

614 US-9

LITTLE EGG HARBOR TOWNSHIP, NJ

OVERALL SITE



PROPOSED

**±2,000 SF PAD
AVAILABLE**

W MAIN STREET (11,581 AADT)



MSC

**±2,000 SF PAD WITH DRIVE-THRU
AVAILABLE FOR LEASE**





614 US-9

DEMOGRAPHICS

EST. POPULATION

3 mi 22,456

5 mi 27,317

7 mi 32,040

EST. EMPLOYEES

3 mi 3,875

5 mi 4,443

7 mi 5,944

EST. MED HH INCOME

3 mi \$95,399

5 mi \$96,877

7 mi \$102,888

PROPERTY DETAILS

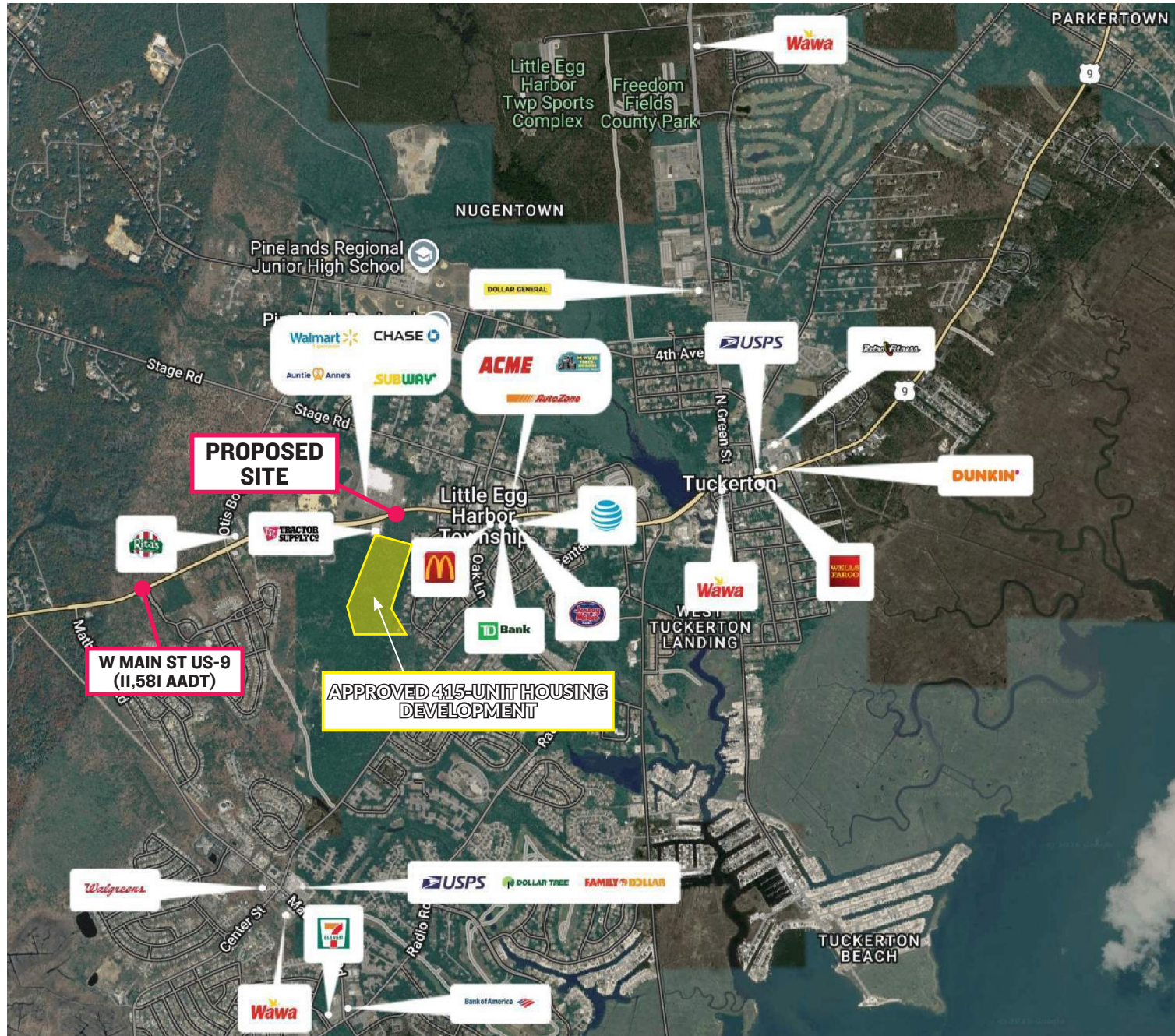
- ▶ ±2,000 SF pad with drive-thru — available for lease, ground lease, or sale, joining ALDI in a new ground-up development.
- ▶ Positioned directly across US-9 from a Walmart Supercenter, benefiting from cross-shopping traffic and daily trip generation.
- ▶ Fronts US-9 between the Garden State Parkway (37,285 AADT) and the area's residential rooftops, capturing local traffic to and from the Parkway.
- ▶ 415-unit residential community approved nearby, adding significant new rooftop density to the trade area.
- ▶ 11,581 AADT along US-9 — a primary corridor to Long Beach Island, with volumes rising significantly during the summer beach season.
- ▶ Positioned alongside national credit tenants including Tractor Supply, Walmart, ACME, and Chase.

JOIN THESE AREA TENANTS



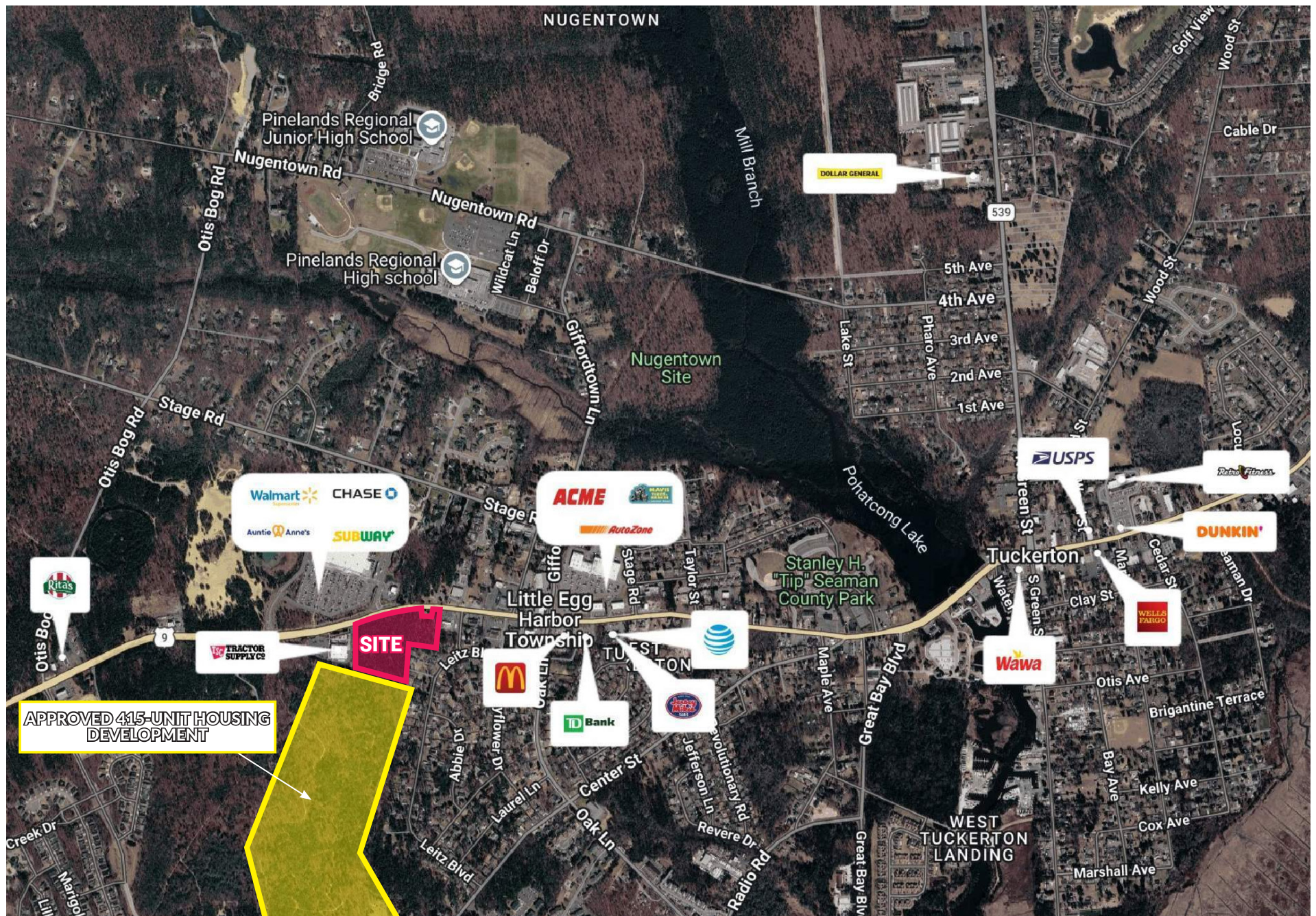
Walmart generates
1.9 million visits annually

AERIAL

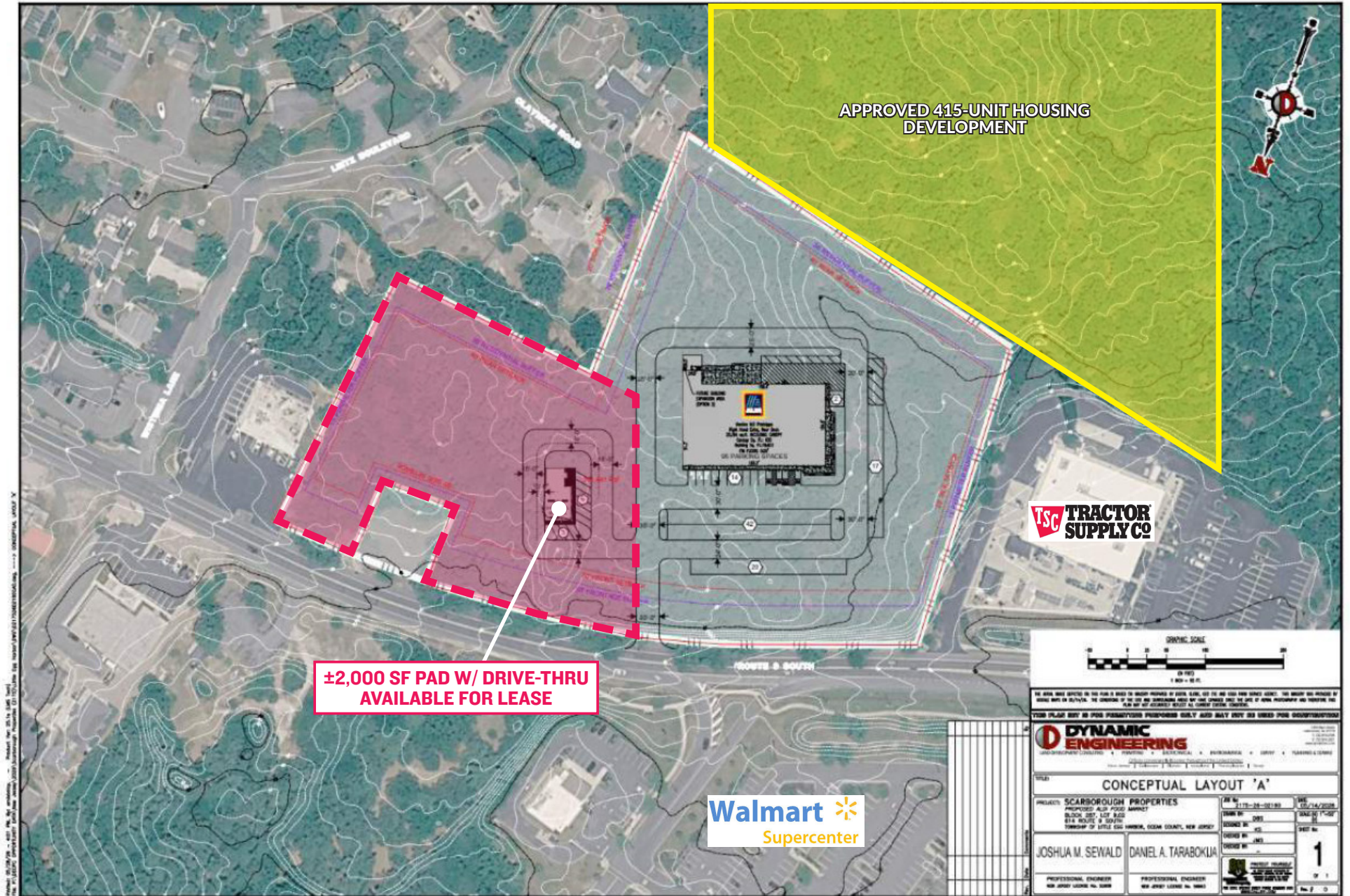


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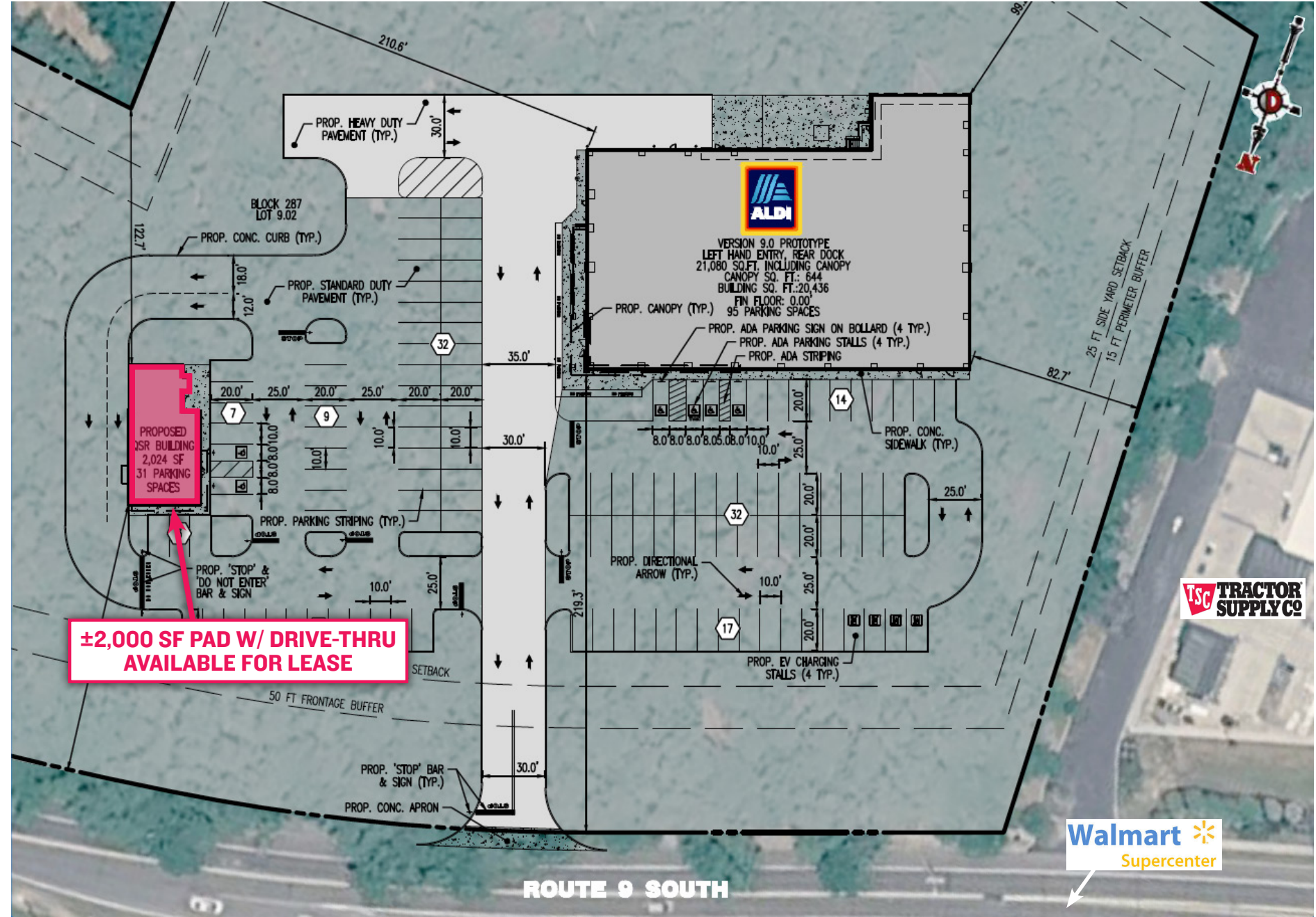
ZOOMED AERIAL



LAYOUT

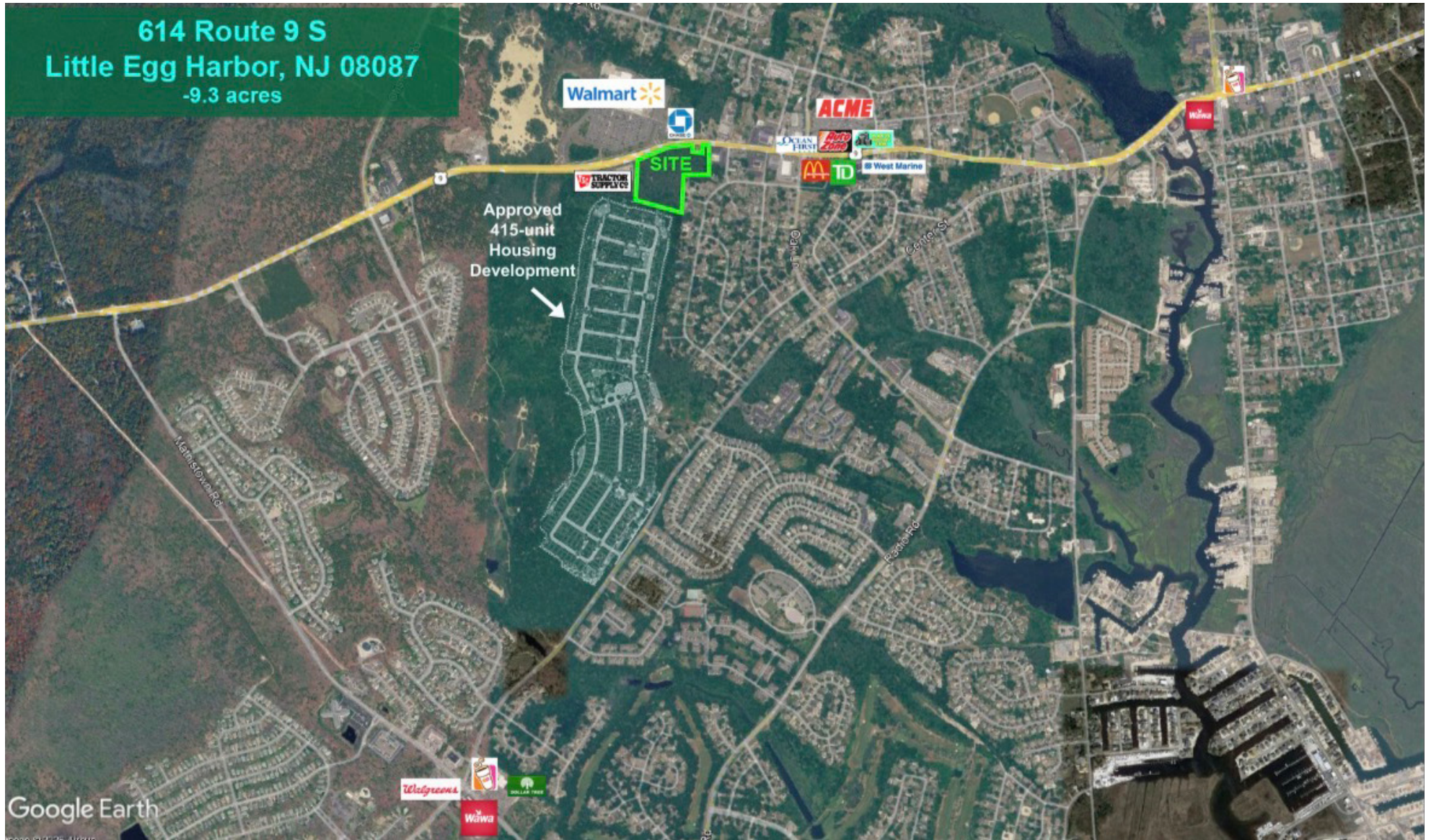


SITE PLAN



MSC

415 UNIT RESIDENTIAL PLAN



MSC



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