

Route 9, Restaurant Site Waretown (Ocean County), NJ

566 ROUTE 9NB, Waretown, NJ 08758



- **Project Profile**

- 1.1 Acre Improved Parcel (46,411 SF)
- Existing 1,632 SF Bldg, plus covered outside dining area (can be enclosed)
- Drive-Thru Window; 39 Parking spaces
- Building constructed in 2008
- Generators include: 60k SF Shop-Rite, Clayton block, Oyster Creek Nuclear Power Plant
- For Sale or Lease: Owners will consider leasing, with an option to purchase; **Asking Price \$750k**

- **Demographics**

	1 MILE	3 MILES	5 MILES
• Population	2,305	20,933	51,877
• Day Population	314	3,495	9,012
• Med Household Income	\$65,920	\$68,623	\$69,630
• Median Age	43	45	44
• Projected Growth %	4.16%	5.83%	6.31%

- **Traffic Counts**

- Average Daily Traffic Route 9 18,149 Cars/Day ('08 Count)

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- Area Map



- Site Plan

