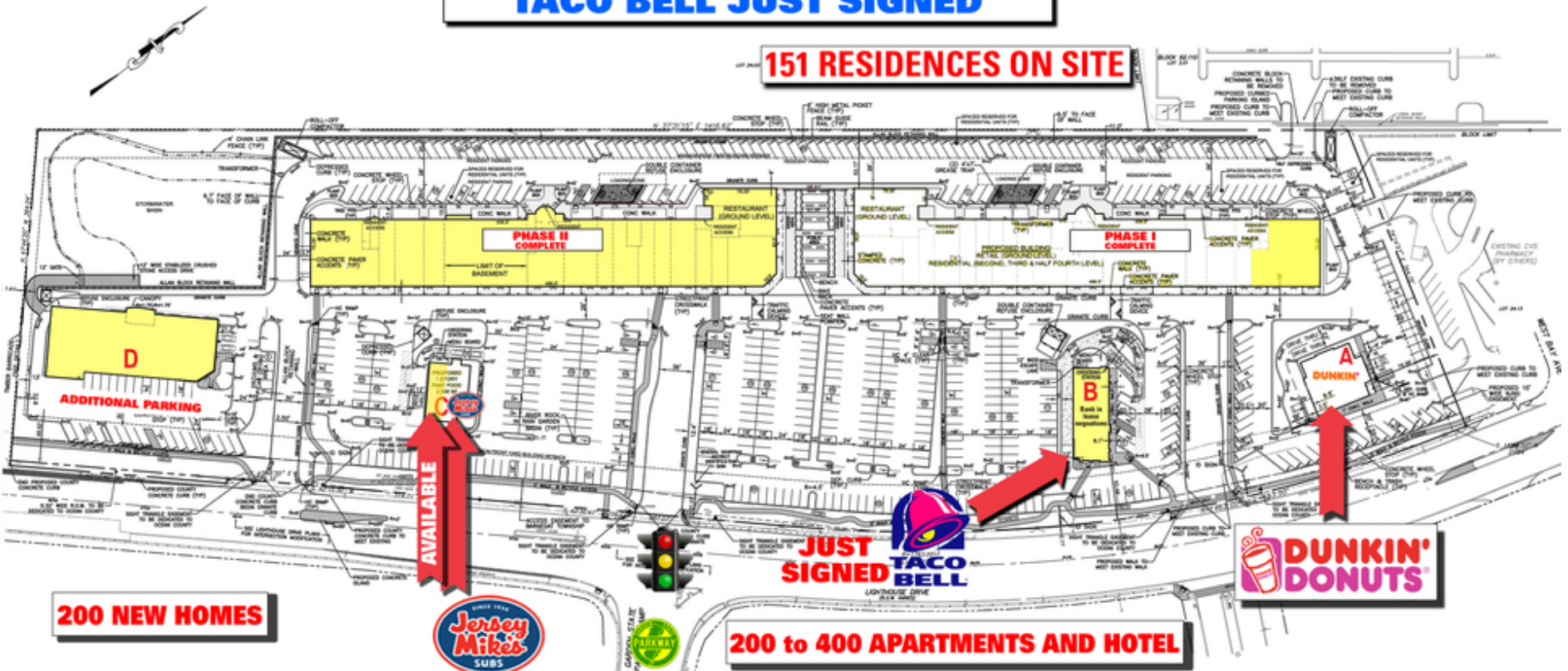


850 + NEW HOMES

**DUNKIN DONUTS JUST SIGNED
TACO BELL JUST SIGNED**

151 RESIDENCES ON SITE

APPROVED FOR 148 NEW HOMES



200 NEW HOMES

200 to 400 APARTMENTS AND HOTEL

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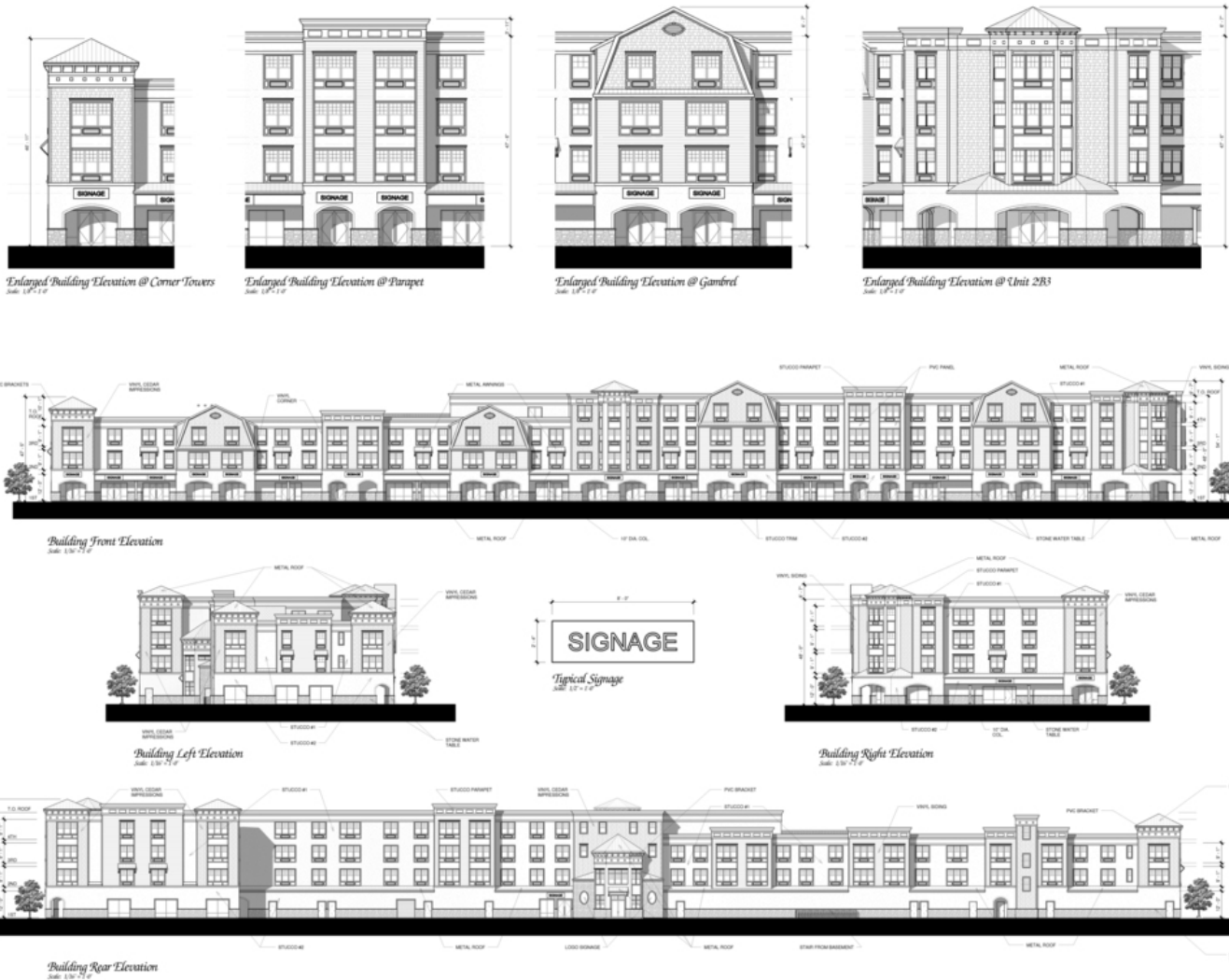


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Perspective at Rear Lobby Area



Perspective of Unit 2B2



Perspective of Unit 2B6



Perspective of Unit 2B3

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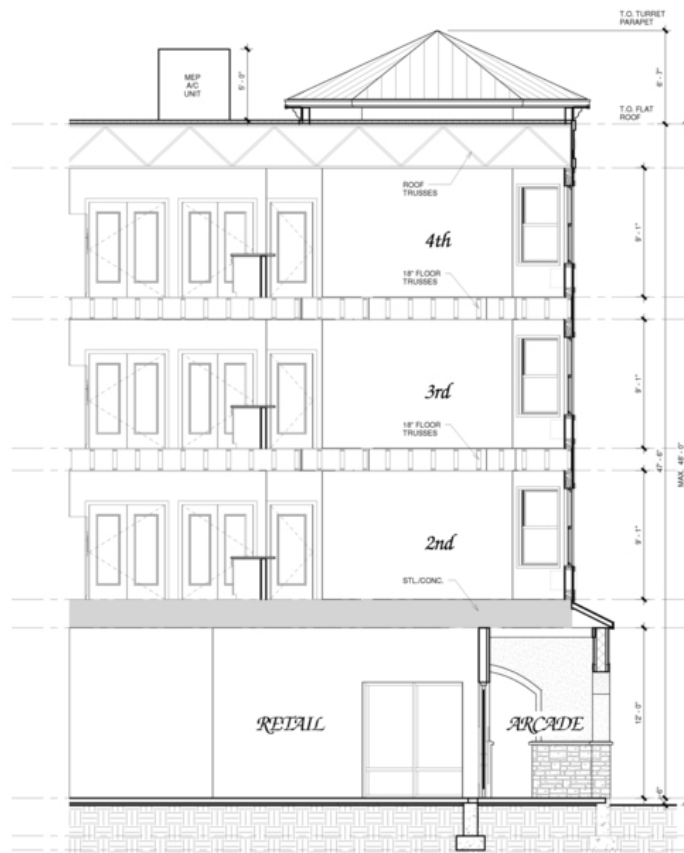


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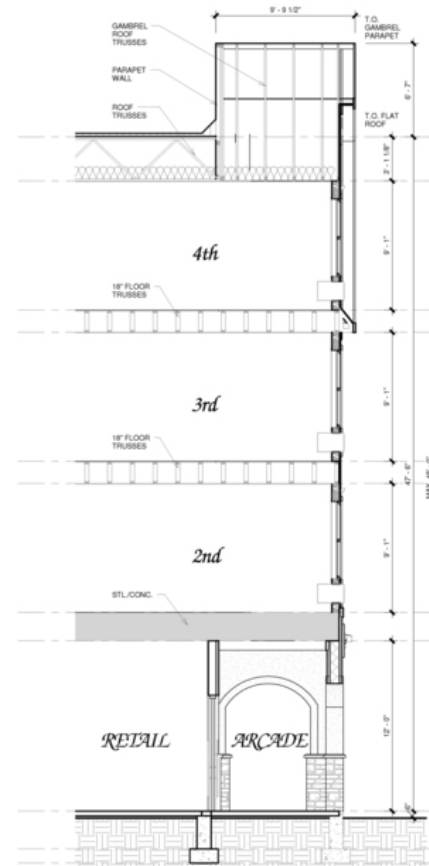
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Section @ Turret
Scale: 1/4" = 1'-0"



Section @ Gambrel
Scale: 1/4" = 1'-0"

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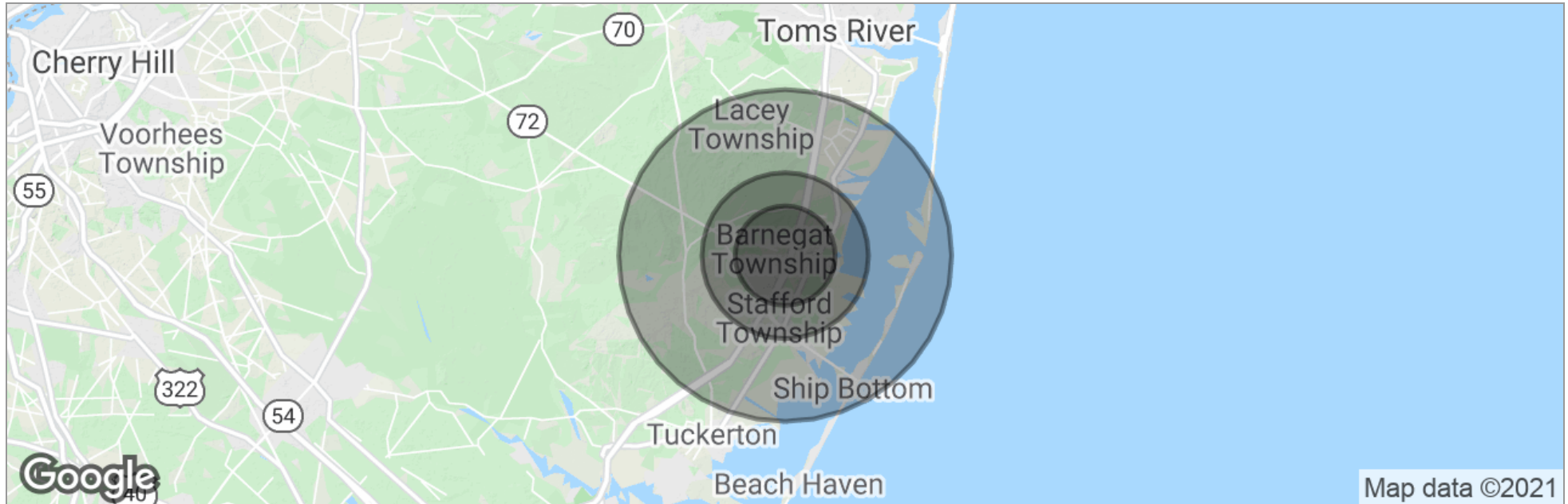
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	3 Miles	5 Miles	10 Miles
Total Population	17,087	38,957	106,038
Population Density	604	496	338
Median Age	42.8	42.6	44.8
Median Age (Male)	41.9	41.2	43.1
Median Age (Female)	43.3	43.4	45.7
Total Households	6,391	14,531	41,054
# of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$78,937	\$80,506	\$83,309
Average House Value	\$299,991	\$298,333	\$330,857

* Demographic data derived from 2010 US Census

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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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