

FOR LEASE

3,800 SF Building with Drive-Thru

4005 ROUTE 9 NORTH | HOWELL, NJ 07731

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.

Average Daily Traffic

39,104 US-9; 20,872 Interstate 195 Eastbound;
12,586 Aldrich Road



5-Mile Demographics

 **143,532**
POPULATION

 **44,937**
HOUSEHOLDS

 **\$133,323**
AVERAGE HH INCOME

 **48,448**
DAYTIME POPULATION

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, Aldi, and Planet Fitness.

–**Strong Daytime Population:** Boosted by proximity to schools, medical facilities, and office buildings.

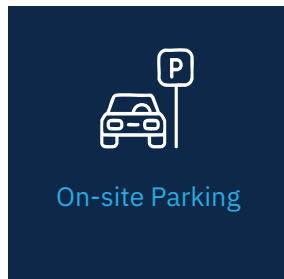
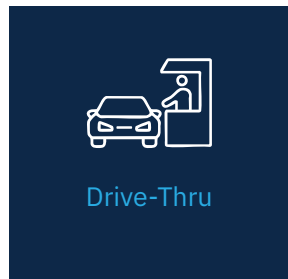
–**Convenient Connectivity:** Minutes from **I-195 and the Garden State Parkway**, connecting you to broader Monmouth and Ocean County markets.

3,800 SF Building with Drive-Thru

4005 ROUTE 9 NORTH | HOWELL, NJ 07731

SITE PLAN

PROPERTY DETAILS:



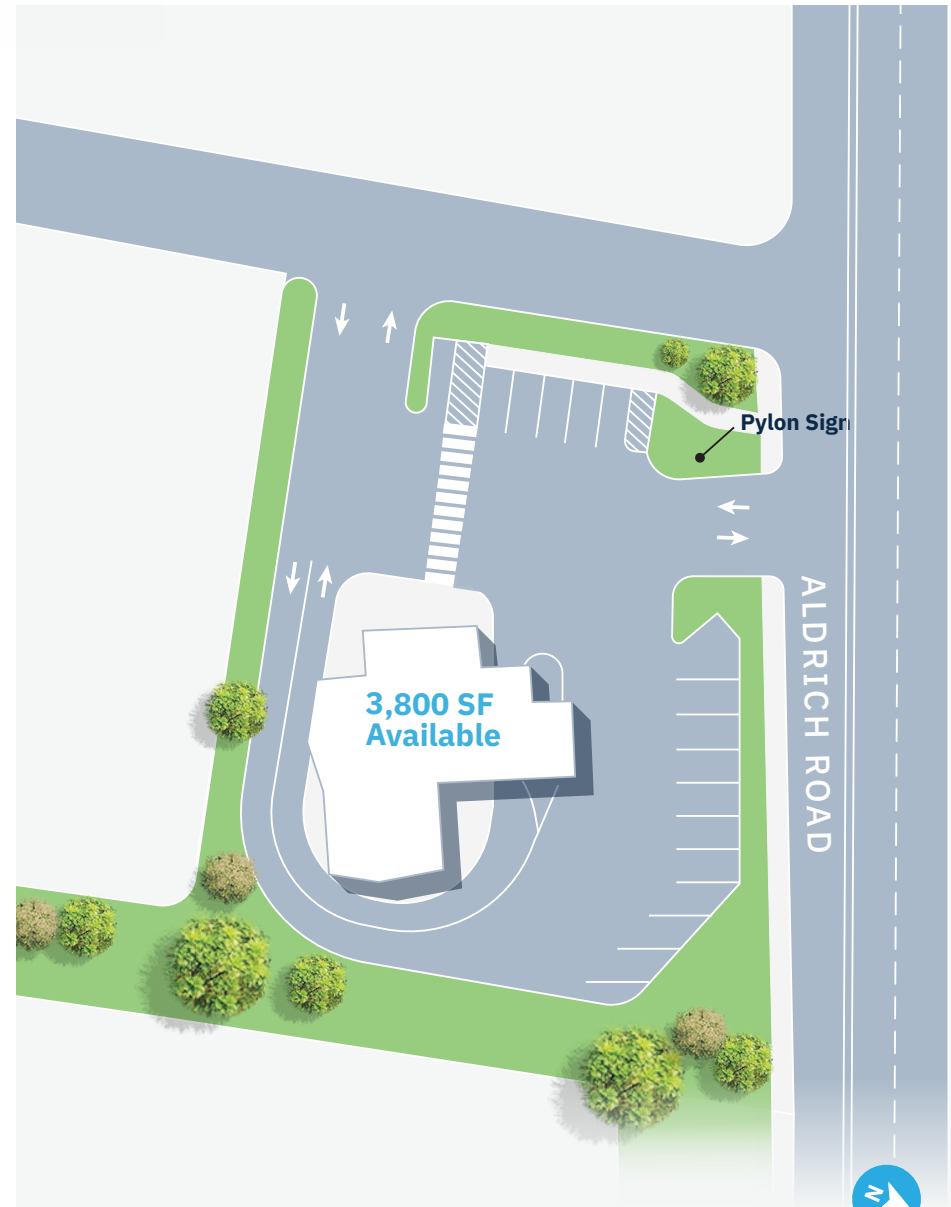
±3,800 SF
TOTAL SIZE

±0.75 acres
LOT SIZE

±2,500 SF
FIRST FLOOR

±1,300 SF
SECOND FLOOR

Ideal for Retail, QSR, Financial Services, Medical, or Office Use



* Site plan does not show second floor office

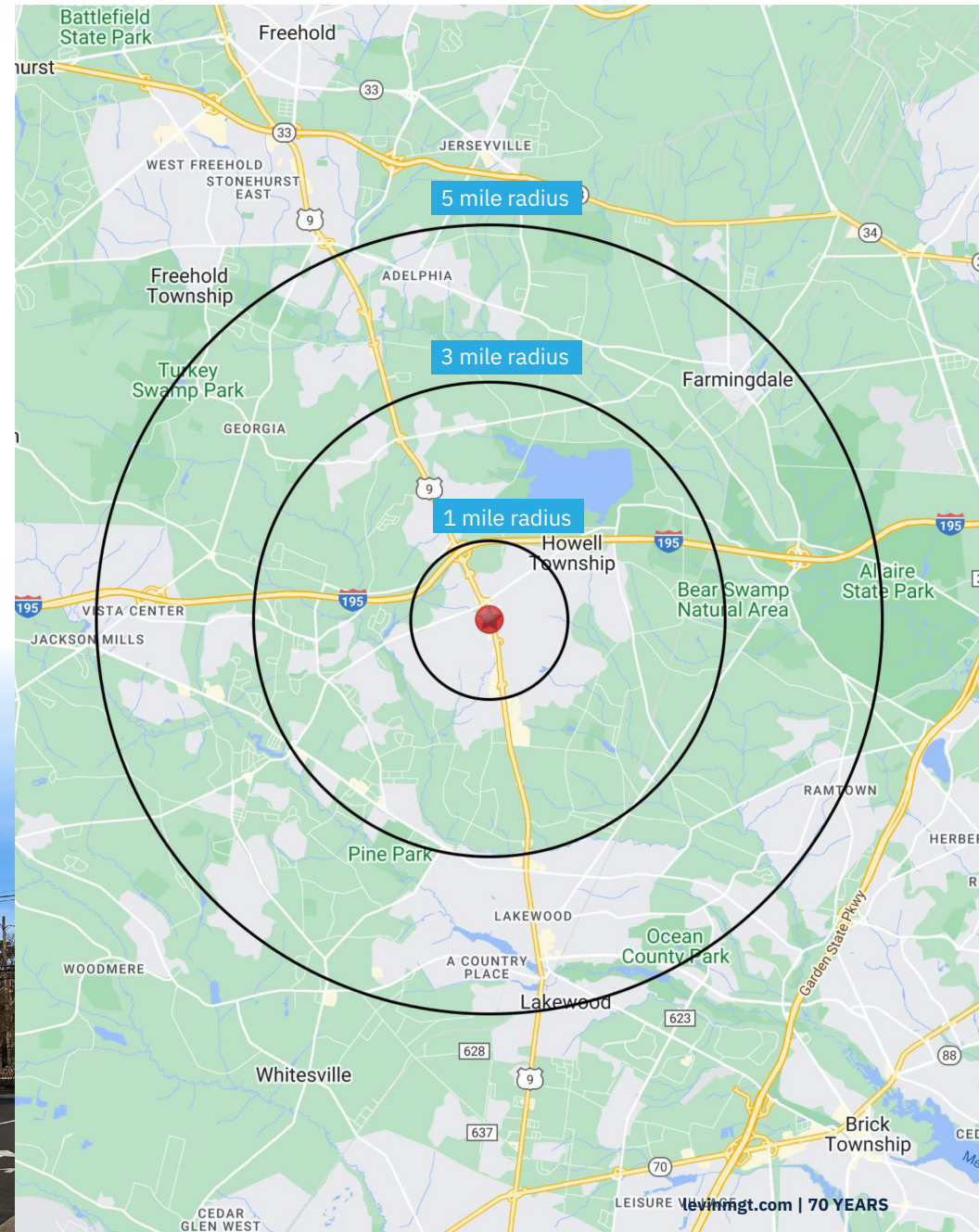
3,800 SF Building with Drive-Thru

4005 ROUTE 9 NORTH | HOWELL, NJ 07731

DEMOGRAPHICS

2010-2020 Census 2025 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



3,800 SF Building with Drive-Thru

4005 ROUTE 9 NORTH | HOWELL, NJ 07731

LEVIN
MANAGEMENT

CLOSE AERIAL



Aldrich Plaza

- planet fitness
- AT&T
- Walgreens
- MY SALON Suite
- BUBBAKOO'S BURRITOS
- BURGER KING
- DOLLAR TREE
- SalonCentric
- NOTHING BUT CAKES
- Hallmark

- CVS
- Citizens Financial Group, Inc.
- QuickChek

HOWELL PLAZA SHOPPING CENTER

- LESLIE'S SWIMMING POOL SUPPLIES
- HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
- UNITED STATES POSTAL SERVICE
- RIVERSIDE URGENT CARE
- PHILLY'S CHEESE STEAK EMPIRE

BURGER KING
Coming soon!

3,800 SF Former Bank

CHASE

39,104 VPD

Aldrich Road

12,586 VPD



Contact Exclusive Agent

Fred Younkin

LEASING REPRESENTATIVE

t. 908.226.5288 m. 484.612.2532

fyounkin@levinmgt.com

levinmgt.com | 70 YEARS

LEVIN
MANAGEMENT

Our History is Strong.
Our Vision, Stronger.

Over 70 years of trusted expertise in commercial real estate.

Main Office

levinmg 975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

All information is furnished without any warranty, representation or agreement and is subject to errors, omissions, changes or withdrawal without notice. The reader is responsible for verifying any information. Licensed Real Estate Broker.