

1400-1470

NJ ROUTE 36 HAZLET PAVILION



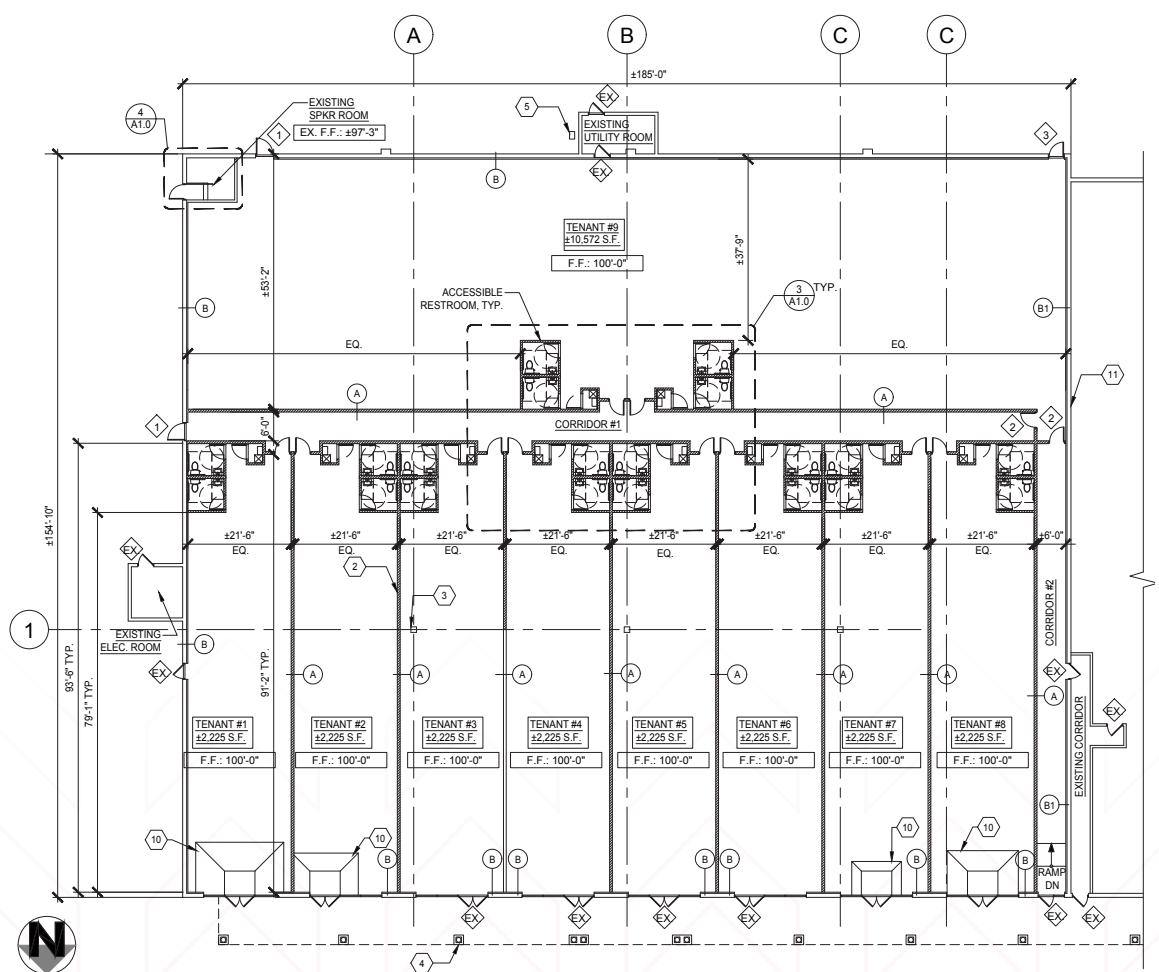
NEW RETAIL COMING SUMMER 2026 2,000-30,000 SF | BUILD TO SUIT

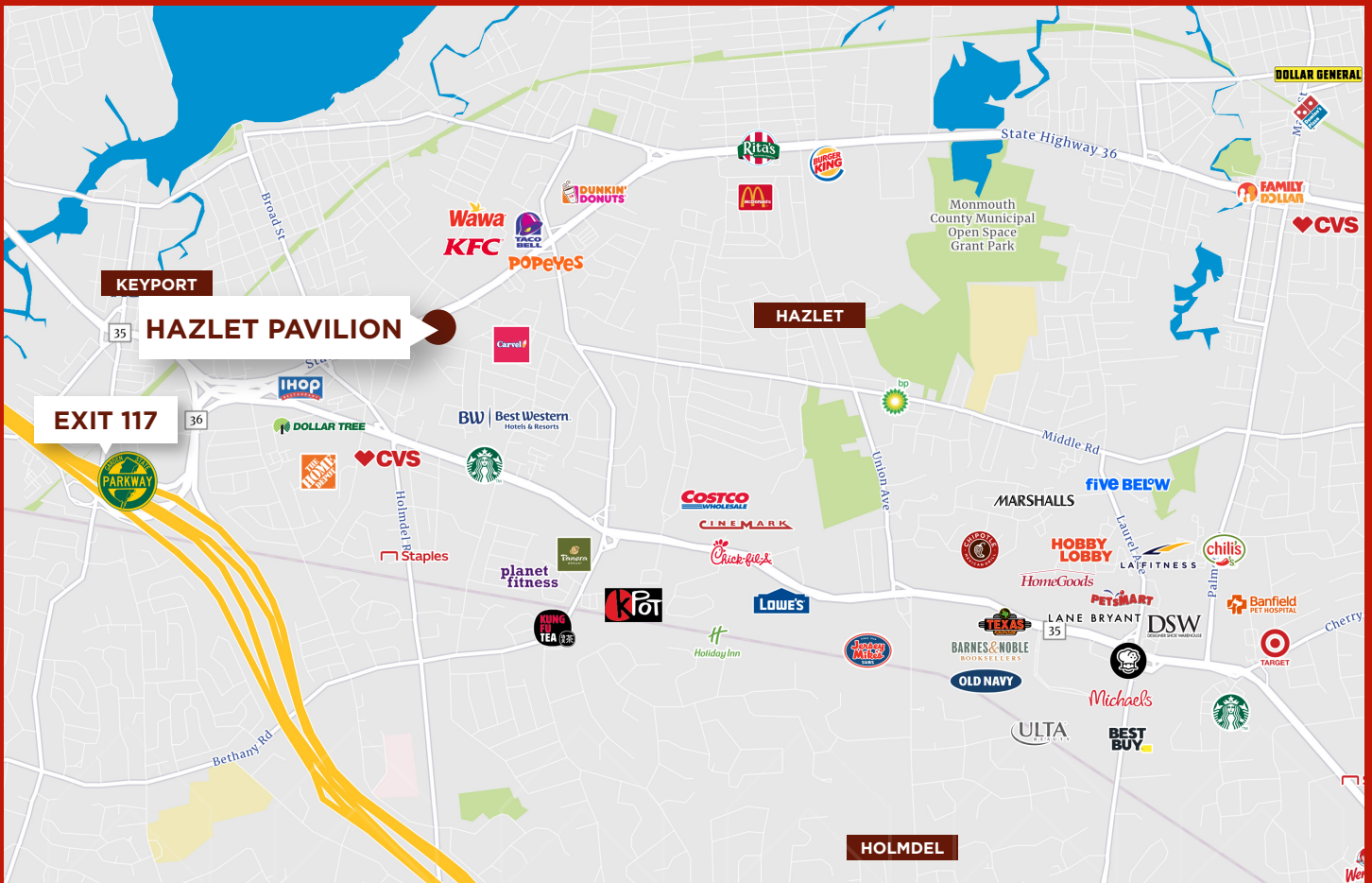
- RETAIL UNITS AVAILABLE RANGING FROM 2,000 SF UP TO 14,000 SF
- SPACE IS NEWLY DEMISED WITH BATHROOMS AND WHITE BOXED READY FOR QUICK OCCUPANCY
- ON NJ36 WITH 40,000+ AVERAGE DAILY CARS
- 71,407SF NEIGHBORHOOD RETAIL CENTER
- KEY TENANTS: LABCORP, POWERHOUSE GYM AND LESLIE'S POOLS
- ZONED B-H: PERFECT FOR HEALTH, FITNESS & WELLNESS, FAST CASUAL FOOD, MEDICAL & HEALTHCARE, FAMILY ENTERTAINMENT AND JUNIOR ANCHOR TENANTS
- POSSIBLE PAD SITE AVAILABLE
- PRICED TO LEASE/DEALMAKING LANDLORD
- REAR SPACE OPEN PLAN PERFECT FOR RECREATIONAL TENANTS
- GREAT VISIBILITY AND SIGNAGE AVAILABLE

AREA DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	14,627	69,337	137,185
2023 Households	5,561	25,492	49,394
2023 Avg Household Income	\$105,032	\$127,144	\$131,647
2023 Med Household Income	\$89,224	\$107,117	\$107,906

FLOOR PLAN





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