

# FOR LEASE

10,000 SF  
Storefront Retail Space

4204 Route 9 South  
Howell, NJ 07731



## CONTACT

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**VESTIAN**

*Bennett* **WILLIAMS**  
NEW JERSEY, LLC



# 4204 Route 9 South

## PROPERTY OVERVIEW

Pep Boys owns this properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is comensurant with a reasonable return on the additional investment.

The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or plasma centers, day care for children, doggie day care, discount retail, mattresses/furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

- Highly visible from all directions
- 95 parking spaces
- Size of space can be flexible up to 10,000 SF
- Situated on 4.03 acres
- Ceiling Height- 22'
- Rt 9 - ±20,000 VPD

## NEARBY RETAILERS

**FIVE GUYS**<sup>®</sup>  
BURGERS and FRIES



**DUNKIN'**



**POPEYES**



**QuickChek**



## FOR LEASING INFORMATION, CONTACT:

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