

FOR LEASE

7,536 SF

Storefront Retail Space

Building & Pylon
Signage Available



801 Roosevelt Ave
Cateret, NJ 07008

VESTIAN

Bennett WILLIAMS
NEW JERSEY, LLC

801 Roosevelt Ave

PROPERTY OVERVIEW

Address	801 Roosevelt Ave Cateret, NJ 07008
Available SF	7,536 SF Storefront Retail Space
Occupied SF	6,466 SF Auto Service Space
Total Building SF	14,002 SF
Year Built	1954
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 21'• Sprinklered• HVAC throughout



CONTACT

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Property Overview

Pep Boys holds these properties under long term ground leases. 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, 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.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers



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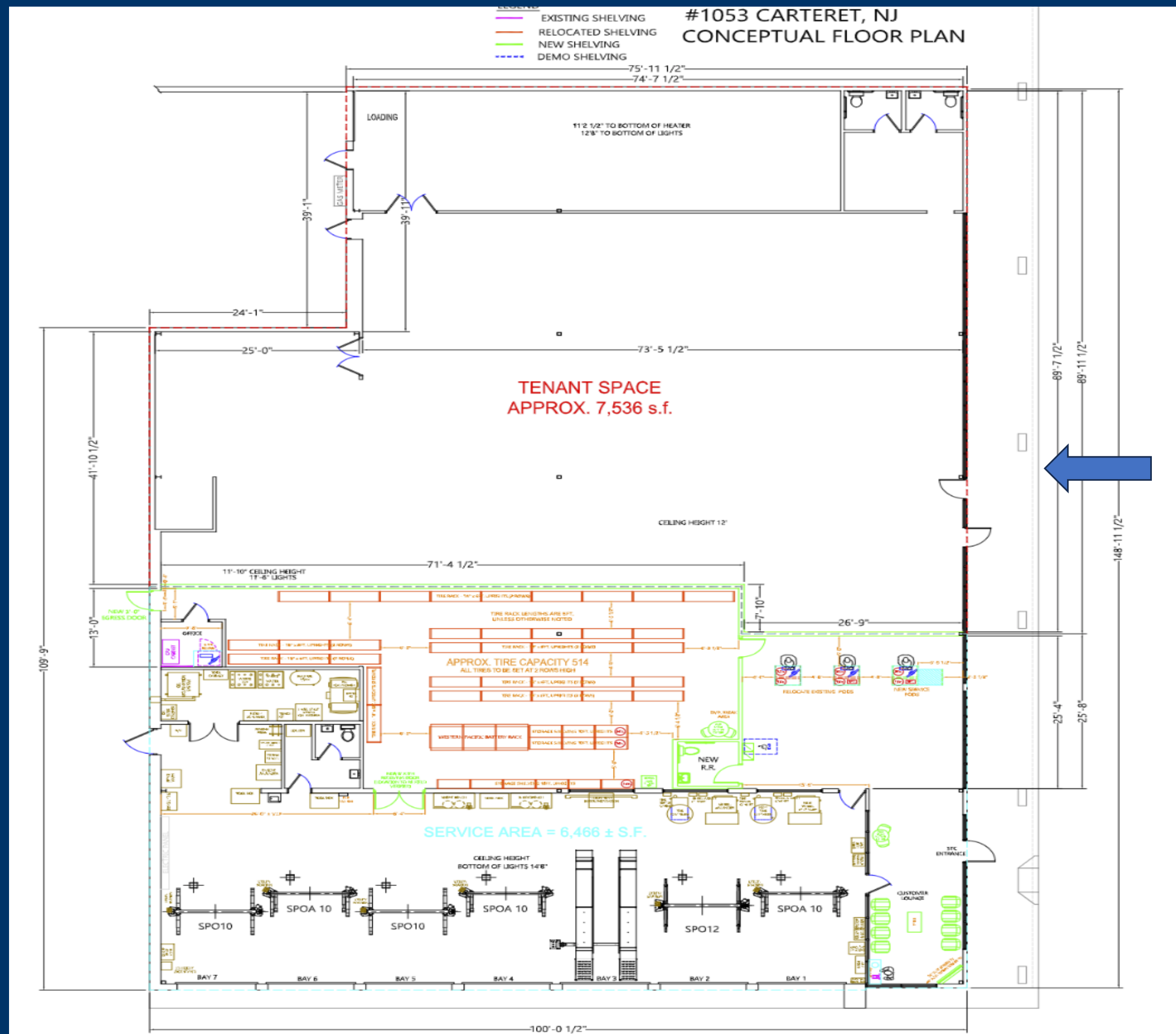
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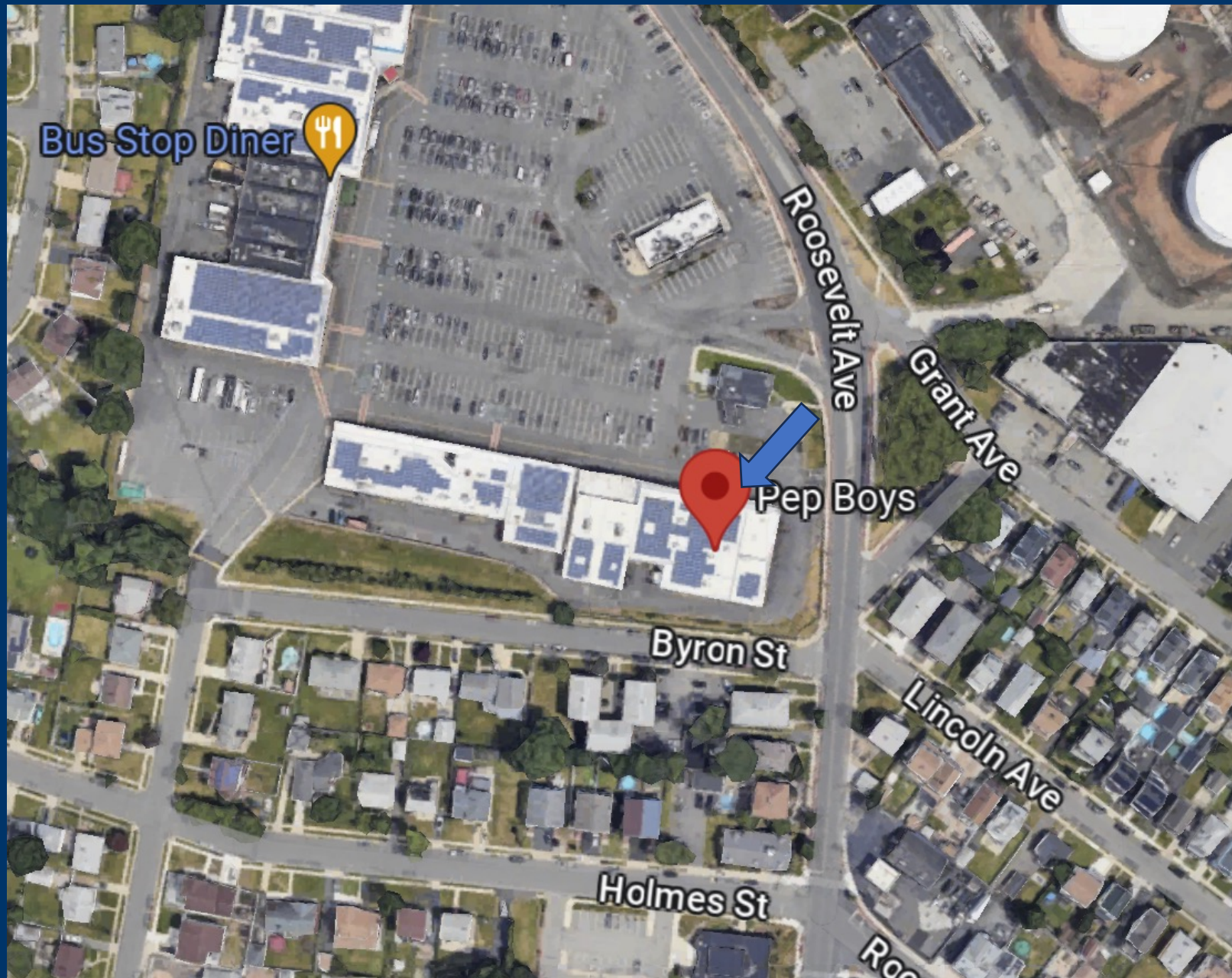
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Signage Renderings



*Signage renderings provided for illustrative purposes only. Actual design and placement may vary based on location and specific property requirements.

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