

FOR LEASE
OFFERING MEMORANDUM



FREESTANDING MCDONALDS

5 NJ-35
Ortle Beach NJ 08751

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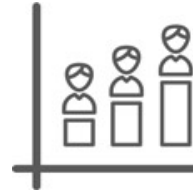


THE SPACE

Location	5 NJ-35, Ortley Beach, NJ, 08751
COUNTY	Ocean
Traffic Count	23,762 AAPD

HIGHLIGHTS

- 4,300 SF Freestanding McDonalds Location with Drive Thru
- RT 35 Location with nearly 25,000 AAPD
- Exterior Seating Area
- Recent Interior Buildout
- Established Acme Markets Location
- 0.75 Acre Pad location



POPULATION

1 MILE	3 MILE	5 MILE
4,607	16,726	55,375



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$62,209	\$93,320	\$101,415



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,261	7,735	22,196



TD Bank

PYLON

Washington Ave

35

ACME

Spirits
Chinese Restaurant

AVAILABLE
4,338 SF

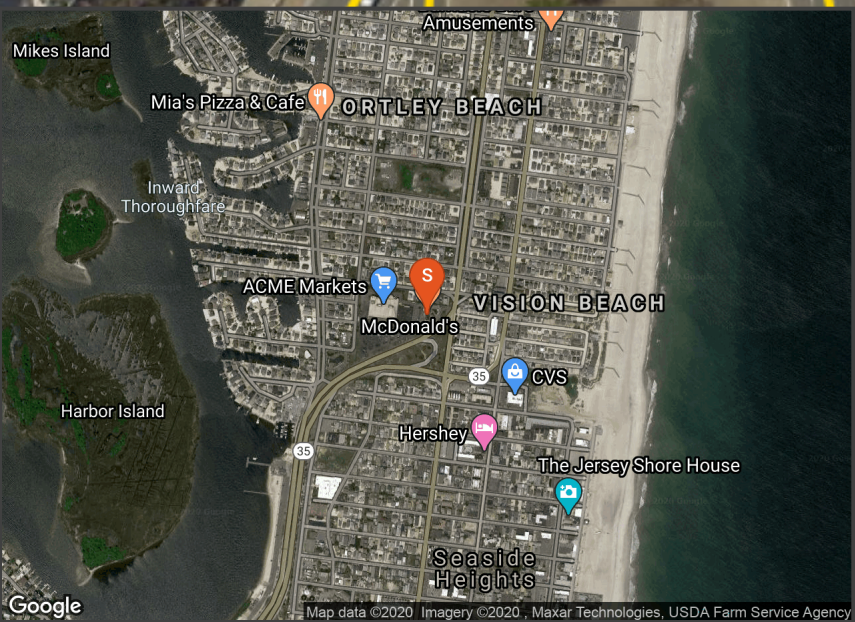
AVAILABLE
4,800 SF

Eisenhower Ave

23-762 ADT

35

McDonald's



Mikes Island

Mia's Pizza & Cafe

ORTLEY BEACH

Inward Thoroughfare

ACME Markets

McDonald's

VISION BEACH

CVS

Hershey

The Jersey Shore House

Seaside Heights

Google

Map data ©2020 Imagery ©2020 Maxar Technologies, USDA Farm Service Agency



LAKEWOOD

BRICK

Brick Commons

ShopRite
KOHL'S
MARSHALLS
 OLD NAVY

Brick Plaza

BOOKSON
amc
 THEATRES
PETSMART
DSW
 DESIGNED SHOE WAREHOUSE
BARNES & NOBLE
 BOOKSELLERS
ULTA

Town & Country SC

THE HOME DEPOT
VCF
 VALUE CITY FURNITURE

Market Place at Brick

WHOLE FOODS
Costco **petco**
STAPLES **DICK'S**
 THAT WAS EASY! SPORTING GOODS

Riverwalk at Brick

HARBOR FREIGHT
OUTBACK
DOLLAR TREE
BUFFALO WILD WINGS

Bay Harbor Plaza

StopsShop
Burlington

Hooper Commons

PARKWAY
DSW
 DESIGNED SHOE WAREHOUSE
Michaels
DOLLAR TREE

Indian Head Plaza

THE HOME DEPOT

Bea Lea Plaza

BED BATH & BEYOND
Toys R Us
PETSMART

TARGET **Lowe's**
petco **JO-ANN**

Ocean County Mall

macy's **JCPenney**
SEARS **Boeys**

Crossroads Shopping Center

STAPLES
 ShopRite **PARTY FAIR**
 THAT WAS EASY!
 Tinsara **BUFFALO WILD WINGS**

TOMS RIVER

Seacourt Pavilion

MARSHALLS **amc**
 THEATRES
HomeGoods **Planet Fitness**
 LA FITNESS

SITE

Ortley Plaza

ACME

Toms River Center

K
kmart
KOHL'S
MODELL'S **FIVE BELOW**

Toms River Mall

BIG LOTS! **Planet Fitness**

SEASIDE HEIGHTS

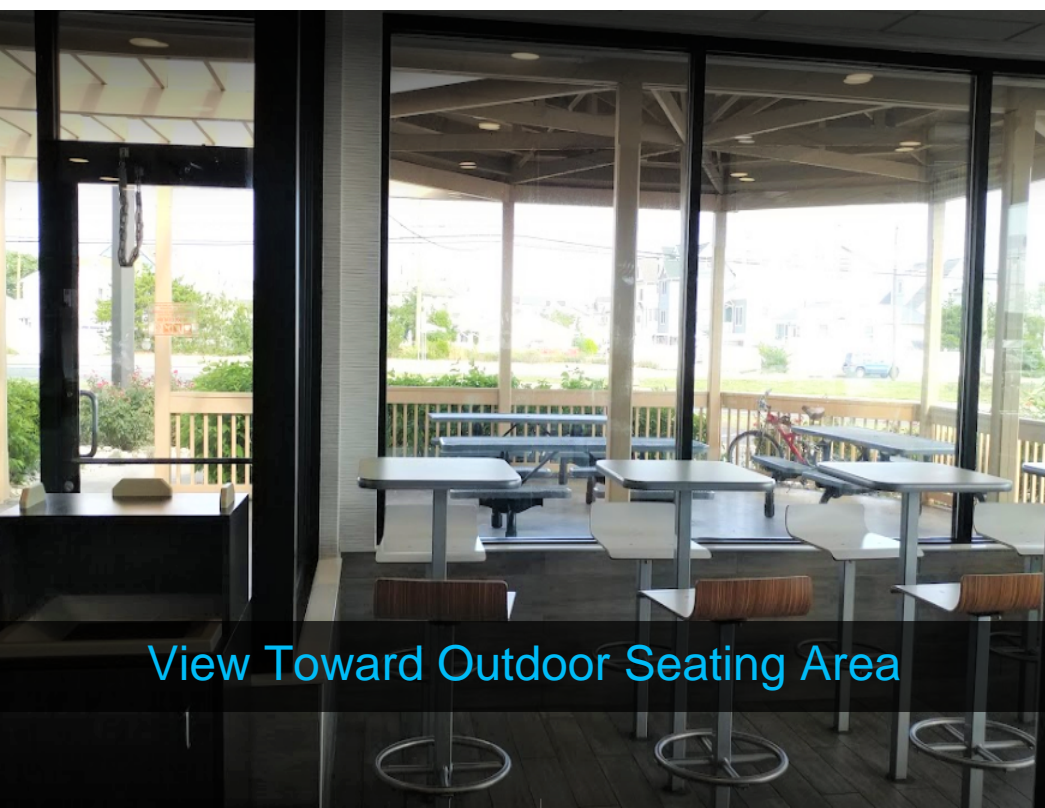
PORT PLEASANT



View From NJ Route 35



View Toward Interior



View Toward Outdoor Seating Area



Outdoor Seating Area



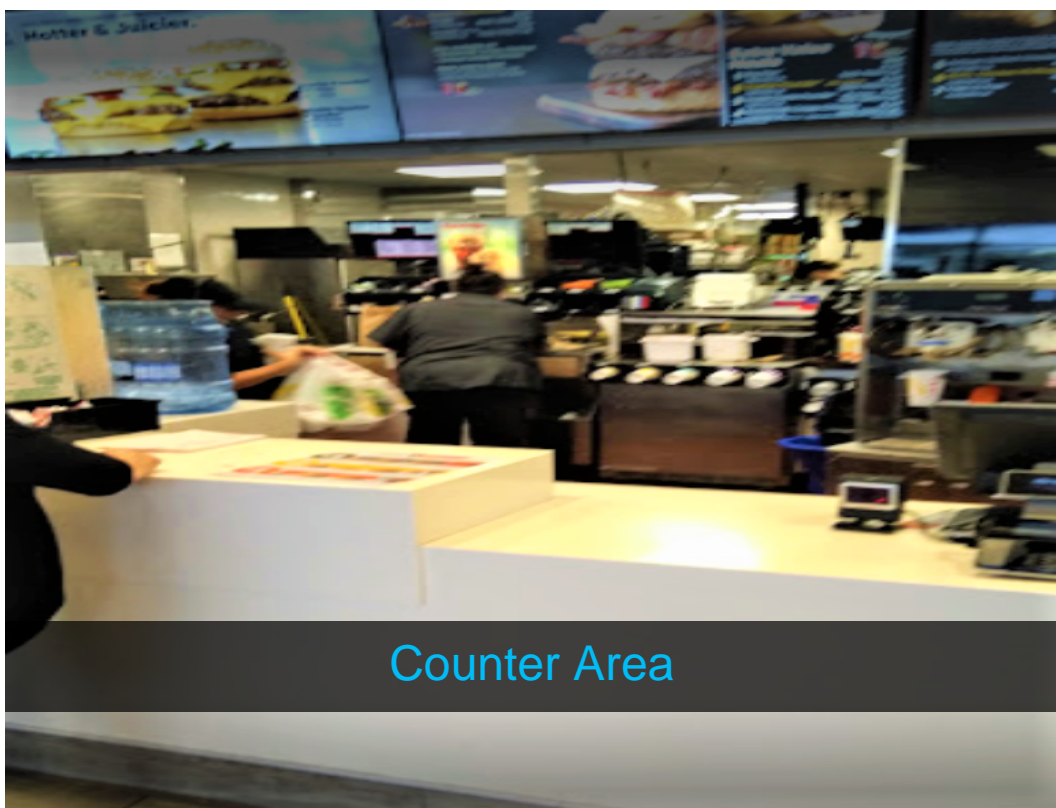
Interior



Drive Thru



Seating Area View



Counter Area

FREESTANDING MCDONALDS

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