WEST GROVE SQUARE

Route 33 & Main Street | NEPTUNE, NJ

PRIME RETAIL FOR LEASE

1,685 - 3,407 SF

- **Located at the signalized intersection of Route 33 & Main Street (Route 71), in Neptune NJ**
- **Dynamic Center with over 1,000 feet of frontage along Route 71 and serviced by two traffic lights offering easy access and great visibility**
- **Join Rite Aid, PNC Bank, Burger King, Clancy's Tavern, UPS, Jersey Mike's, and 7-Eleven, along with other fine retailers**
- **Strong traffic counts with 24,368 AADT on Route 33 and 17,290 AADT on Main Street**

SEEKING:

Urgent Care, Medical/Professional Office, Mexican QSR Concept, Bakery, Rotisserie Chicken, Ice Cream, Acai/Smoothie, Small Gym Concept, Bicycle Sale/Repair, CBD Sales

For more information, please contact:

Joel Dicker
908.610.8488 • joel@bennettrealtyllc.com

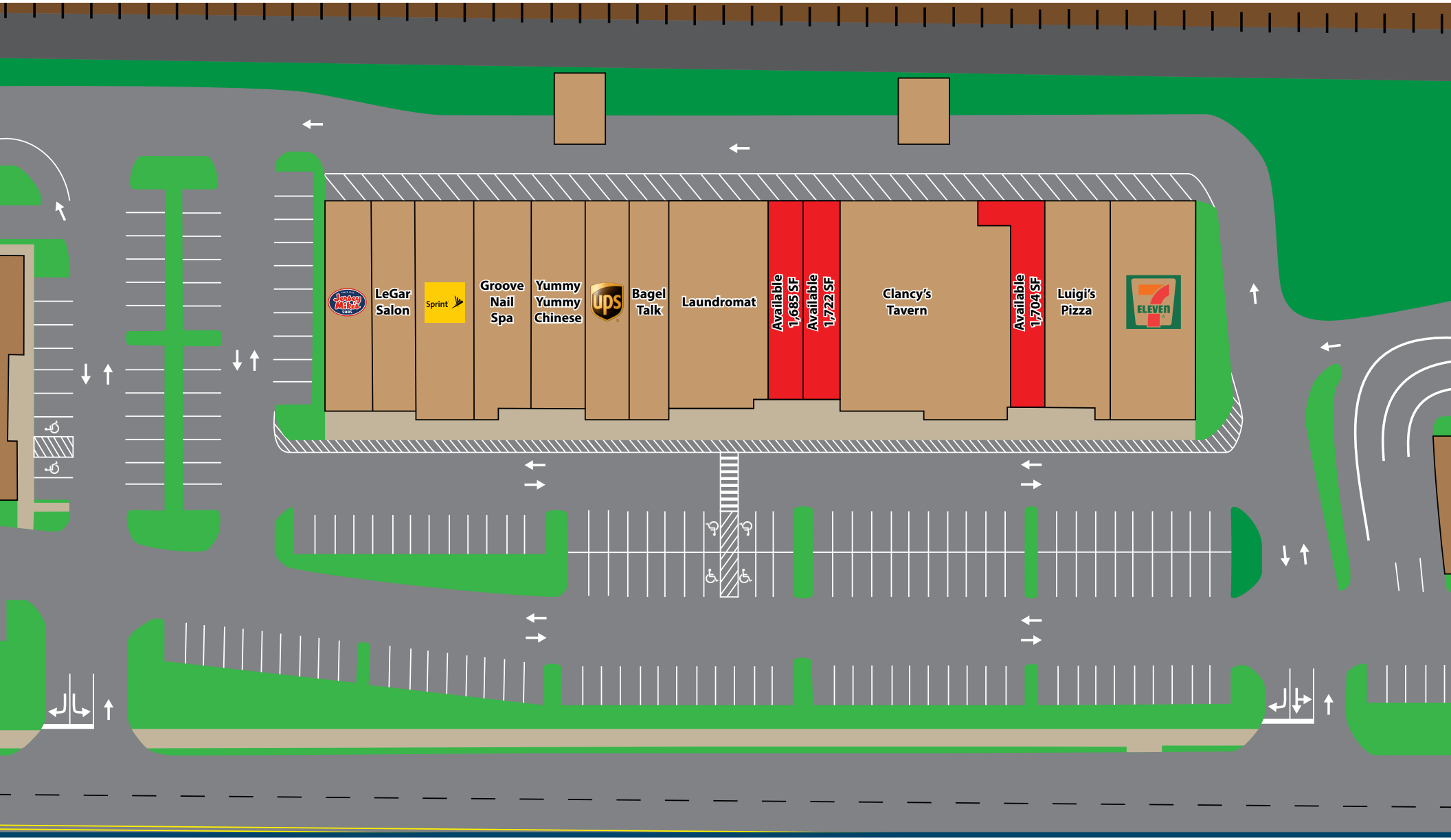
Bennett Realty & Development LLC • Licensed Real Estate Brokers NJ, NY, CT • 24 S Holmdel Road, Holmdel, NJ 07733 • 732.837.4060 • www.bennettrealtyllc.com

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

bennett
REALTY & DEVELOPMENT

Site Plan

Route 33 & Main Street | NEPTUNE, NJ



For more information, please contact:

Joel Dicker
908.610.8488 • joel@bennettrealtyllc.com

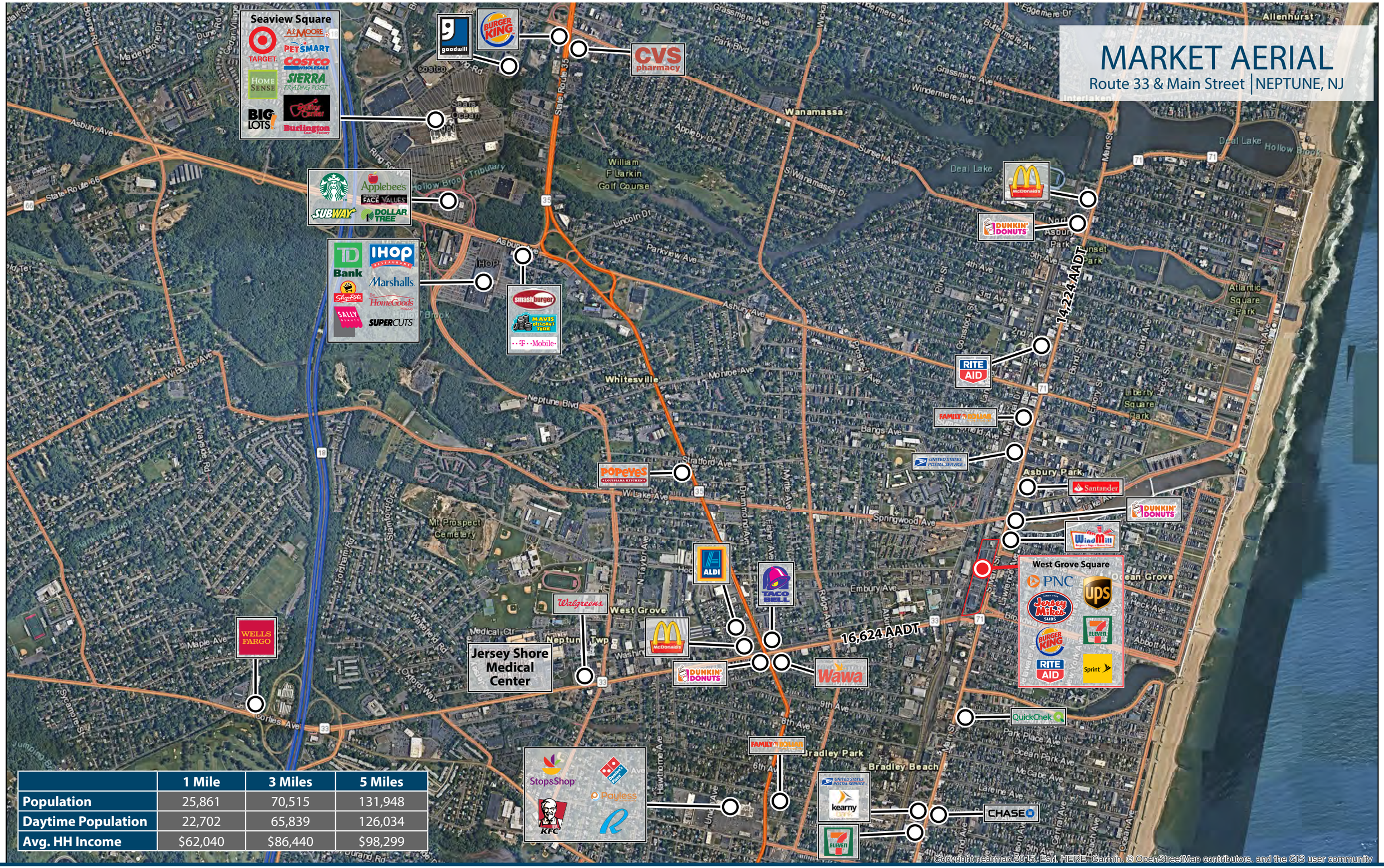
Bennett Realty & Development LLC • Licensed Real Estate Brokers NJ, NY, CT • 24 S Holmdel Road, Holmdel, NJ 07733 • 732.837.4060 • www.bennettrealtyllc.com

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

bennett
REALTY & DEVELOPMENT

MARKET AERIAL

Route 33 & Main Street | NEPTUNE, NJ



	1 Mile	3 Miles	5 Miles
Population	25,861	70,515	131,948
Daytime Population	22,702	65,839	126,034
Avg. HH Income	$62,040	$86,440	$98,299

Bennett Realty & Development LLC • Licensed Real Estate Brokers NJ, NY, CT • 24 S Holmdel Road, Holmdel, NJ 07733 • 732.837.4060 • www.bennettrealtyllc.com

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

bennett REALTY & DEVELOPMENT