

THE LEARNING EXPERIENCE

94 Broad Street | Eatontown, NJ

OFFERED INDIVIDUALLY OR AS A THREE-PROPERTY PORTFOLIO | Contact Broker for More Information



VIEW WEBSITE & OFFERING MEMORANDUM



\$5,029,000
PRICE



7.00%
CAP RATE



NN
LEASE FORM



\$352,000
NOI



2019
YEAR BUILT



Prime Investment Opportunity | Long-Term NN Lease with 10% Rental Increases Every 5 Years & at Each of the Two, 5-Year Options | Minimal Landlord Responsibilities | Built in 2019



Best-in-Class Tenant | Fastest-Growing Childcare Brand with 700+ Centers Open, Planned or Under Development in 36 States & Internationally



Strong Demographics | High-Density, Affluent Submarket in the New York-Newark-Jersey City MSA | Population Exceeds 152,000 within a 5-Mile Radius



Right by Netflix's New \$1 Billion Studio Campus | 0.5 Miles from Netflix's New \$1 Billion Campus | 12 Sound Stages Totaling 500,000+ SF | 1 Million+ SF of Production & Support Space | Creating 1,400+ New Jobs



Strategic Location Near Monmouth Mall Redevelopment | Less than 1.7 Miles from the \$500 Million Mixed-Use Redevelopment | 990,000 SF of New Retail Space & Over 1,000 New Housing Units



High-Growth Corridor of Monmouth County | Near the Fort Monmouth Redevelopment | In Addition to the Netflix Campus, Redevelopment Plans Include 1,585+ of New Housing Units & 1.75 Million SF of Commercial Space

Exclusively Offered by:

NORTHMARQ NATIONAL NET LEASE GROUP



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