

# 107-109

## SOUTH MAIN STREET FORKED RIVER, NEW JERSEY

Corner of South Main Street & East Lacy Road

BUILDING FOR LEASE/SALE

### BUILDING INFORMATION

#### GROSS LEASABLE AREA

10,908 SF

#### LOT SIZE

1.76 Acres

#### YEAR CONSTRUCTED

2000

#### BUILDING TYPE

Freestanding single-tenant retail building with drive-thru

#### ZONING

Commercial, Retail

#### PERMITTED USES

Retail establishments, personal & professional services, restaurants & cafés

#### PARKING SPACES

45±

#### FOR SALE PRICE

Upon Request

#### VEHICLES PER DAY (VPD)

26,000 on South Main Street



PROPERTY INFORMATION

#### ADAM MATLOFF

Senior Director  
212.468.5924  
amatloff@meridiancapital.com

#### NATHANIEL ABITBOL

Senior Associate  
212.468.5949  
nabitbol@meridiancapital.com

#### JAKE HERSKOWITZ

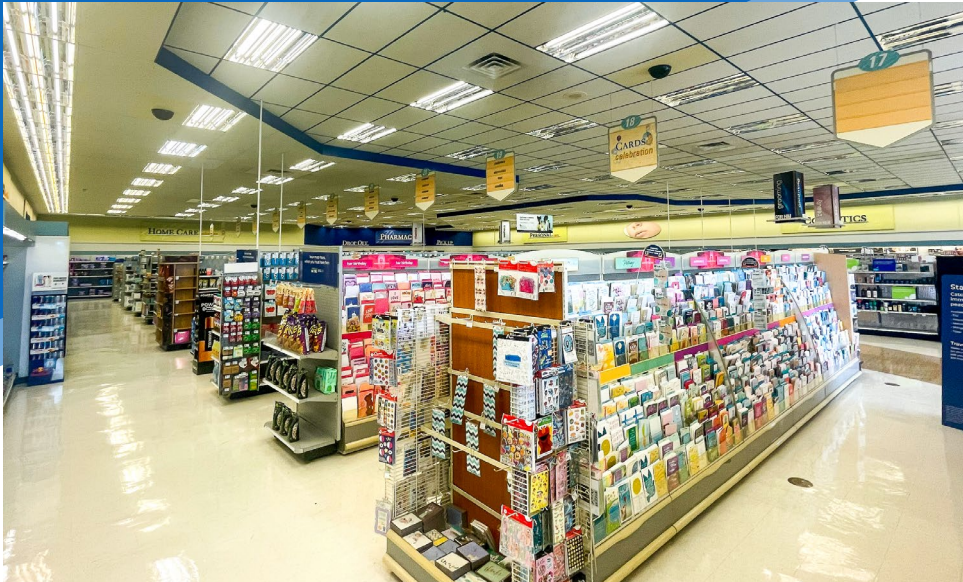
Associate  
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BUILDING FOR LEASE/SALE



OCEAN COUNTY

LOCAL SCHOOLS & COLLEGES

SCHOOL NAME	STUDENTS ENROLLED
Ocean County College	3,040 Students
Central Regional School District	2,285 Students
Southern Regional School District	2,762 Students

TRANSPORTATION



CAMDEN COUNTY EMPLOYERS

**RWJBarnabas**  
HEALTH



Hackensack Meridian  
Ocean University  
Medical Center



**OCEANFIRST**

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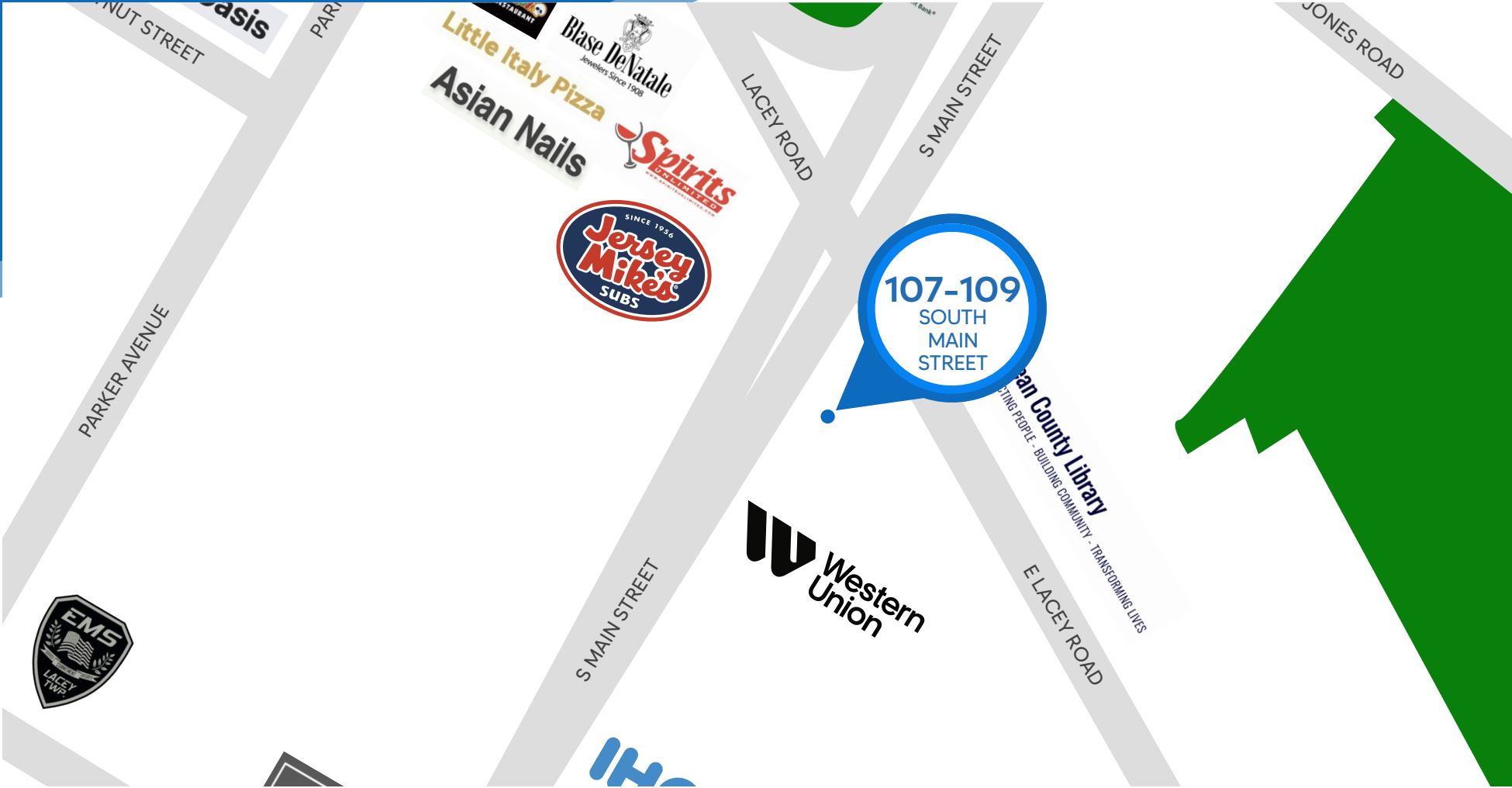


**MERIDIAN**  
RETAIL LEASING

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NEIGHBORS

FORKED RIVER, NEW JERSEY

	1-Mile	3-Miles	5-Miles
CURRENT POPULATION	6,597	31,623	50,891
2029 ESTIMATE	6,987	33,834	54,426
AVERAGE HOUSEHOLD INCOME	\$103,240	\$114,794	\$119,143

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