

# Ground Lease Opportunity

4621 Route 9, Howell, NJ



## 0.77 AC Available for Ground Lease

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## Property Location

- » Prime frontage on Route 9, a major north-south arterial with 40,261 VPD
- » Suitable for free standing pad up to 3,300 SF with drive thru lanes
- » Easy access to major highways including Route 33, I-195, and Garden State Parkway

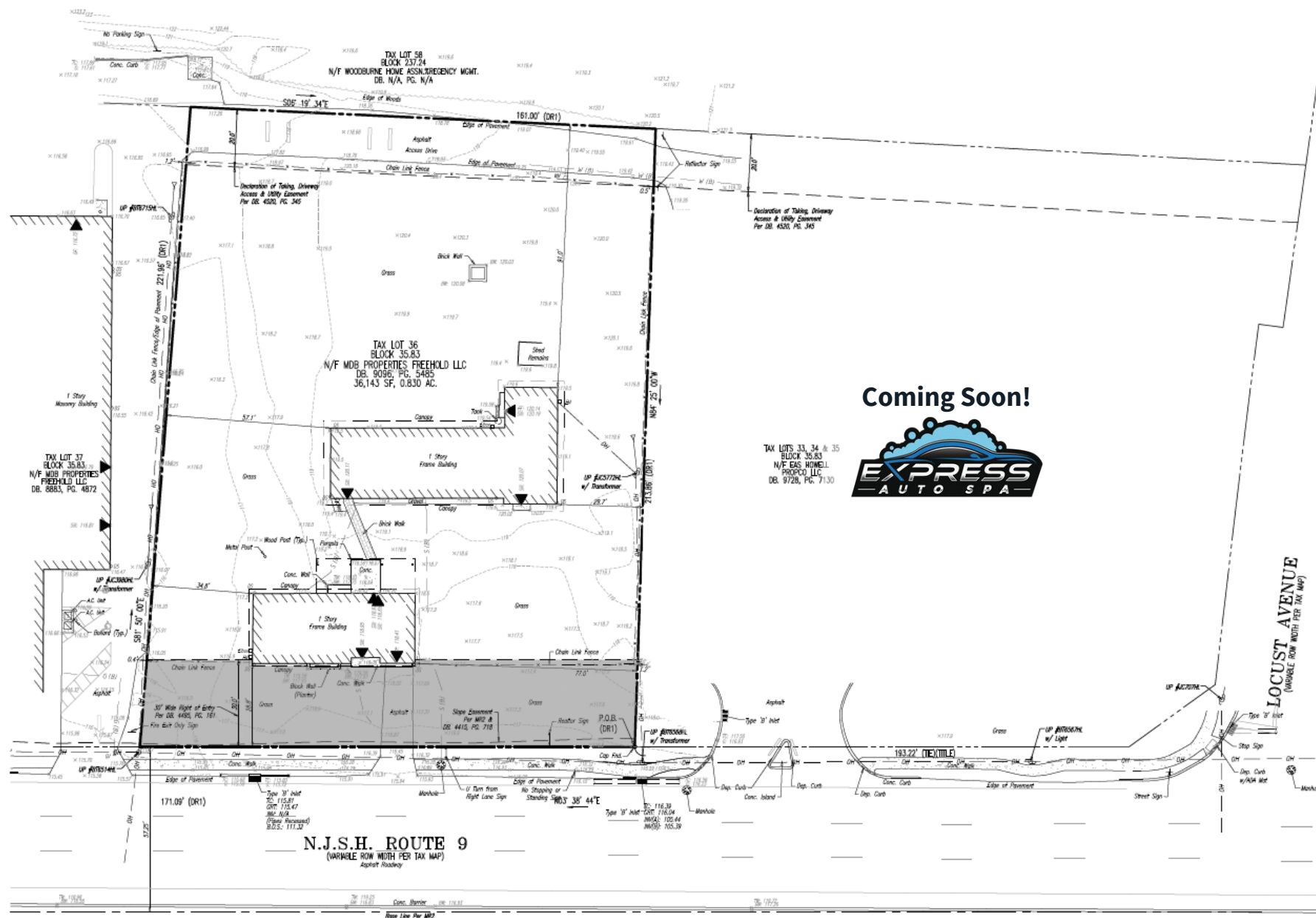
## Space Availability

- » 0.77 AC
- » Lot 36, Block 35.83
- » Asking Rent: Upon Request

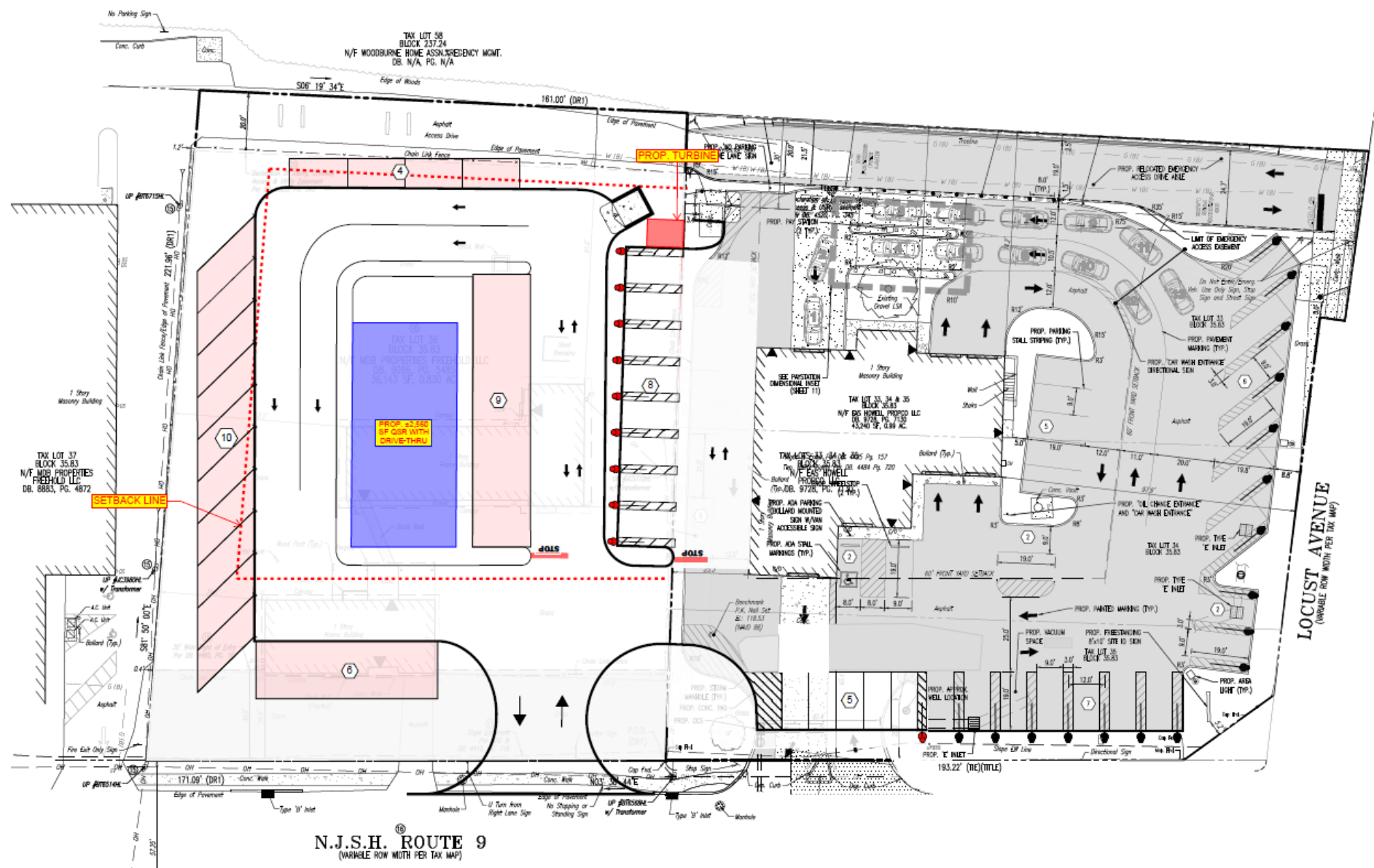
## Neighboring Tenants

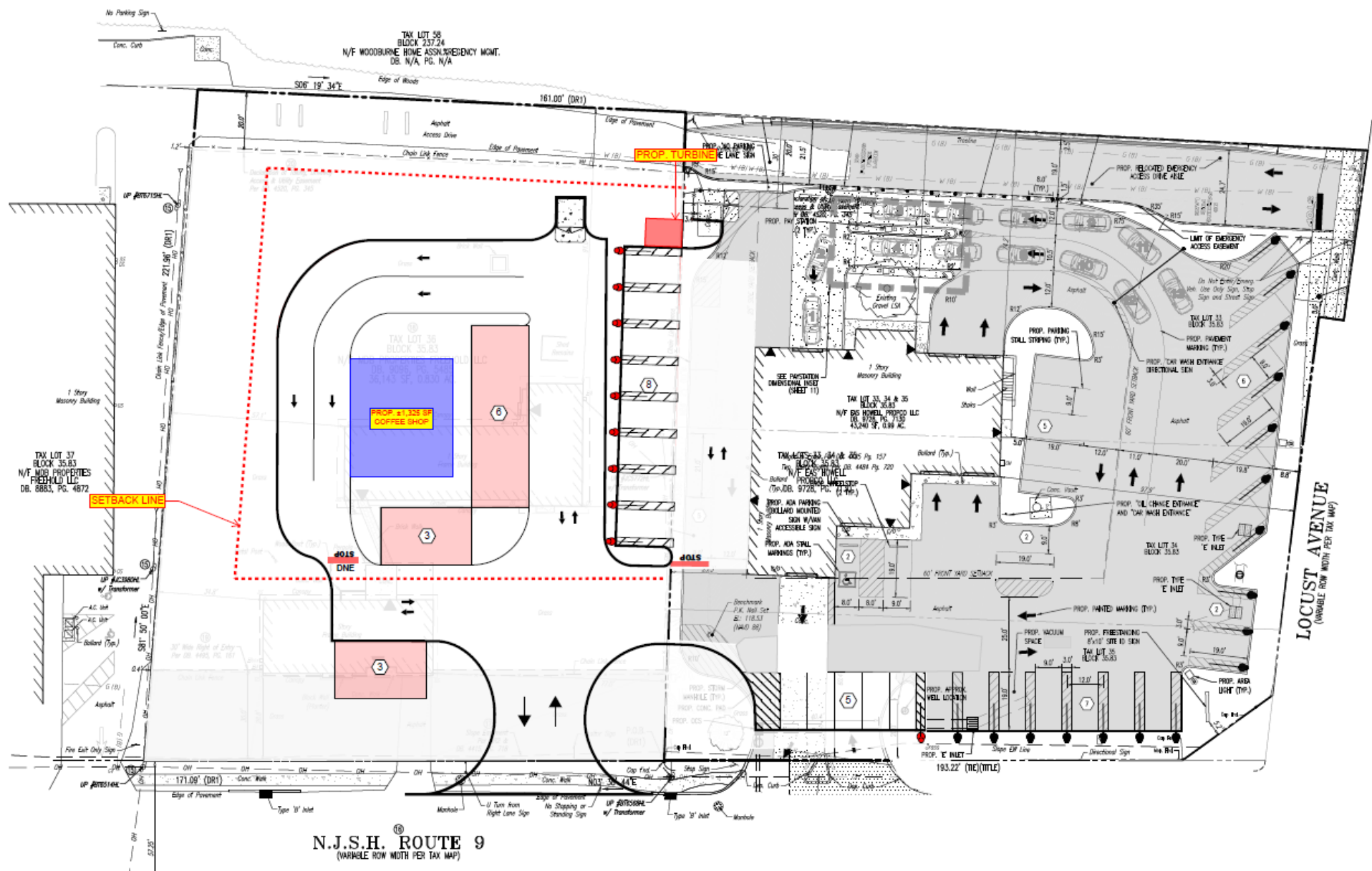


## Survey

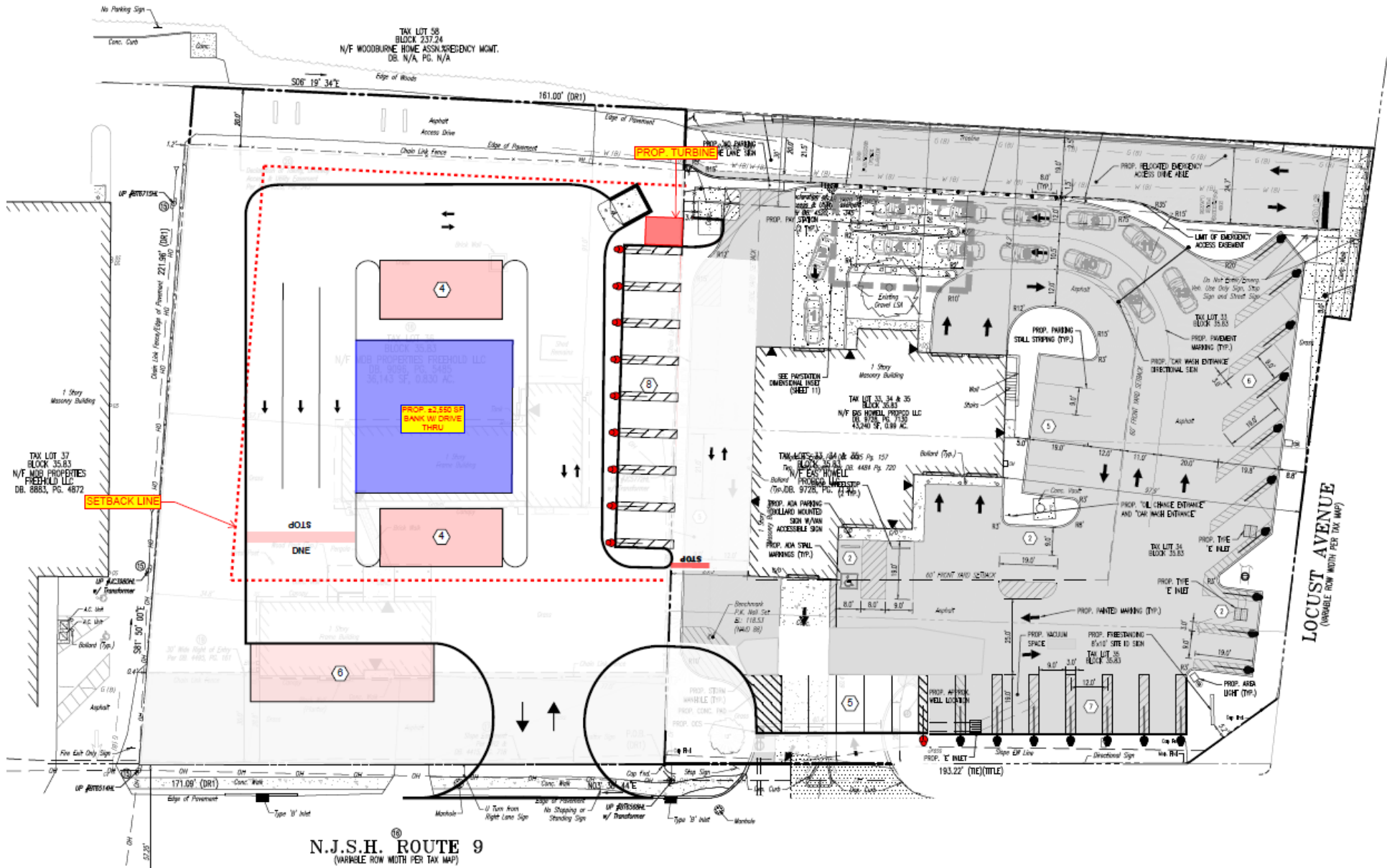


## Conceptual Plan – QSR up to 2,560 SF





# Conceptual Plan – Bank up to 2,550 SF





## Demographics



**165,790**

Population



**\$86,326**

Med. HH Income



**42,846**

Employees



**5,617**

Businesses

Demographics taken within a 5-mile radius  
Source: Costar 2024

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