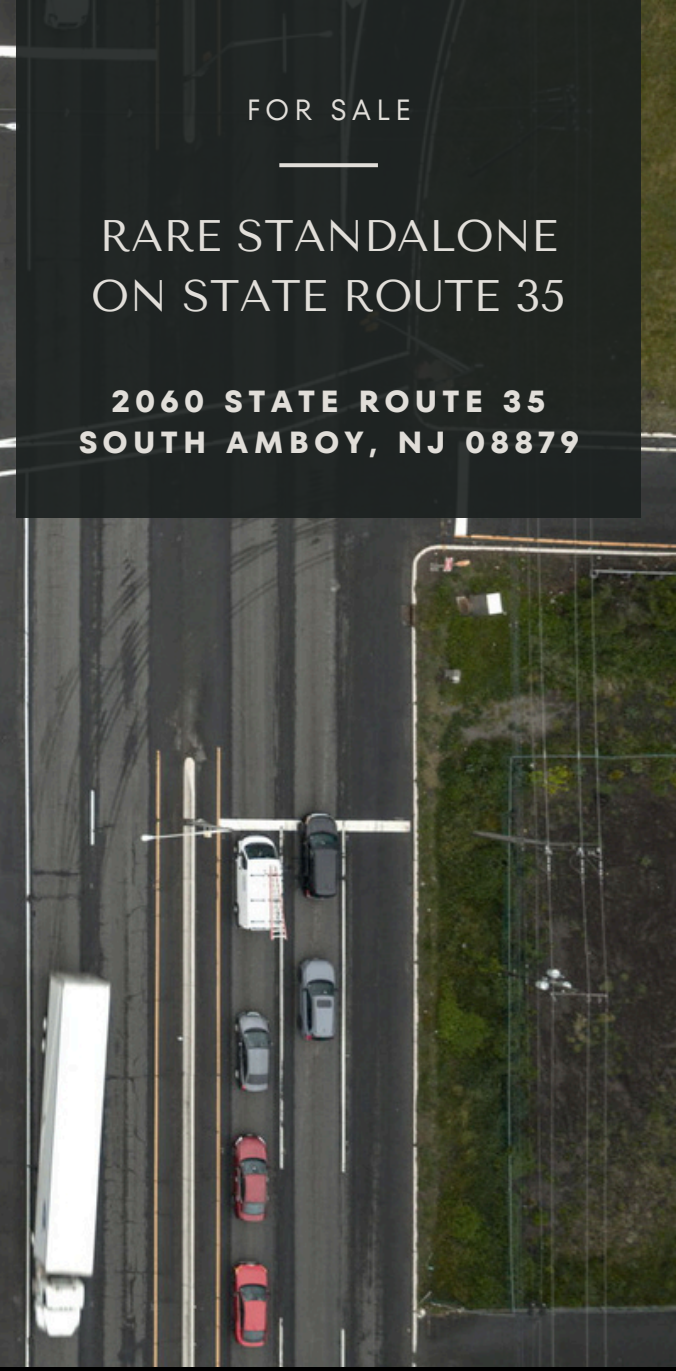




FOR SALE

RARE STANDALONE
ON STATE ROUTE 35

2060 STATE ROUTE 35
SOUTH AMBOY, NJ 08879



ROB NIXON
718-866-8683
ROB@PREREAL.COM

JOHN PITERA
718-200-7799
JOHN@PREREAL.COM

ASKING PRICE:
\$1,300,000

 **PREREAL**[™]
PRENDAMANO REAL ESTATE

[PREREAL.COM/NIXON-TEAM](https://prereal.com/nixon-team)

THE OFFERING

PROPERTY ADDRESS	2060 State Route 35
ASKING PRICE	\$1,300,000
LOT	28,314 SF
GFA	1,600 SF
ZONING	B-3
BUILT	1900





PROPERTY SUMMARY

Strategically positioned on high-visibility State Route 35 with 81 feet of frontage and over 86,000 vehicles passing daily on Bordentown Avenue, this standalone mixed-use commercial and residential property offers an exceptional combination of exposure and accessibility. Despite its prime highway presence, the property features a private, convenient entry point — a rare find along this busy corridor.

The first-floor commercial space spans 1,600 SF on a generous 0.65-acre lot, zoned B-3, offering flexible use potential for retail, office, or service-based businesses. Ample surface parking with a ratio of 6.25 spaces per 1,000 SF ensures easy access for both clients and staff.

Commuters and customers alike will appreciate the unbeatable location — just minutes from the South Amboy NJ Transit station (4-minute drive), the Garden State Parkway, and within 31 minutes of Newark Liberty International Airport. New York City is easily accessible via rail or road, making this an ideal address for businesses serving the greater metro area.



PROPERTY HIGHLIGHTS

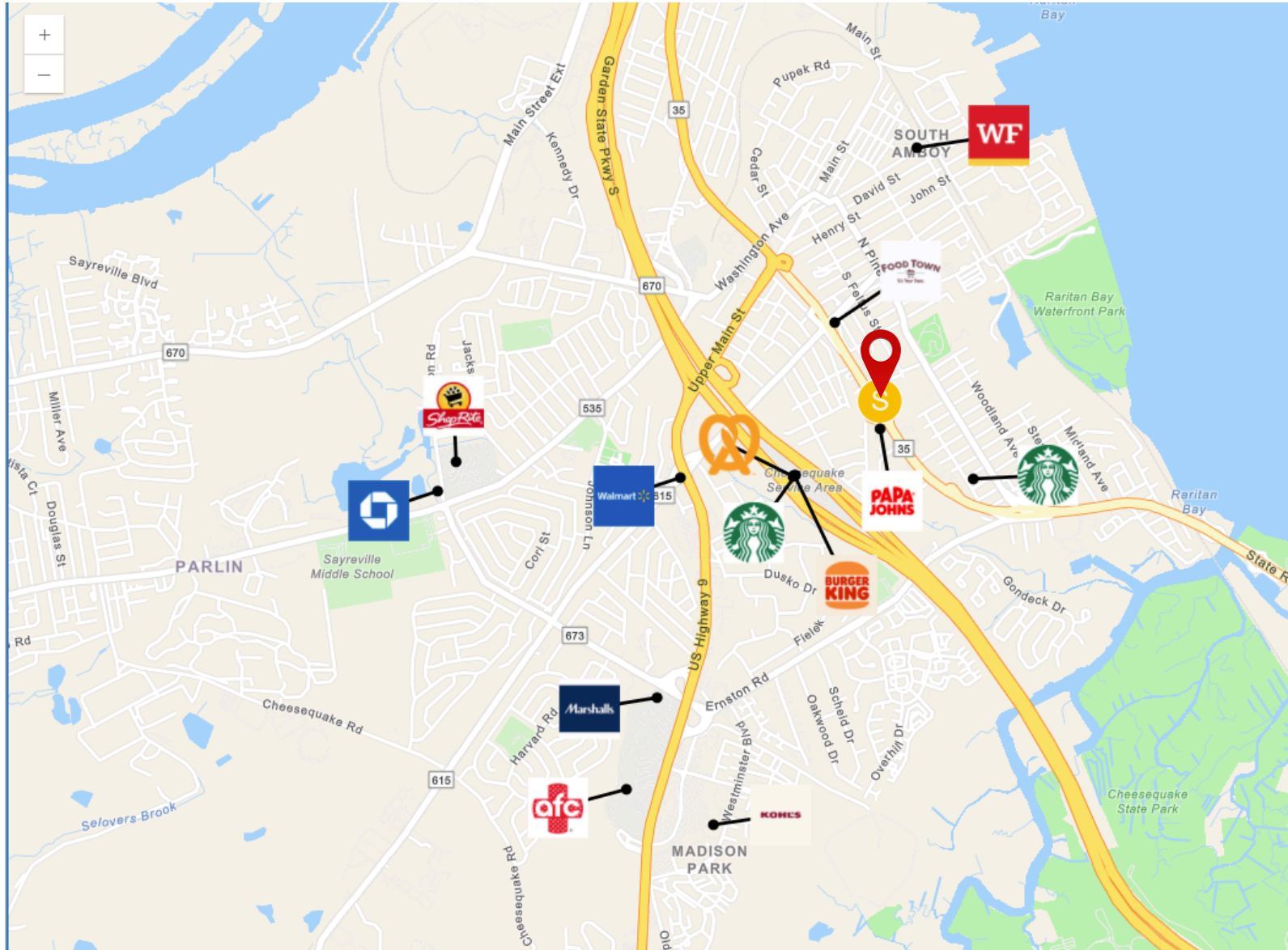
- Prime Route 35 frontage with 81 feet of highway exposure
- Standalone mixed-use building — commercial & residential
- 1,600 SF GLA on a 0.65-acre lot
- Ample surface parking — 10 spaces (6.25/1,000 SF ratio)
- Built 1900 — historic standalone structure
- Zoned B-3
- Exceptionally car-friendly with direct highway access
- 4-minute drive to South Amboy NJ Transit commuter rail station
- 31 minutes to Newark Liberty International Airport
- Easy NYC commute via rail or Garden State Parkway
- Private entry despite high-traffic highway location
- Last sold at \$725,000 (June 2023)
- 86,000+ daily traffic count on Bordentown Ave corridor



LOCATION SUMMARY



LOCATION SUMMARY





ROB NIXON
SALES AND LEASING ASSOCIATE
718-866-8683
ROB@PREREAL.COM



JOHN PITERA
NYS ASSOCIATE BROKER
718-200-7799
JOHN@PREREAL.COM
