

Monroe Town Center | 337 Applegarth Road | Monroe Township, NJ 08831

1,800 SF TURNKEY RESTAURANT | PRIME RETAIL



PROPERTY DESCRIPTION

Monroe Town Center is a 32,000± SF, Wawa-anchored neighborhood shopping center offering 1,800± SF of restaurant/retail space featuring an existing modern commercial kitchen. With strong visibility, ample parking, and convenient access to major highways, residential communities, and corporate parks, the property is ideal for restaurant, retail, and service-oriented users.

PROPERTY HIGHLIGHTS

- **Lease Rate:** \$26.00 PSF plus CAM
- **CAM:** \$16.00 PSF
- **Availability:** Unit 4A, 1,800± SF turnkey restaurant/retail space featuring an existing modern commercial kitchen
- **Utilities:** Separately metered electric and individually controlled HVAC
- **Restroom:** Large ADA compliant restroom within unit
- **Monroe Town Center:** 32,000 SF neighborhood shopping center anchored by Wawa
- **Visibility:** Excellent exposure along Applegarth Road with prominent retail presence.
- **Parking Ratio:** 3.71 spaces per 1,000 SF

LOCATION HIGHLIGHTS

- **Zoning:** NC (Neighborhood Commercial) zoning permitting a variety of retail, restaurant, and service-oriented uses.
- **Accessibility:** Situated on Applegarth Road, approximately 2 miles from NJ Turnpike Exit 8A with convenient access to Route 130, Route 33, and Route 133.
- **Market Area:** Surrounded by established residential communities, major corporate parks, and nearby retail amenities.
- **Public Transportation:** Adjacent to the Monroe Park & Ride with direct commuter bus service to New York City and regional destinations.
- **Traffic Count (Applegarth Road):** 10,862+/day (2025)



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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LOCATION MAP



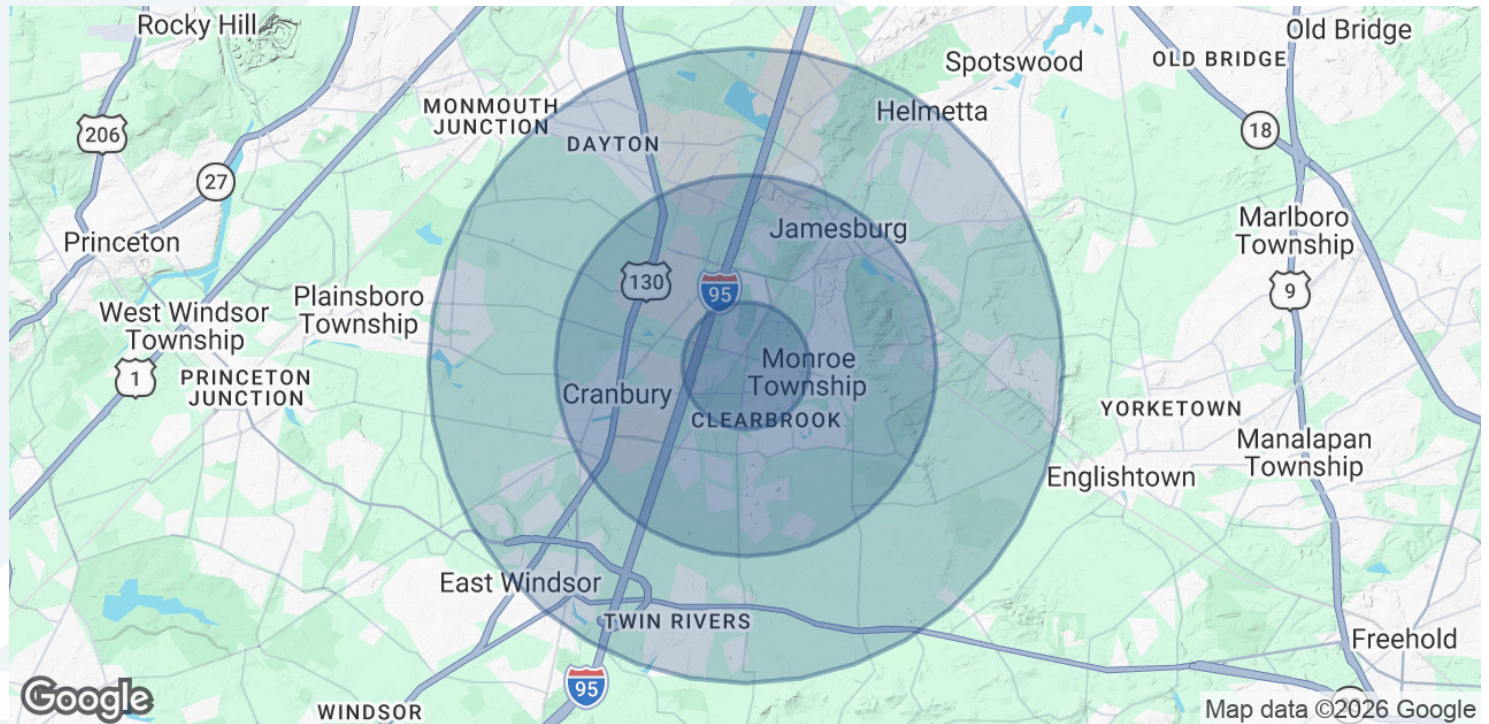
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,146	33,836	88,640
Average Age	70.9	57.1	48.0
Average Age (Male)	70.1	56.0	47.0
Average Age (Female)	70.6	57.0	48.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,332	16,591	36,766
# of Persons per HH	1.5	2.0	2.4
Average HH Income	\$82,227	\$131,533	\$150,998
Average House Value	\$317,639	\$460,099	\$494,540

2023 American Community Survey (ACS)

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