

Ground Lease or Built-to-Suit Opportunity

4621 Route 9, Howell, NJ



0.77 AC Available for Ground Lease or Built-to-Suit

David Townes
Managing Director
+1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
+1 201 741 0990
alana.friedman@jll.com



Property Location

- » Prime frontage on Route 9, a major north-south arterial with 40,261 VPD
- » Suitable for free standing pad up to 2,560 SF with drive thru lanes
- » Easy access to major highways including Route 33, I-195, and Garden State Parkway

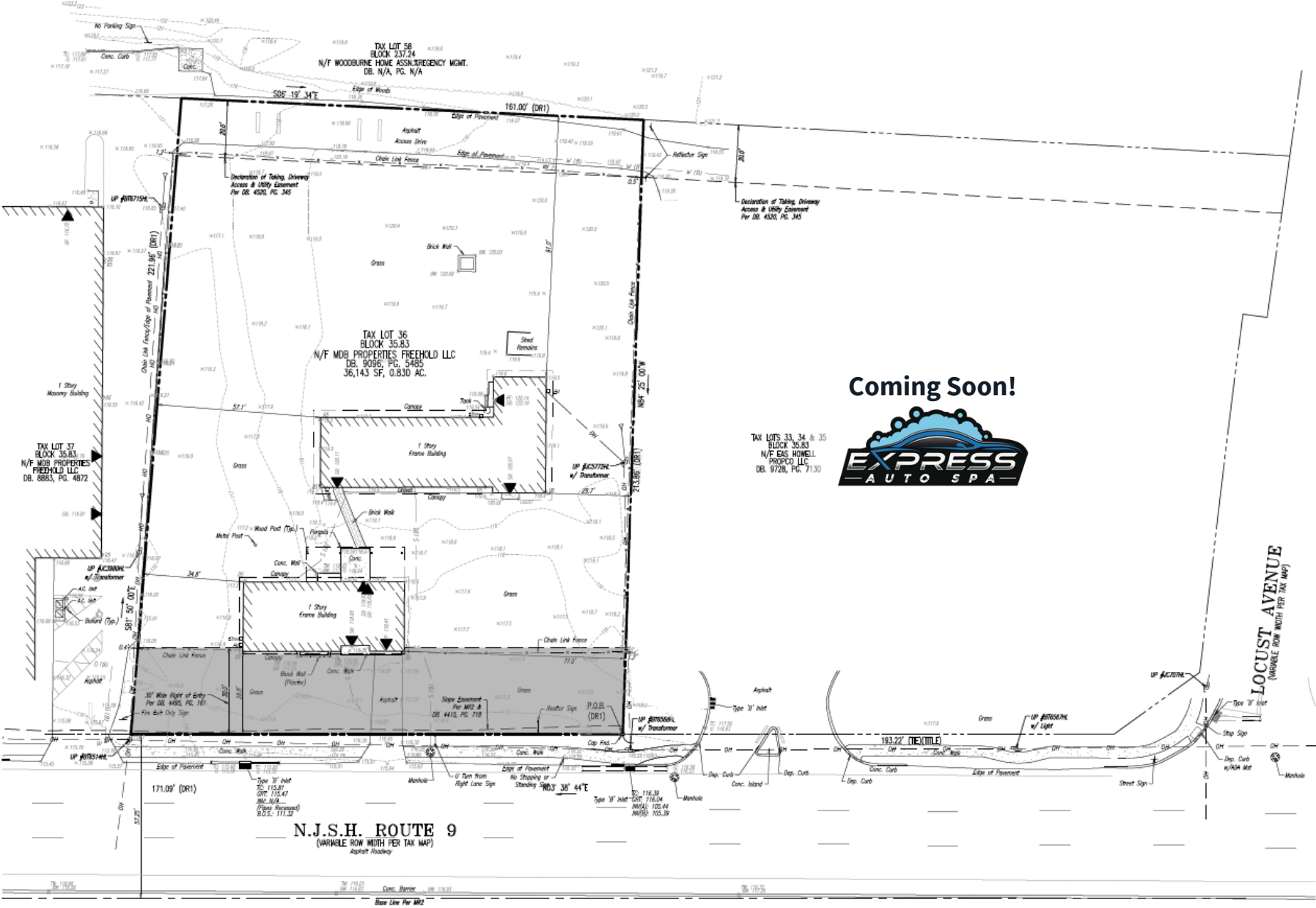
Space Availability

- » 0.77 AC
- » Ground lease or built-to-suit opportunity
- » Lot 36, Block 35.83
- » Asking Rent: Upon Request

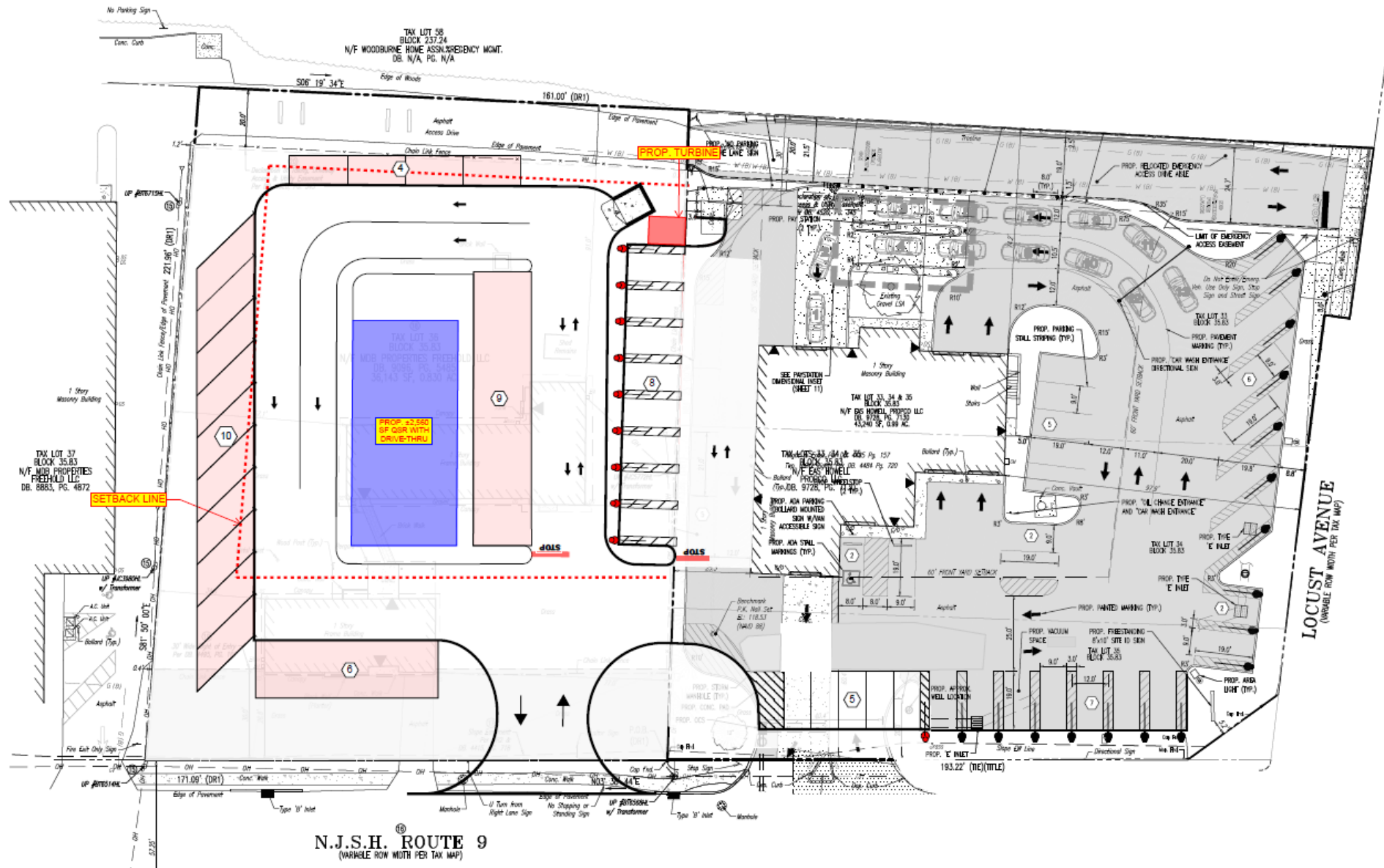
Neighboring Tenants

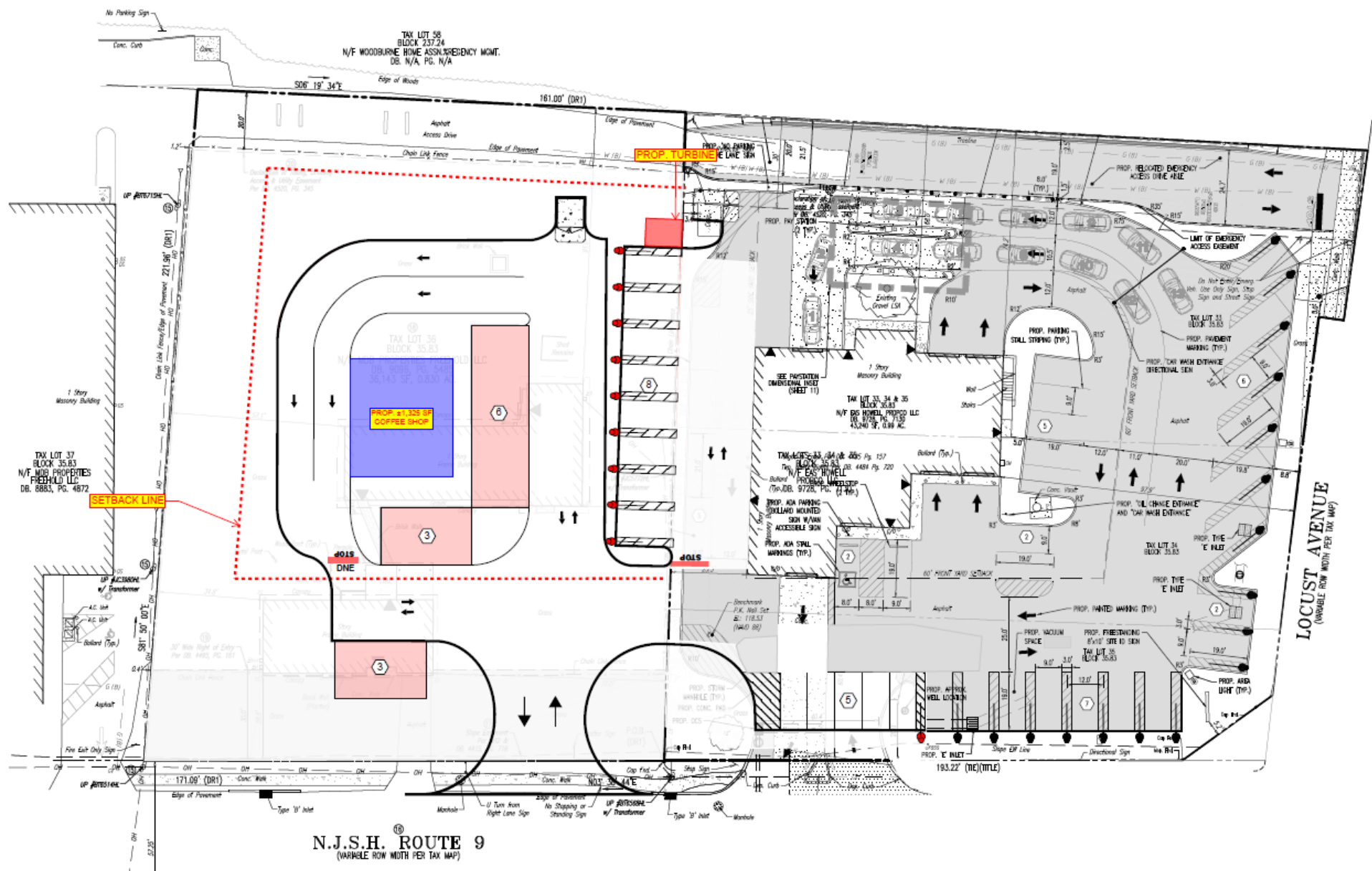


Survey



Conceptual Plan – QSR up to 2,560 SF





[illegible]



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

David Townes
Managing Director
M +1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
M +1 201 741 0990
alana.friedman@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.