

Mini Mall | 499 Ernston Road | Parlin, NJ 08859

# 3,200± SF RETAIL



## PROPERTY HIGHLIGHTS

- **Availability:** 3,200± SF (divisible to 1,600 ± SF) retail suite ready for tenant fit out
- **Reduced Lease Rate:** \$18.00 PSF (NNN)
- **Additional Office Space:** Up to 1,560 SF available on the upper floor
- **Independent Utilities:** Separately metered electricity and individually controlled HVAC units
- **Restroom:** Large ADA-compliant restroom with the unit
- **Ample Parking:** Generous ratio of 4.6 spaces per 1,000 SF
- **Mini Mall:** 45,000 SF featuring a strong mix of retail and office tenants

## LOCATION HIGHLIGHTS

- **Zoning:** B-3 zoning is a general commercial district that permits larger-scale retail stores, professional offices, restaurants, personal and business services
- **Prime Location:** Quick access to Route 9, minutes away from the Garden State Parkway with excellent street frontage and high visibility ideal for signage and branding
- **High Traffic Exposure:** Ernston Road sees approximately 86,063 vehicles daily (2025)



**MATTHEW LOBOCCHIARO**

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## ADDITIONAL PHOTOS



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# LOCATION MAP



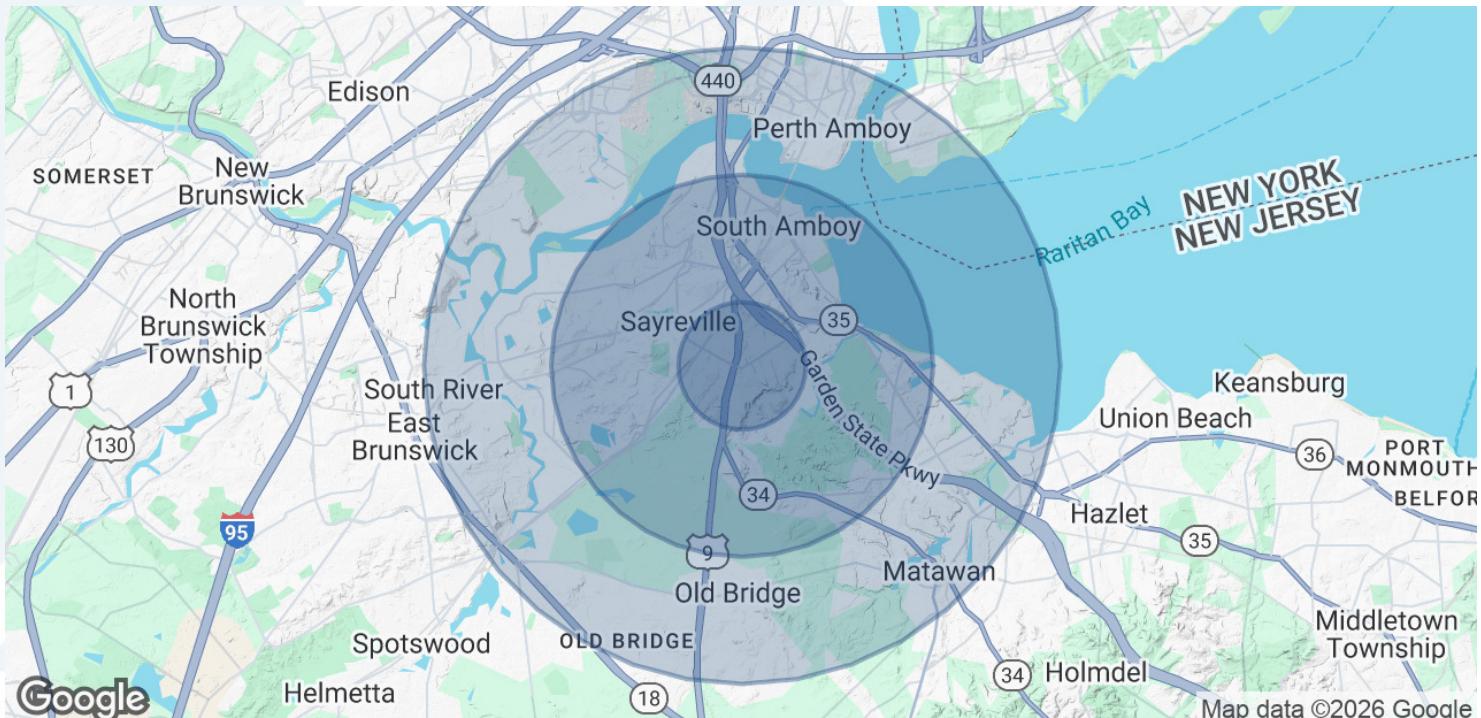
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,476	61,528	193,727
Average Age	40	42	41
Average Age (Male)	39	41	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,961	23,973	70,679
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$125,717	\$128,421	\$123,602
Average House Value	\$479,531	\$476,134	\$499,688

Demographics data derived from AlphaMap

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