

FOR LEASE: 3,800 SF Building with Drive-Thru

4005 ROUTE 9 NORTH | HOWELL, NJ 07731

LEVIN
MANAGEMENT



Former Bank | Signalized Corner | Exceptional Visibility

Two-story building featuring drive-thru capabilities, located at the high-traffic, signalized intersection of **Route 9 and Aldrich Road** in Howell, NJ.

Key Highlights:

- **Strategic Location:** Situated along **Route 9**, a major north-south corridor through Monmouth County, with over **40,000 vehicles per day**.
- **High Visibility & Access:** Signalized intersection ensures excellent **ingress/egress** and ease of access for local and thru traffic.
- **Thriving Retail Corridor:** Surrounded by national brands and bustling shopping centers. **Nearby tenants include Wawa, Walgreens, Dunkin', Chick-fil-A, Lidl, and Aldi.**
- **Strong Daytime Population:** Boosted by proximity to schools, medical facilities, and office buildings.
- **Convenient Connectivity:** Minutes from **I-195 and the Garden State Parkway**, connecting you to broader Monmouth and Ocean County markets.

Property Details:

- **Total Size:** ±3,800 SF
 - ±2,500 SF – First Floor
 - ±1,300 SF – Second Floor
- **Lot Size:** ±0.75 acres
- **Drive-Thru**
- **On-site Parking**
- **Pylon Signage** Available
- Ideal for **Retail, QSR, Financial Services, Medical, or Office Use**

Average Daily Traffic

39,104 US-9

20,872 Interstate 195 Eastbound

12,586 Aldrich Road

Demographics

5-mile radius



143,532
POPULATION



44,937
HOUSEHOLDS



\$133,323
AVERAGE HH INCOME



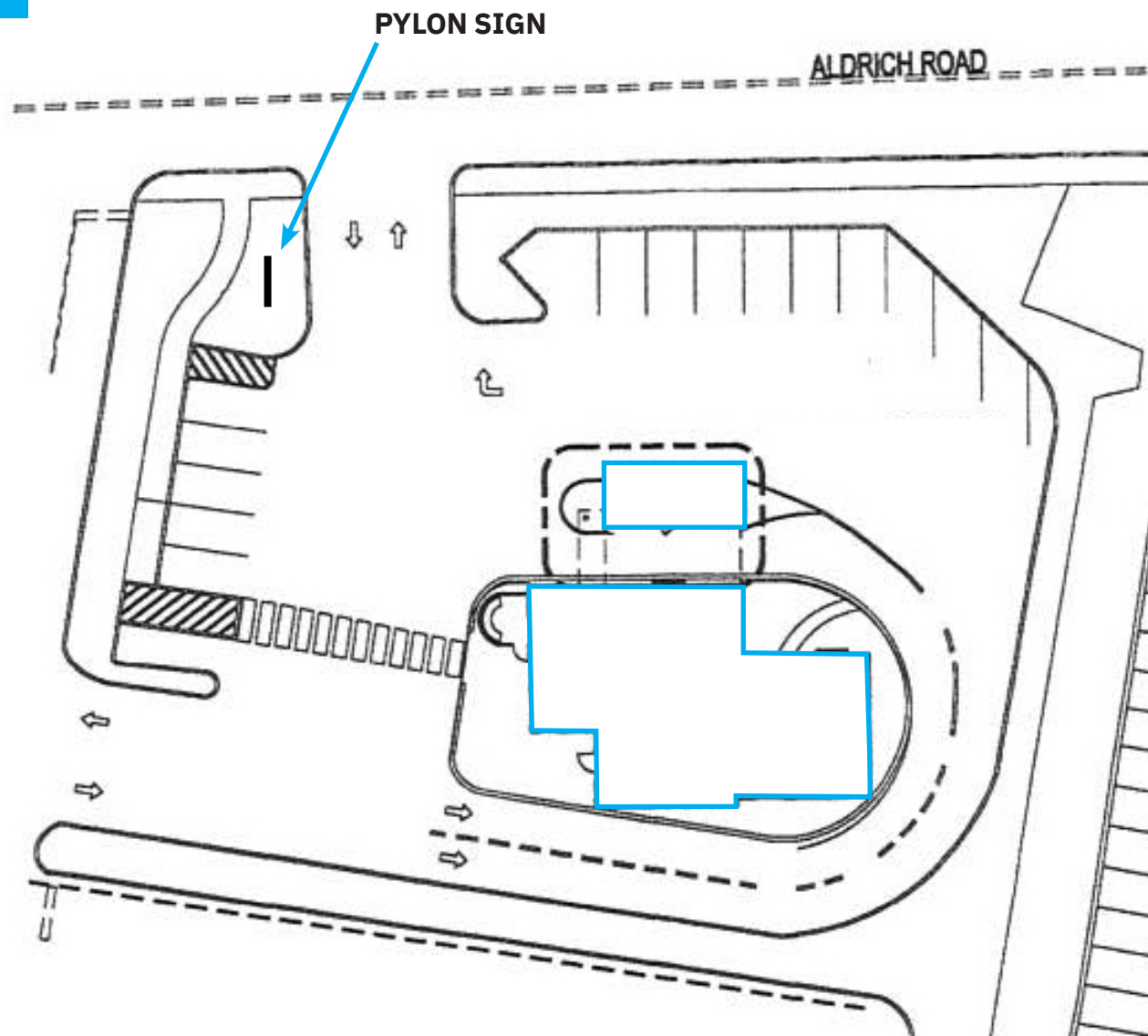
48,448
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



* Site plan does not show second floor office

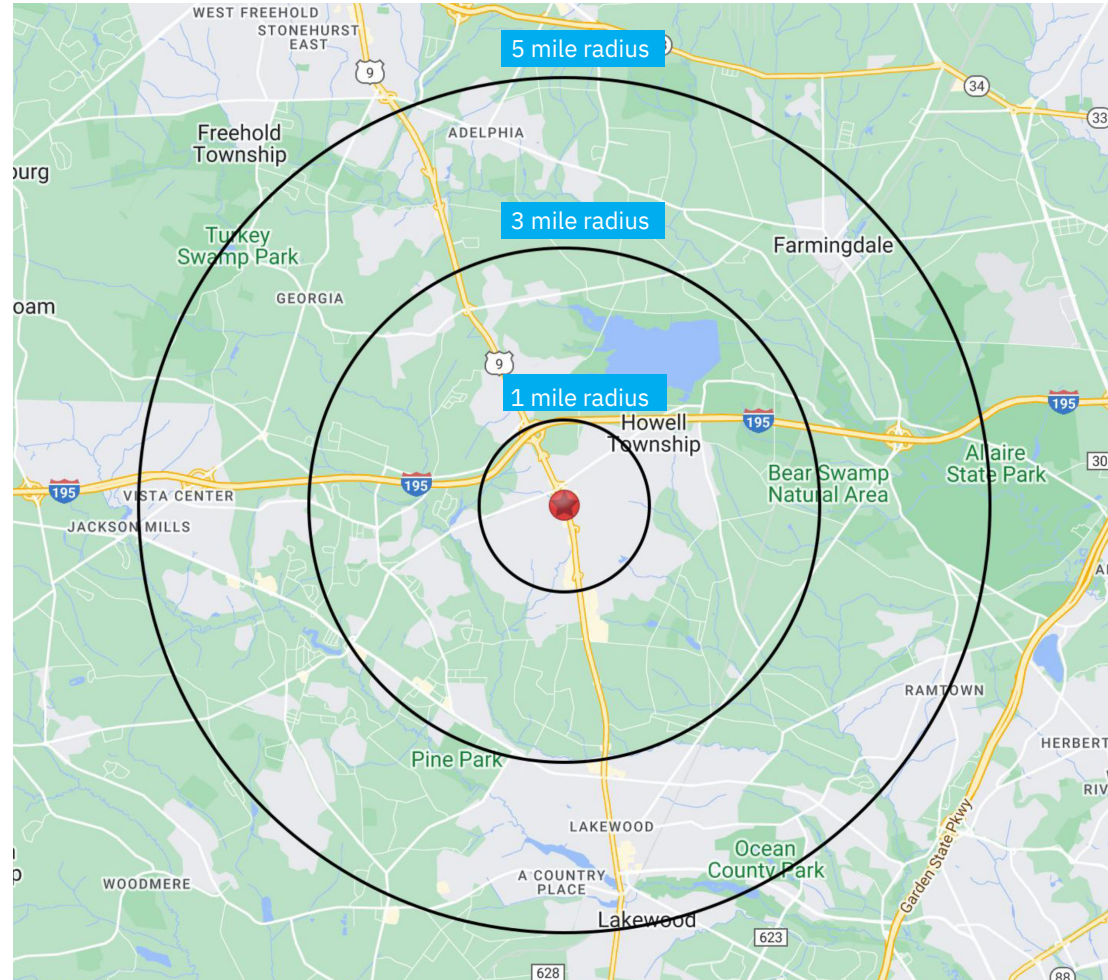
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	9,643	41,641	143,532
Households	3,136	13,944	44,937
Average Household Income	\$185,987	\$160,259	\$133,323
Projected Average Household Income (2028)	\$205,100	\$169,583	\$143,612
Median Household Income	\$134,834	\$126,505	\$104,220
Total Businesses	378	1,409	4,893
Total Employees	4,586	11,744	32,125
Daytime Population	5,975	17,043	48,448
Total Annual Household Expenditure	\$353.5 M	\$1.39 B	\$3.88 B
HH Income \$200K or more	794	3,004	8,139
College Degree + (Bachelor Degree or Higher)	2,730	10,714	33,648

Source: sitesusa.com



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MARKET AERIAL

3,800 SF
Former Bank



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