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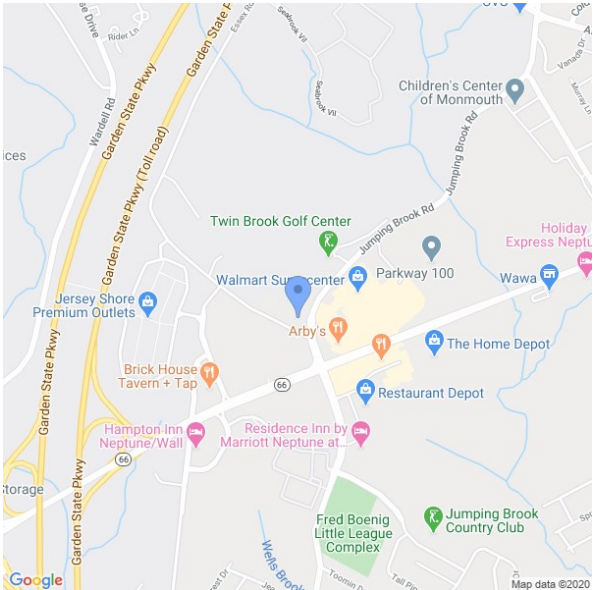


Prime Restaurant with Drive Thru Approvals

600 ESSEX ROAD, NEPTUNE, NEW JERSEY 07753



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$NEGOTIABLE**

GROSS BLDG **11,800 SQFT**

TOTAL AVAIL **14,100 SQFT**

AVAIL **11,800 TO 0 SQFT**

CONTIG SPACE **11,300 SQFT**

LAND AREA **2.5 ACRES**

- Located at entrance to Simon's 475,000 SF, 126-store Jersey Shore Premium Outlet Center, New Jersey's largest outlet center
- High visibility location • Liquor license available • Expandable
- Many other retailers in the area including Super Walmart Home Depot and Restaurant Depot
- Sits across the street from Walmart entrance and exit - New Jersey's second busiest Walmart
- Drive thru approved for fast food • Owner is a licensed NJ real estate broker

Prime restaurant / retail location with drive thru approvals; liquor license available

The site is situated at the intersection of Essex Road and Jumping Brook Road, Neptune / Tinton Falls directly across from the Simon Company's 475,000 SF Jersey Shore Premium Outlet Center New Jersey's Largest Outlet Center. Immediate access to Route 66 and 100 yards from Exit 100 of the Garden State Parkway, with easy access to Routes 18, 35 and Exit 102 of the Garden State Parkway, and one mile to I-195.



AVAILABLE: 2,300 SqFt

MAX CONTIGUOUS: 11,300 SqFt



TYPE: **STRIP CENTER**

AVAILABLE: 11,800 SqFt