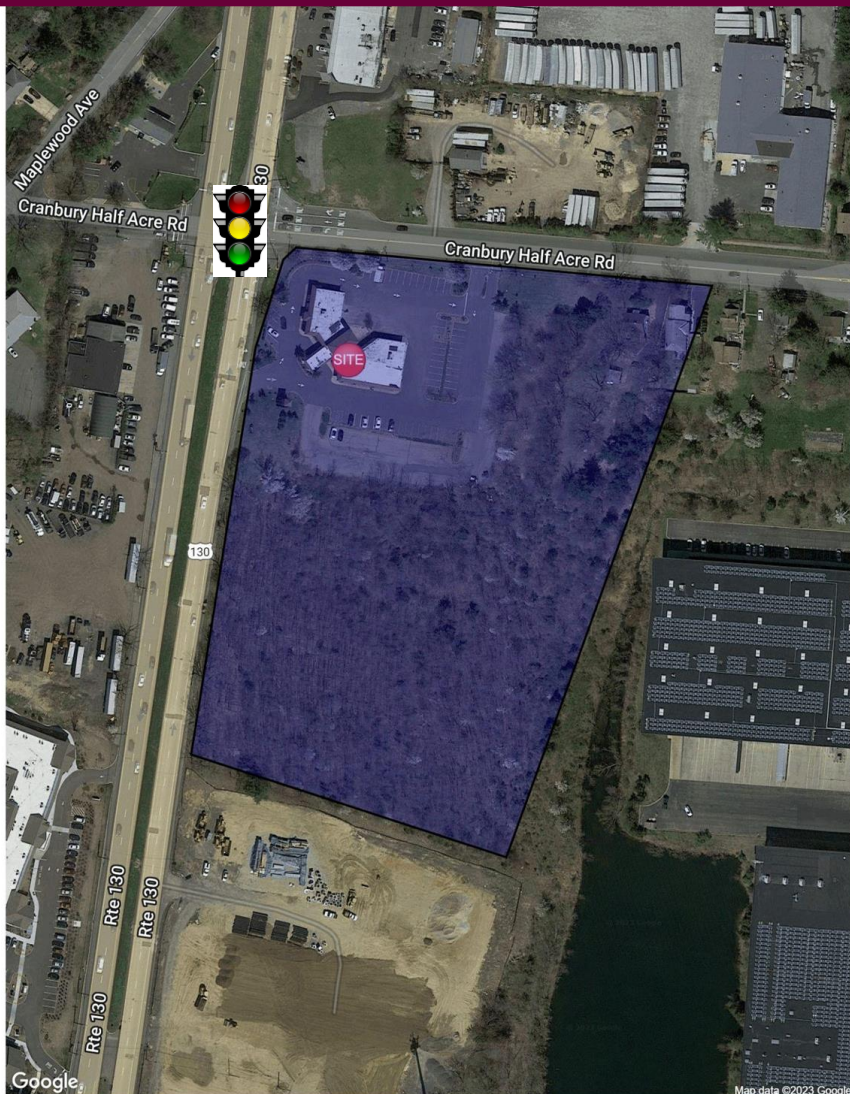


Sale and Lease Opportunity: 2678 Route 130, Cranbury, NJ

9 Acres of auspiciously located property just off the Turnpike

Welcome to a rare and exciting opportunity at 2678 Route 130, Cranbury, New Jersey. This property is currently undergoing a vibrant transformation. In addition to retaining and building a new Buy Rite Liquor store on site, it will be welcoming a national tenant with gas pumps and a convenience store, as well as adding 10,000 square feet of retail space for lease. The 4.41 acres of flat land adjacent that is available for sale or lease would be an ideal location for a hotel, retail, medical, drive through, bank, banquet hall, recreational/sports facility as it is strategically positioned on Route 130 and Half Acre Road at a signalized intersection and a short mile drive away from a 4-way interchange off the NJ Turnpike. Explore the potential of this property, nestled in a growing commercial hub.



Property Highlights:

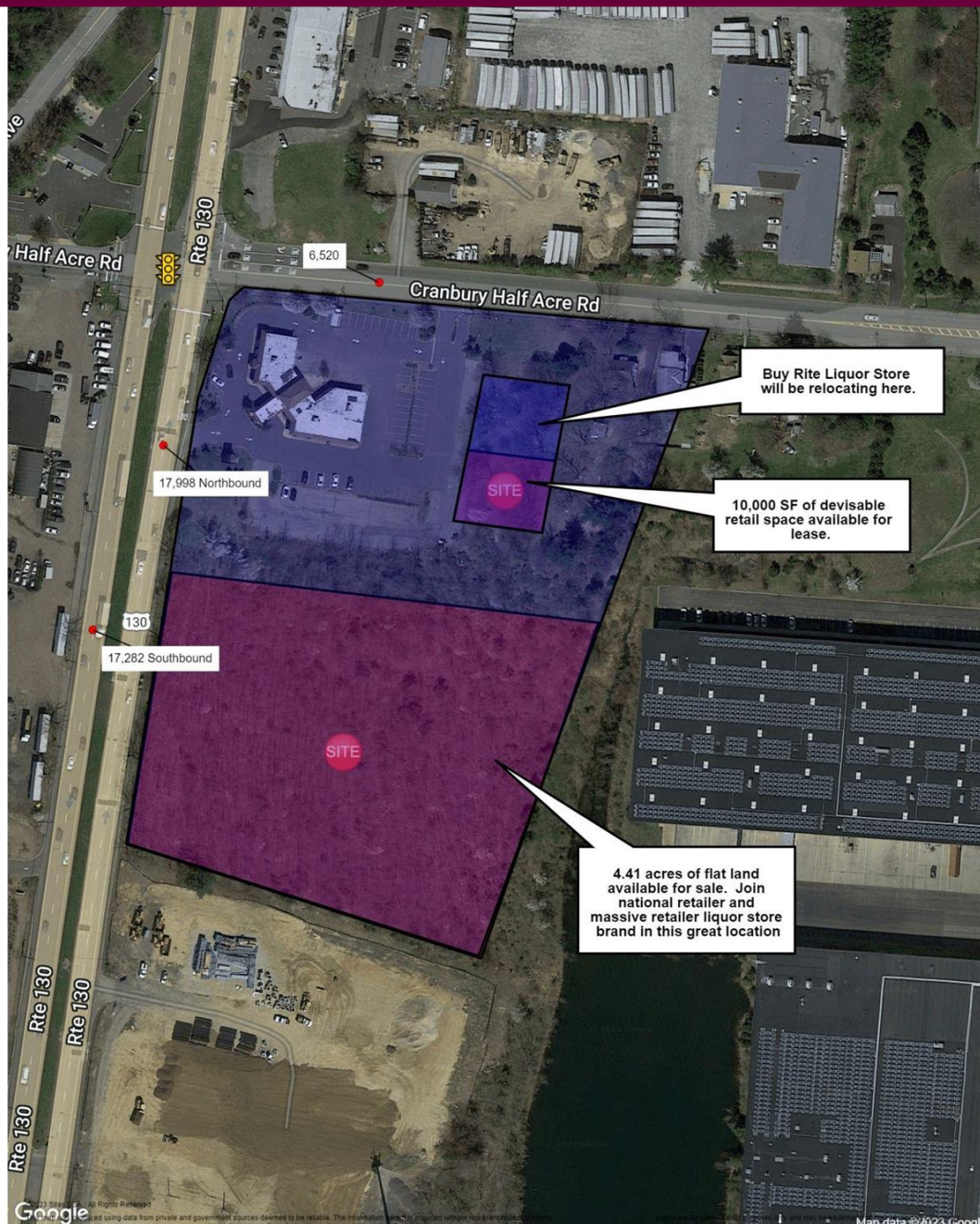
Spacious Retail Space: With 10,000 sq ft, which can be divided, this retail space provides ample room for merchandising and customization, making it suitable for various and multiple retail concepts.

High Visibility & High Traffic: Located on Route 130, at a signalized intersection, and a mile away from a 4-way Turnpike interchange, this coming retail space will enjoy maximum exposure to a high volume of daily traffic with a VPD count of almost 42,000, ensuring constant visibility for your business. Additionally, it will enjoy customer exposure from the national tenant coming on the corner and Buy Rite's established patrons.

Accessible with Parking: The property will offer generous on-site parking, ensuring convenience for your customers, and sits at a signaled intersection allowing for ease of access.

Excellent Signage Potential: The prominent location allows for eye-catching signage, drawing customers to your establishment.

4.41 Acres of Potential: The flat land offers a vast canvas for local or regional developers to create a signature project or expand an existing venture adjacent to national tenants.



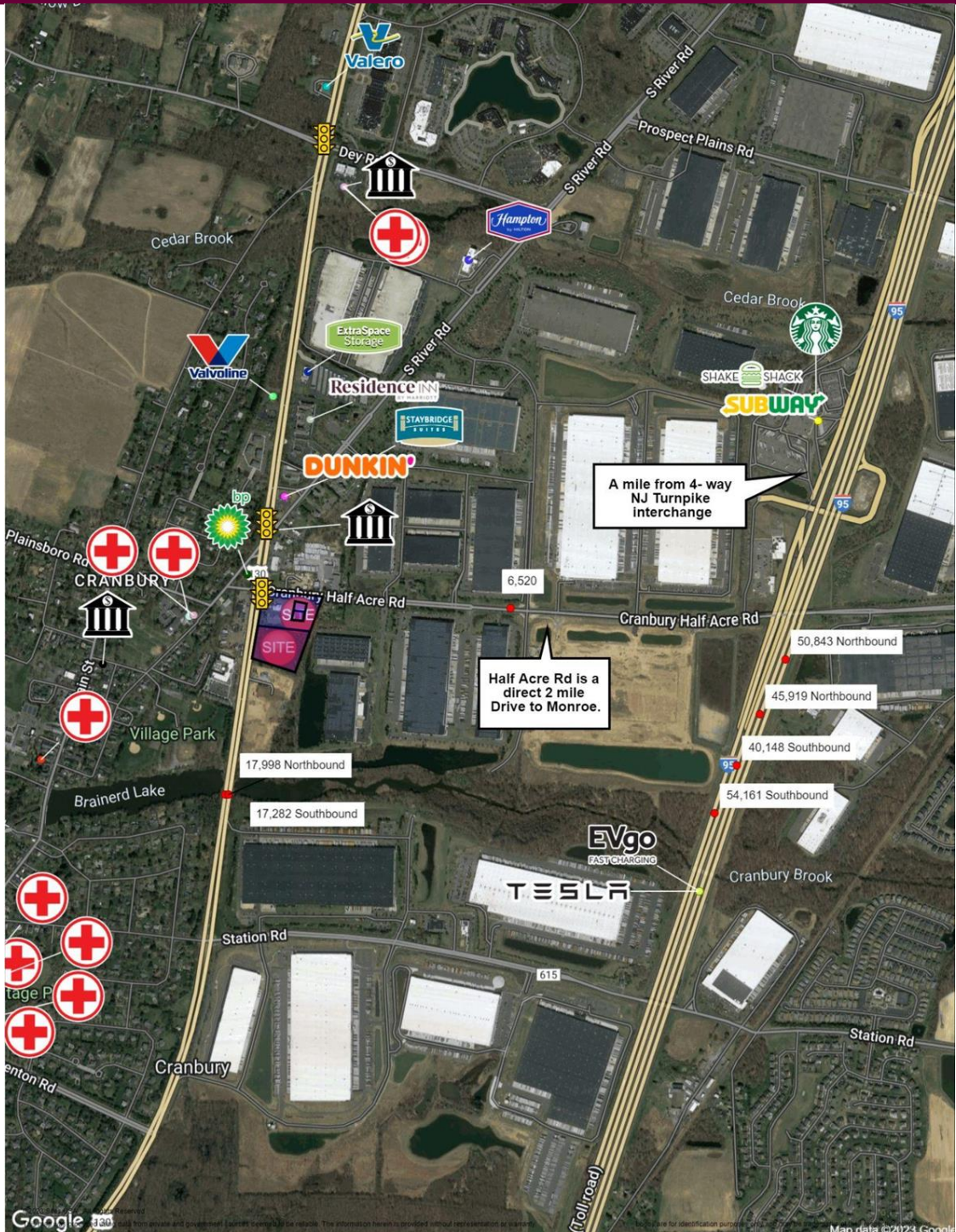
Area Benefits:

Strategic Location: This sites location near major highways, including the NJ Turnpike and Route 130, ensures accessibility and exposure for retail businesses and developments.

High Income Community: The area enjoys an above average household income and strong local support, providing a solid foundation for your venture.

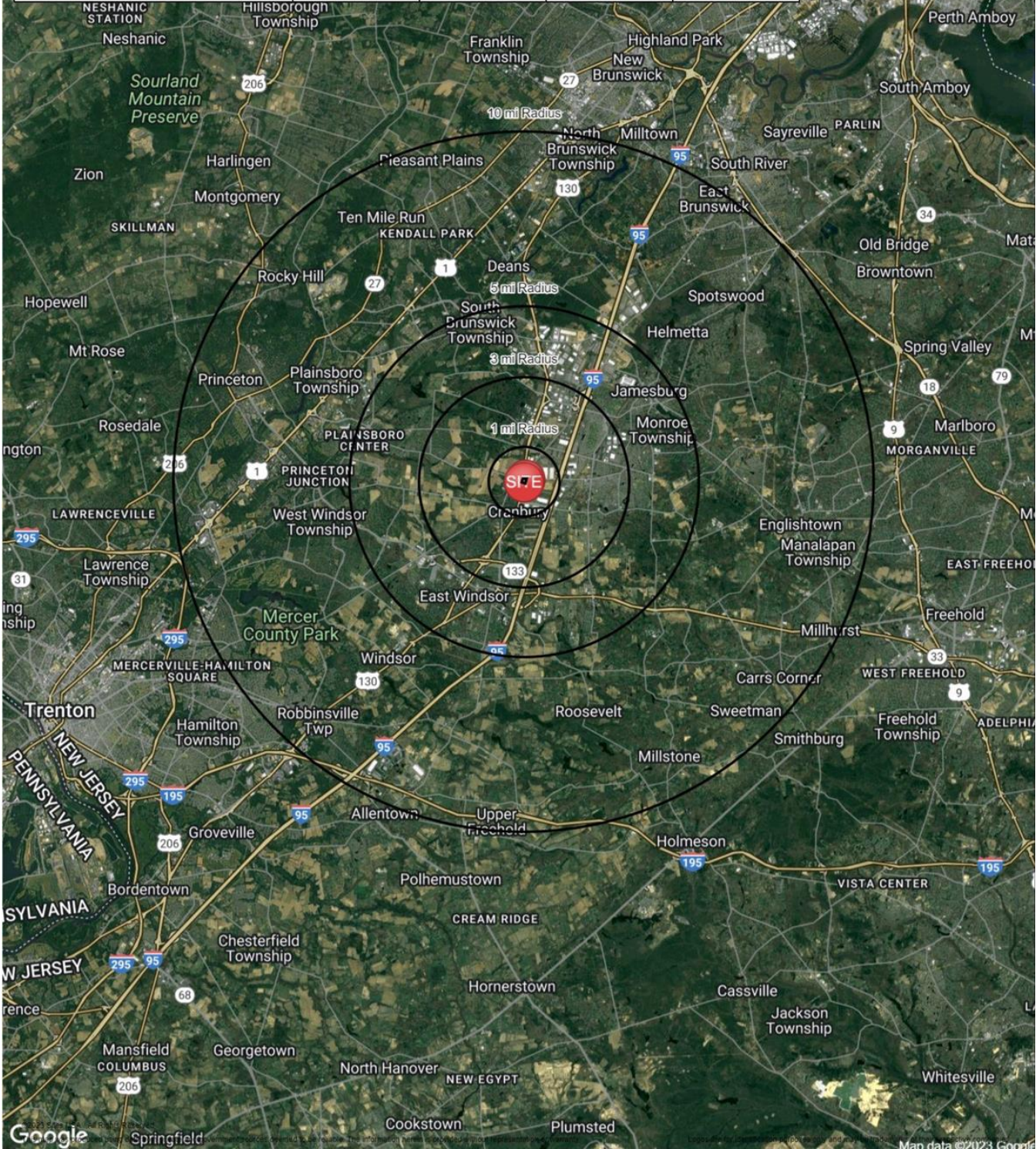
Growing Commercial Hub: Cranbury's growing retail and commercial corridor offers opportunities for a variety of businesses and projects, creating a dynamic environment for success.

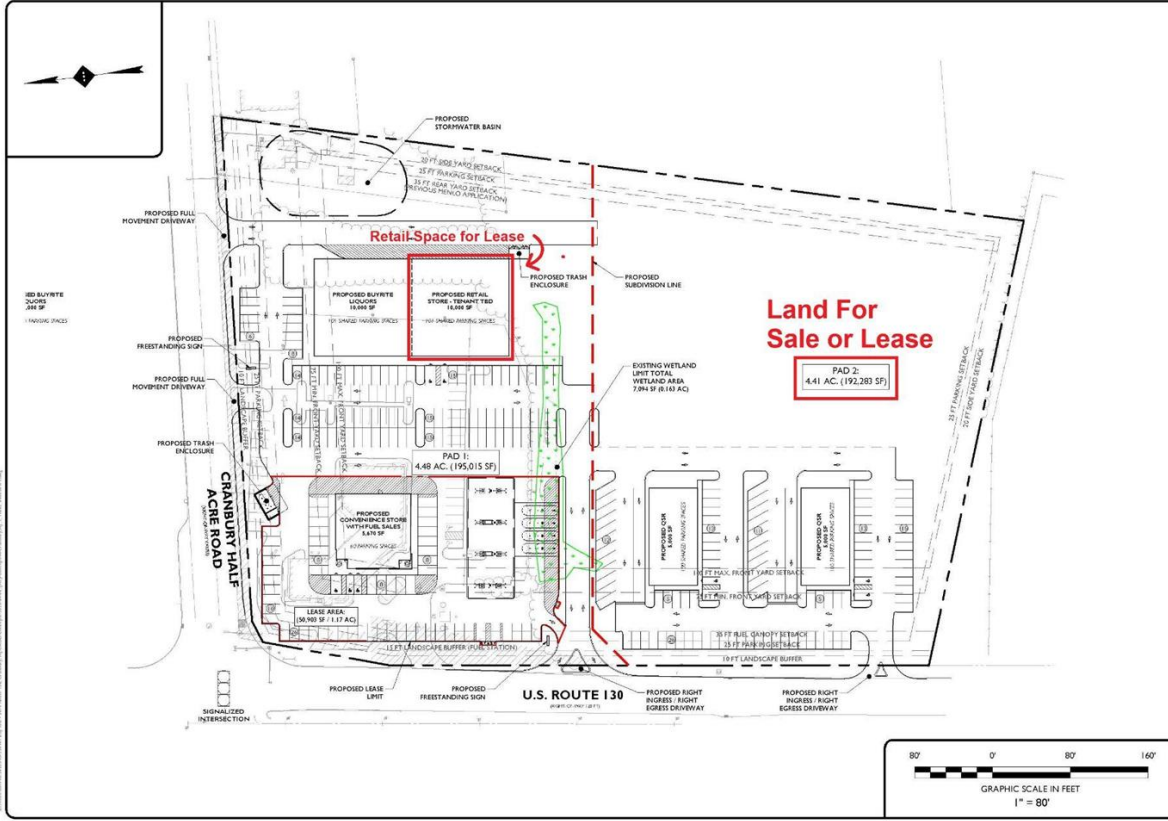
Versatile Opportunities: Zoning and land size allow for various development possibilities, such as retail, banquet hall, drive through coffee, hotel, medical office and more..



**2682 US-130
Cranbury, NJ 08512**

	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Households	603	15,080	43,598	146,403
Population Median Age	46.4	50.1	44.1	41.2
Average HH Income	\$282,982	\$153,731	\$168,779	\$195,725
Employees	2,860	18,837	55,426	186,864





STONEFIELD
engineering & design

CONCEPT PLAN
PROPOSED COMMERCIAL DEVELOPMENT

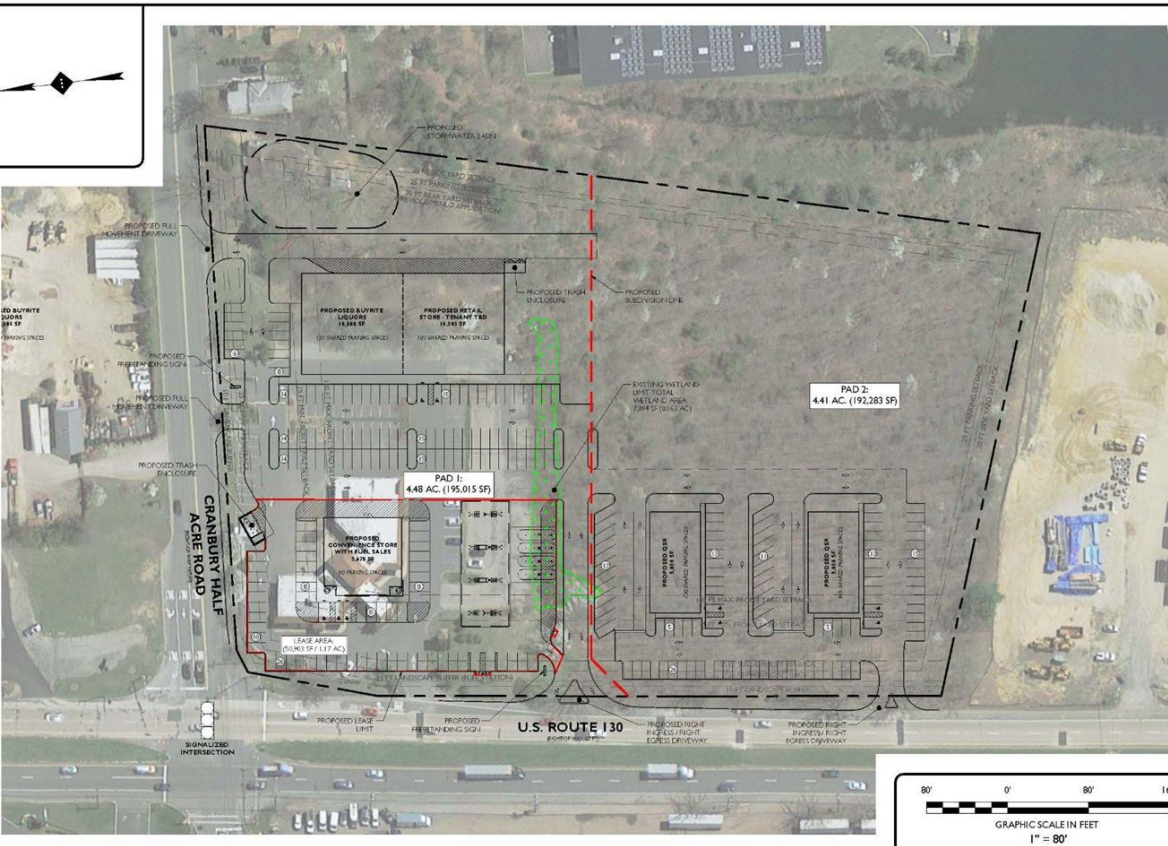
DRAFT

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 08/11/2023
SCALE: 1/8" = 1'-0"

PROJECT ID: 188-206-02
TITLE: **CONCEPT B (SURVEY)**

SHEET: **B-3**



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CONCEPT PLAN
PROPOSED COMMERCIAL DEVELOPMENT

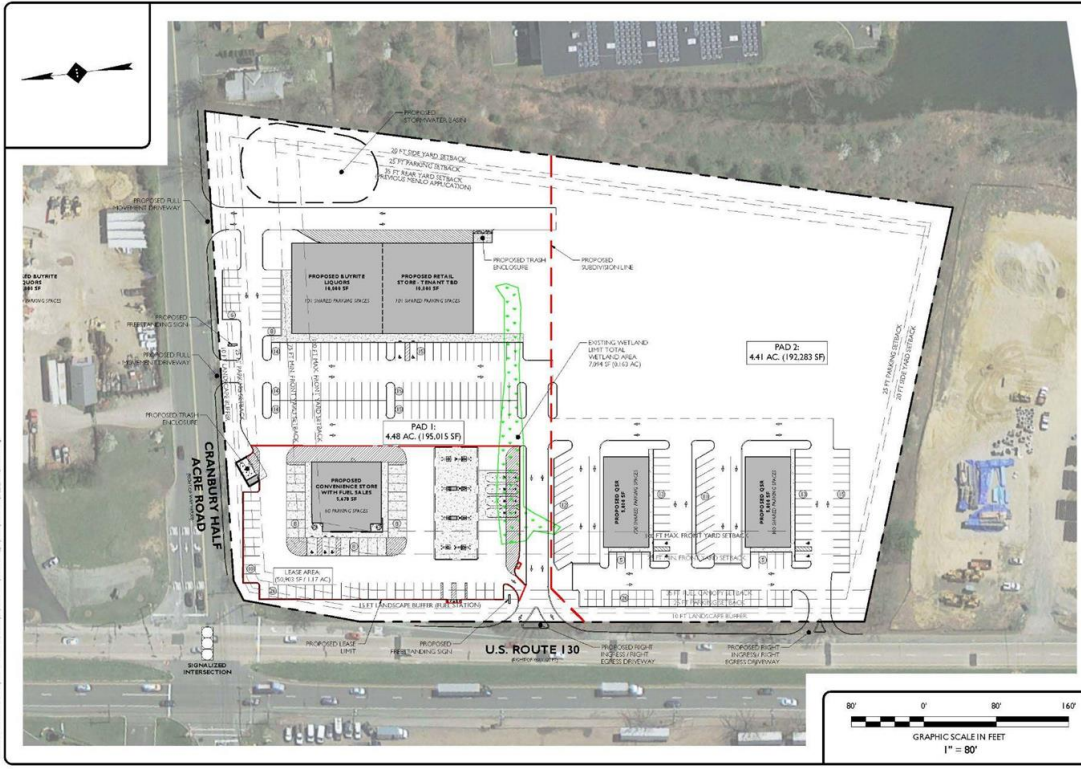
DRAFT

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 08/11/2023
SCALE: 1/8" = 1'-0"

PROJECT ID: 188-206-02
TITLE: **CONCEPT B (OVERLAY)**

SHEET: **B-2**



STONEFIELD
 DEVELOPMENT

CONCEPT PLAN
 PROPOSED COMMERCIAL DEVELOPMENT

NOT PREPARED FOR CONSTRUCTION

DATE WHEN REVISED:	1/10/17
CHECKED BY:	JAC
DATE:	01/11/2017
SCALE:	1" = 80'
PROJECT NO.:	16121010
TITLE:	CONCEPT B
SHEET:	B-1



This survey certified to:
 222 Route 31 Association, LLC

akeland SURVEYING
 117 Atlantic Avenue | Rockaway, NJ | PH: (973) 483-5050 | FX: (973) 483-4153
 www.akelandsurveying.com

Jeffrey D. Myers
 PROFESSIONAL LAND SURVEYOR

REVISIONS

NO.	DATE	DESCRIPTION
1	01-11-2017	RELAND SURVEY

GRAPHIC SCALE
 1 inch = 80 feet