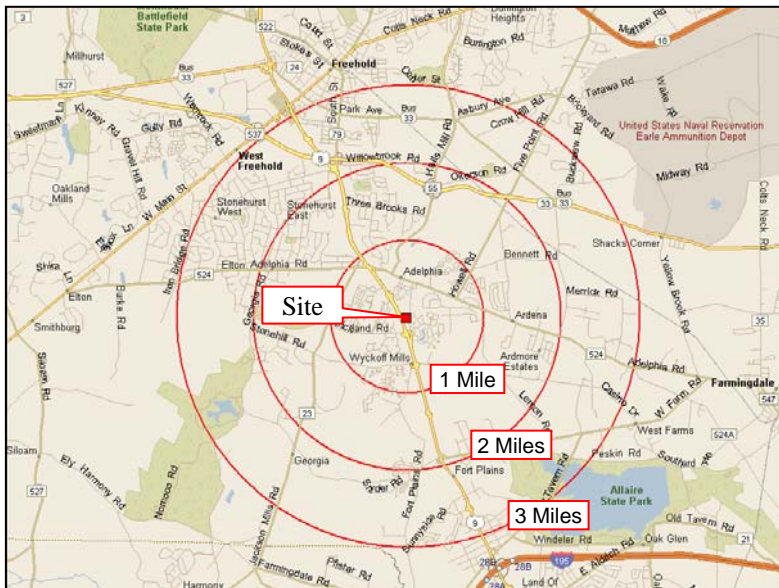


Highway Location - Route 9

Monmouth County, Howell/Freehold Market



Site Information

- Ideal Route 9 Location
- Retail, Restaurant & Pad Sites.
- Over 450' Highway Frontage
- 48,000 vehicles daily - Route 9
- Adjacent to Busy Park & Ride
- Zone HD1 - Highway Dev 1
- Great for Restaurant, Retail, Bank
- Available for Lease or Build to Suit

**Crossroads
Companies**

Contact: Ken Fioretti
 20 Ridge Rd, Suite 210
 Mahwah, NJ 07430
 Tel: 201-252-2890 Ext 204
 CrossComm@optonline.net
www.crossroads-companies.com

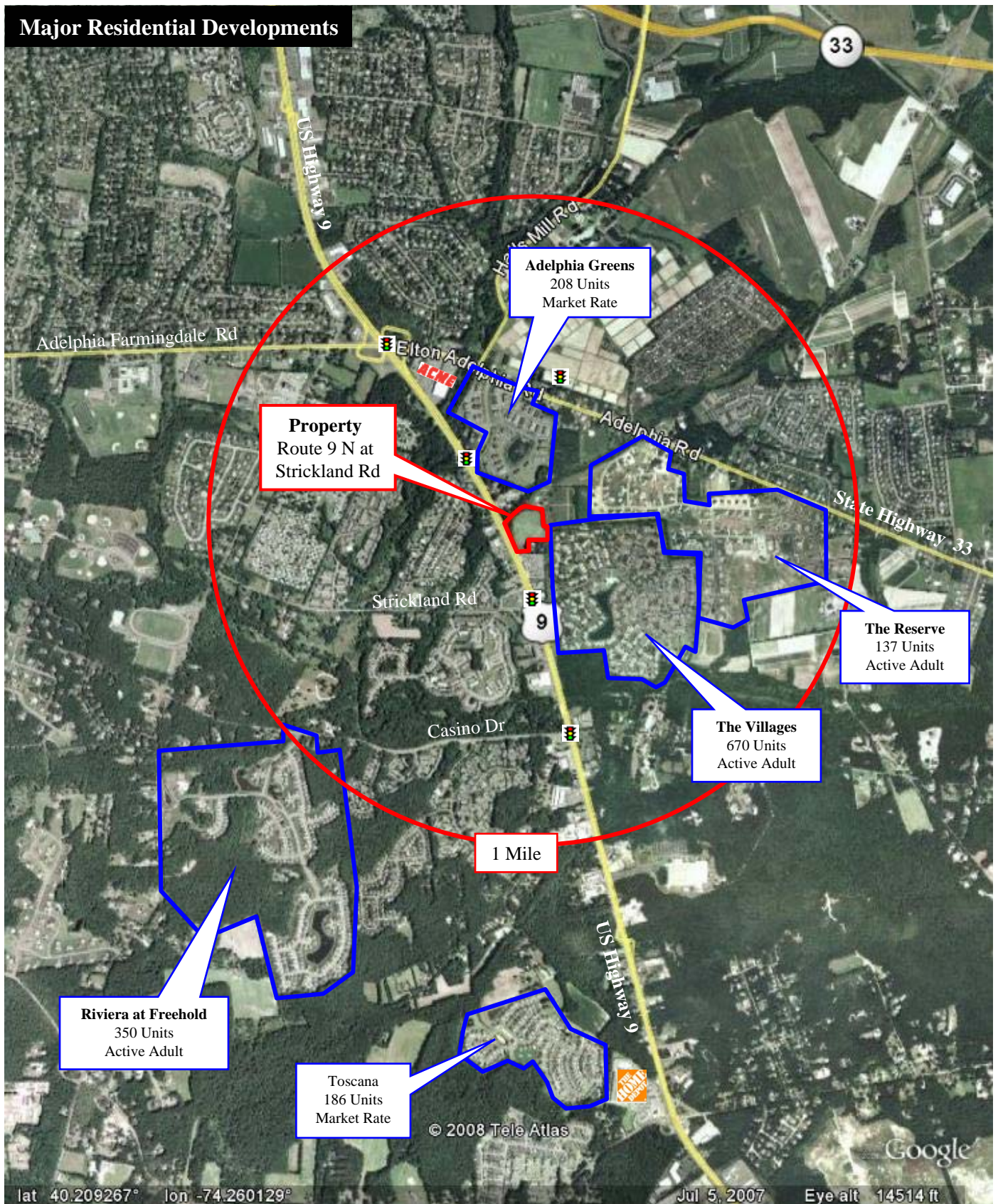
Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	7,624	29,343	86,525	311,195
Households	3,410	10,660	29,141	99,304
Daytime Pop.	1,996	12,438	38,287	108,452
Avg Income	\$67,169	\$86,617	\$90,764	\$96,578

All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, rentals, prior sale and withdrawal without notice.

Highway Location - Route 9

Monmouth County, Howell/Freehold Market

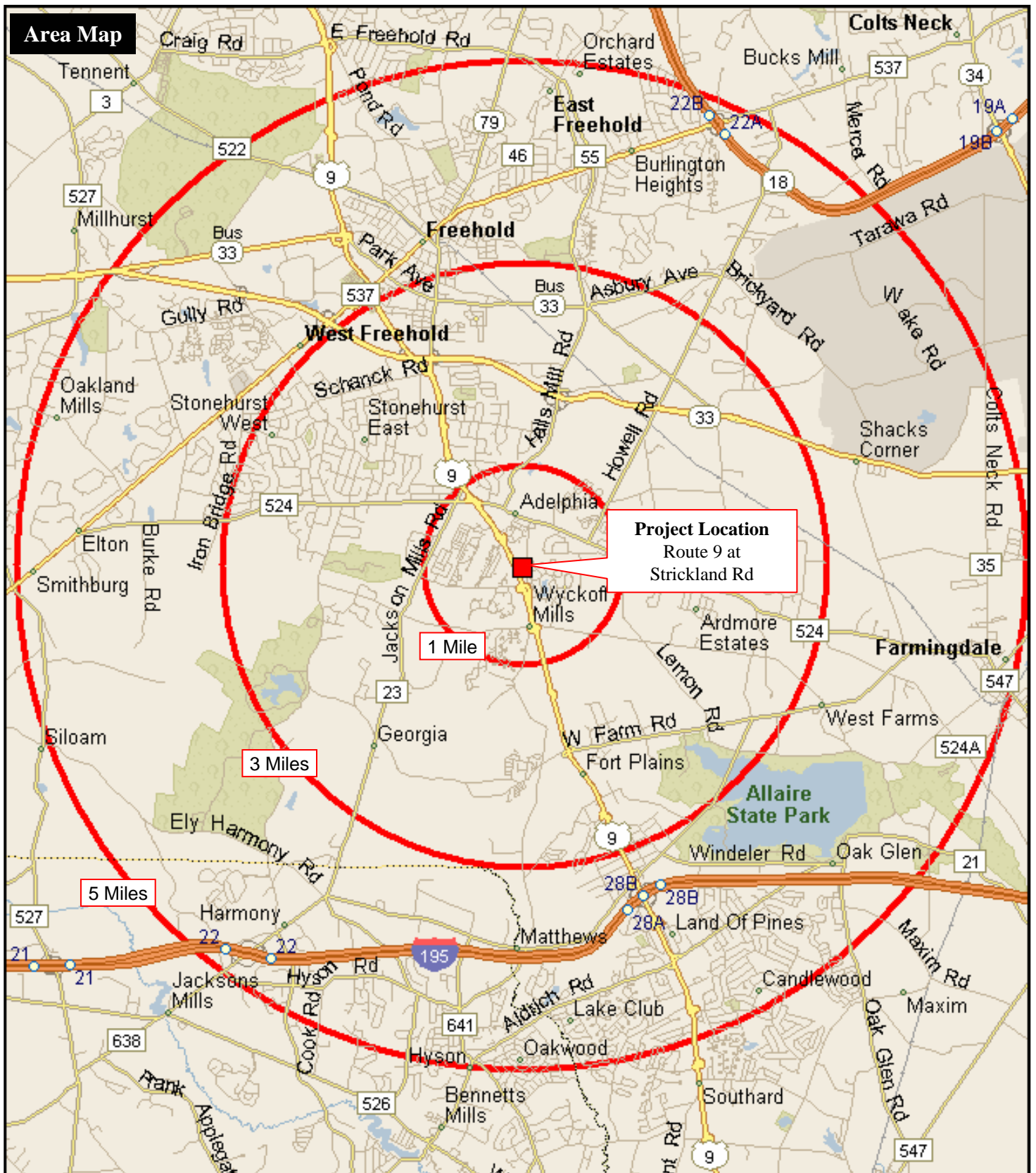
Major Residential Developments



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Highway Location - Route 9

Monmouth County, Howell/Freehold Market



Highway Location - Route 9

Monmouth County, Howell/Freehold Market

Demographic Snapshot Comparison Report				
	1 Miles	3 Miles	5 Miles	10 Miles
Population				
Total Population	7,018	30,938	84,785	306,911
Male Population	45.80%	48.40%	49.30%	49.50%
Female Population	54.20%	51.60%	50.70%	50.50%
Median Age	42.4	39.4	37.8	35.4
Population Density (per sq. mi.)	2,234.00	1094.2	1079.5	976.9
Employees	2,075	11,773	35,559	99,897
Establishments	246	1,272	3,623	10,221
Income				
Median HH Income	\$56,224	\$69,555	\$74,233	\$76,555
Per Capita Income	\$33,113	\$36,266	\$35,611	\$35,654
Average HH Income	\$80,059	\$98,374	\$102,546	\$109,868
Households				
Total Households	3,335	11,457	28,977	98,151
Average Household Size	2.1	2.69	2.88	3.06
Household Growth 1990 - 2000	37.60%	26.20%	24.90%	25.70%
Housing				
Owner Occupied Housing Units	86.30%	84.70%	84.40%	82.20%
Renter Occupied Housing Units	11.30%	13.10%	13.40%	14.70%
Vacant Housing Units	2.40%	2.20%	2.20%	3.10%
Race				
White	88.60%	87.30%	86.40%	86.10%
Black	3.60%	4.50%	5.70%	6.20%
American Indian, Eskimo, Aleut	0.10%	0.20%	0.20%	0.20%
Asian	5.40%	4.80%	4.40%	4.30%
Hawaiian or Pacific Islander	0.00%	0.00%	0.00%	0.00%
Other	1.20%	1.50%	1.80%	1.70%
Multirace	1.10%	1.60%	1.60%	1.60%
Ethnicity				
Hispanic	6.20%	8.70%	10.00%	9.10%
Non-Hispanic	93.80%	91.30%	90.00%	90.90%