

FOR LEASE | RETAIL/OFFICE

5103-5105 HIGHWAY 33 & 34

5103-5105 Highway 33 & 34 | Wall Township, NJ 07727



PROPERTY SUMMARY

Available SF:	± 732 - 1,900 SF
Lease Rate:	\$16.50 SF/yr (Gross)
Lot Size:	± 2.2 Acres
Building Size:	± 25,122 SF
Cross Streets:	Catherine Street

AVAILABLE SPACES

Suite	SF Available	Lease Rate
First Floor Retail/Office	± 1,900	\$16.50 SF/yr
Office Suite 1	± 732 - 1,552	\$16.50 SF/yr
Office Suite 2	± 820 - 1,552	\$16.50 SF/yr

PROPERTY OVERVIEW

Retail / office space available for lease.
First floor retail and/or office unit measures approximately 1,900 SF.
Second floor open layout office units are 732 SF and 890 SF; units can be combined 1,552 SF.

LOCATION OVERVIEW

Located close to the intersection of Routes 33 and 34 and minutes to Routes 138, 195 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Good exposure for well travelled Route 33/34
- Great for small businesses
- Heat and electric included in rental rate
- Common area restrooms and kitchenette
- On-site management
- Traffic count 26,813 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | loelius@sitarcompany.com

503 Washington Boulevard
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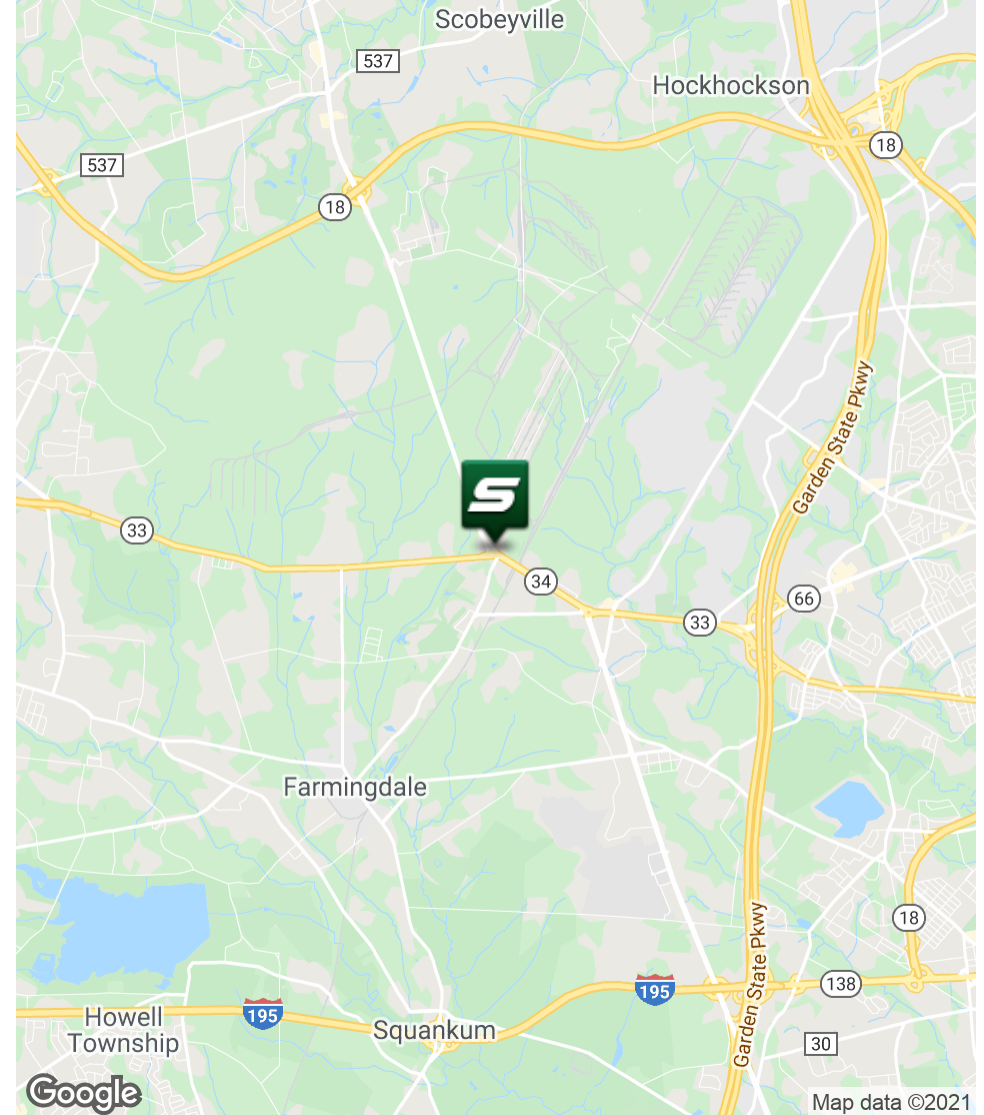
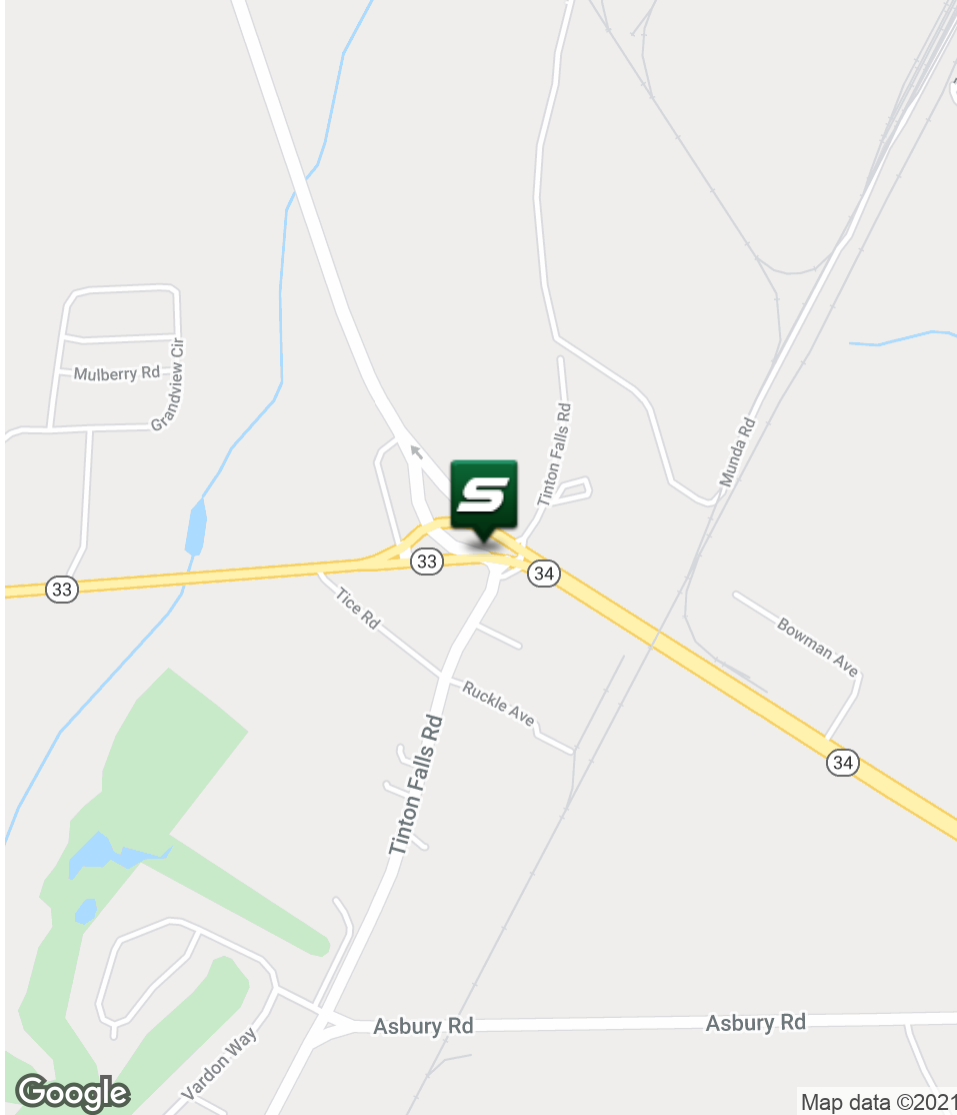


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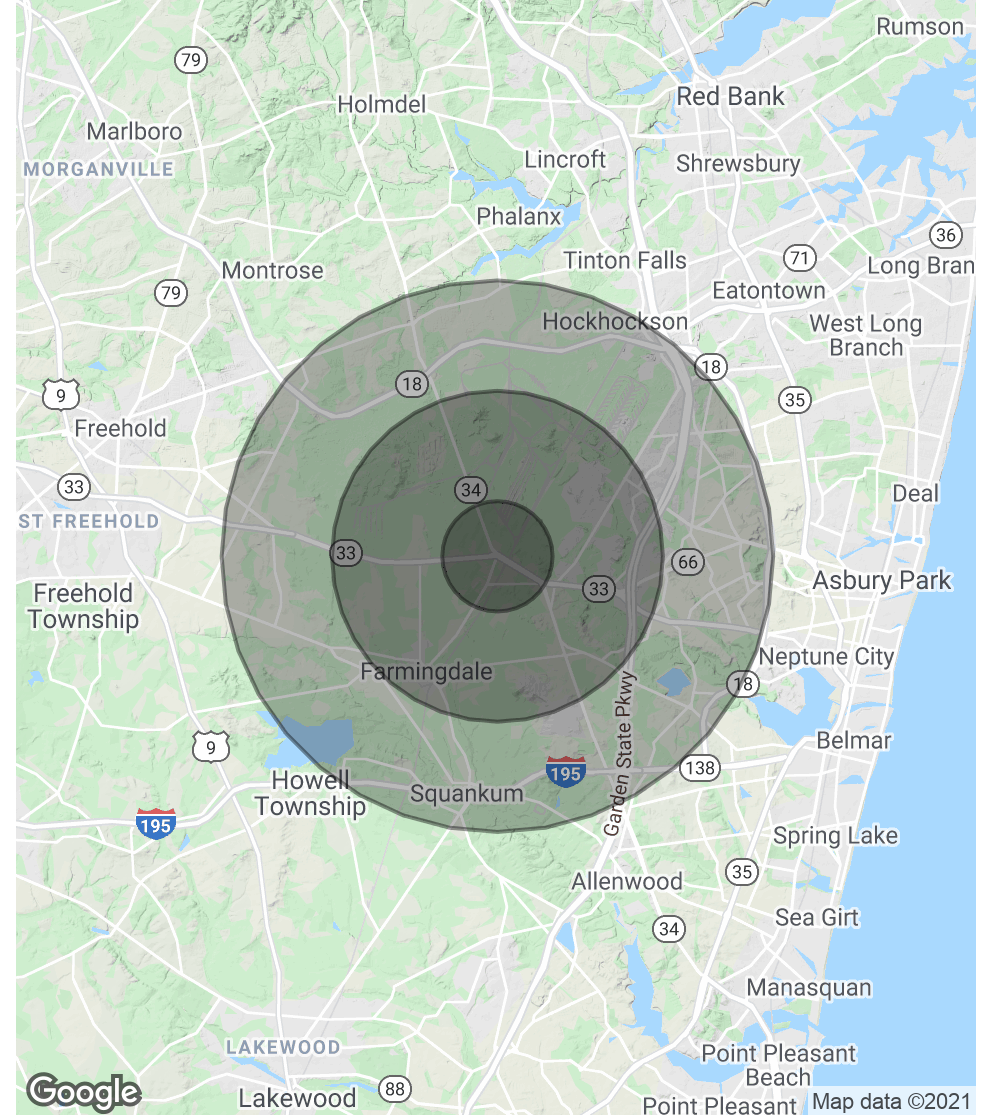
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,502	14,317	46,608
Average age	40.9	41.6	42.0
Average age (Male)	39.9	39.9	40.8
Average age (Female)	41.7	42.7	42.6
HOUSEHOLDS & INCOME			
Total households	536	5,669	17,969
# of persons per HH	2.8	2.5	2.6
Average HH income	\$100,204	\$92,969	\$101,808
Average house value	\$496,110	\$470,270	\$444,907

* 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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