



**FREE-STANDING RETAIL LOCATION – AVAILABLE
6601 ROUTE 9 NORTH
HOWELL NJ, MONMOUTH COUNTY**

FREESTANDING BUILDING

Opportunity on Route 9 (just north of Alexander Avenue intersection U-turn) with Exceptional visibility

Located along the heavily Traveled Route 9 Shopping Corridor



We are pleased to offer the following opportunity:

- Access:** Frontage on ROUTE 9 North
- Zoning:** RETAIL
- Permitted Uses:** Any Retail Use
- Size/Dimensions:** Approximately 15,240 SF, on 2.62 acres – Ample Parking
- Rent:** \$ 16.00/SF Net

Demographic Data:

2008 DATA	1- MILE	3- MILES	5 - MILES
Total Population	6,819	74,503	142,384
Daytime Population	6,539	72,646	129,768
Avg. Household Inc.	\$82,151	\$91,950	\$85,309

**For more information, please contact:
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2001 REAL ESTATE
440 West Street • Ft. Lee, NJ 07024



FREESTANDING RETAIL LOCATION – FOR LEASE
6601 ROUTE 9 NORTH
HOWELL NJ, MONMOUTH COUNTY

EXCLUSIVE BROKER

FREESTANDING BUILDING

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HOWELL, NJ (located at the southern end of Monmouth County) has experienced tremendous growth over the past decade due to several factors. It is easily accessible to the major north/south arteries of the Garden State Parkway and Route 9. Also located just to its north is I-195 a major east west road that connects to the NJ shore as well as the NJ Turnpike and Trenton.

Howell is also easily accessible to commuters either going into New York City or Newark to the north as well as to Philadelphia to the south.

The Route 9 shopping corridor in Monmouth County is populated by almost every major retailer with some of the strongest sales per square foot.

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