

## For Sale: 2657 Route 130, Cranbury, NJ

1.23 Acres Retail/Commercial • \$999,000

**Proximity to Major Highways:** Cranbury's strategic location near major highways, including the NJ Turnpike, Route 1 and is on Route 130, provides ease of access for both local and regional tenants and boast a VPD count of almost 25,000 on Route 130.

**Flat Topography:** The property is fairly flat and is a lot size that is ideal for a single tenant user with potential for more than one curb cut ,offering great access and visibility.

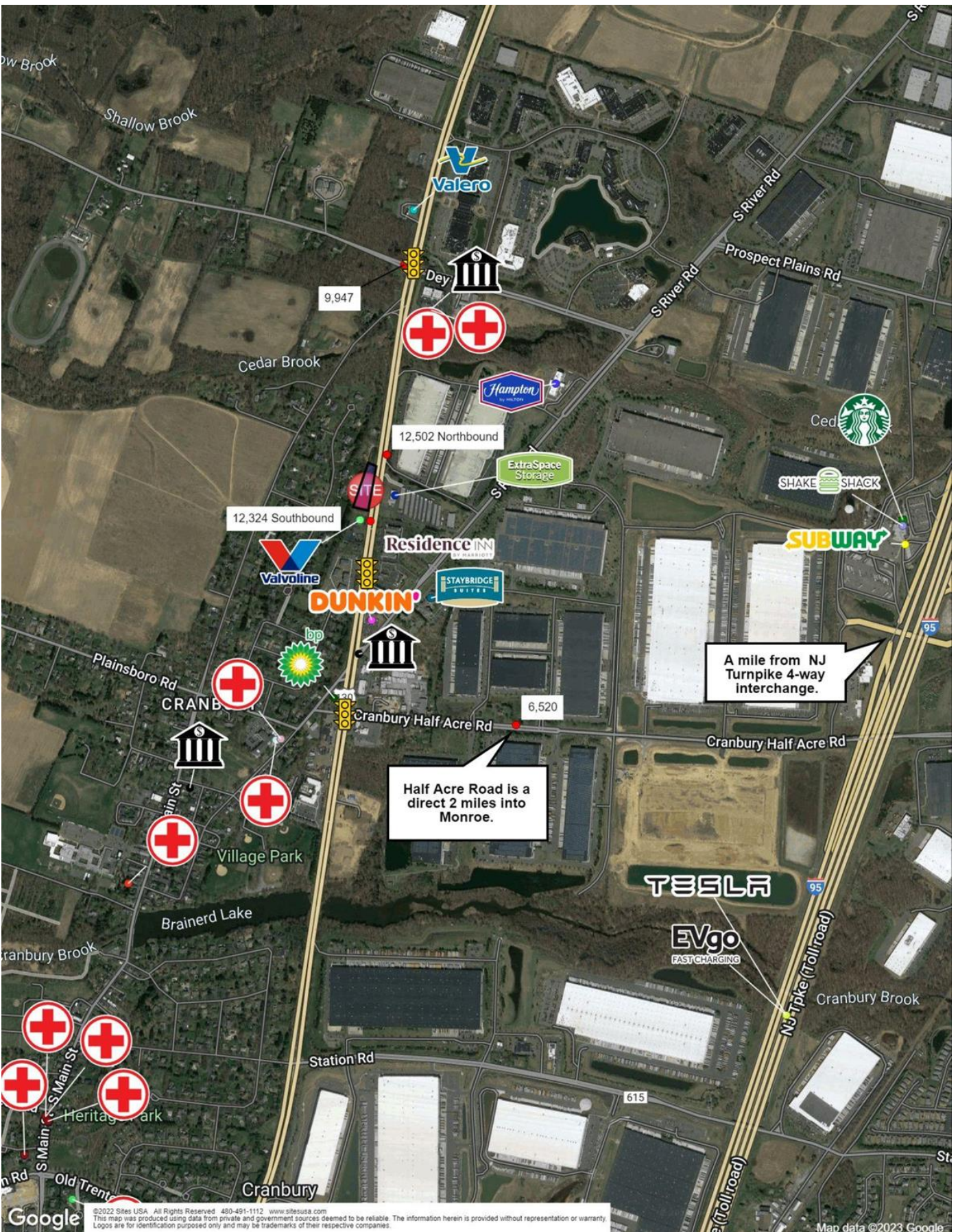
**Excellent Signage Potential:** The prominent location with 458 feet of frontage on Route 130 South allows for eye-catching signage, further enhancing the visibility and branding potential for your business.

**Developer-Friendly:** This property is primed for national brands, with a strategic location and potential for a lucrative project such as a car wash, bank, restaurant, small business, daycare or QSR.

**High Income Community:** The area enjoys an above average household income, a developing retail corridor, and strong local support, providing a solid foundation for your future business.

Seize this incredible opportunity to shape the future of Cranbury.





9,947

12,502 Northbound

12,324 Southbound

6,520

A mile from NJ Turnpike 4-way interchange.

Half Acre Road is a direct 2 miles into Monroe.

Shallow Brook

Cedar Brook

Plainsboro Rd

Cranbury Half Acre Rd

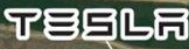
Cranbury Half Acre Rd

Village Park

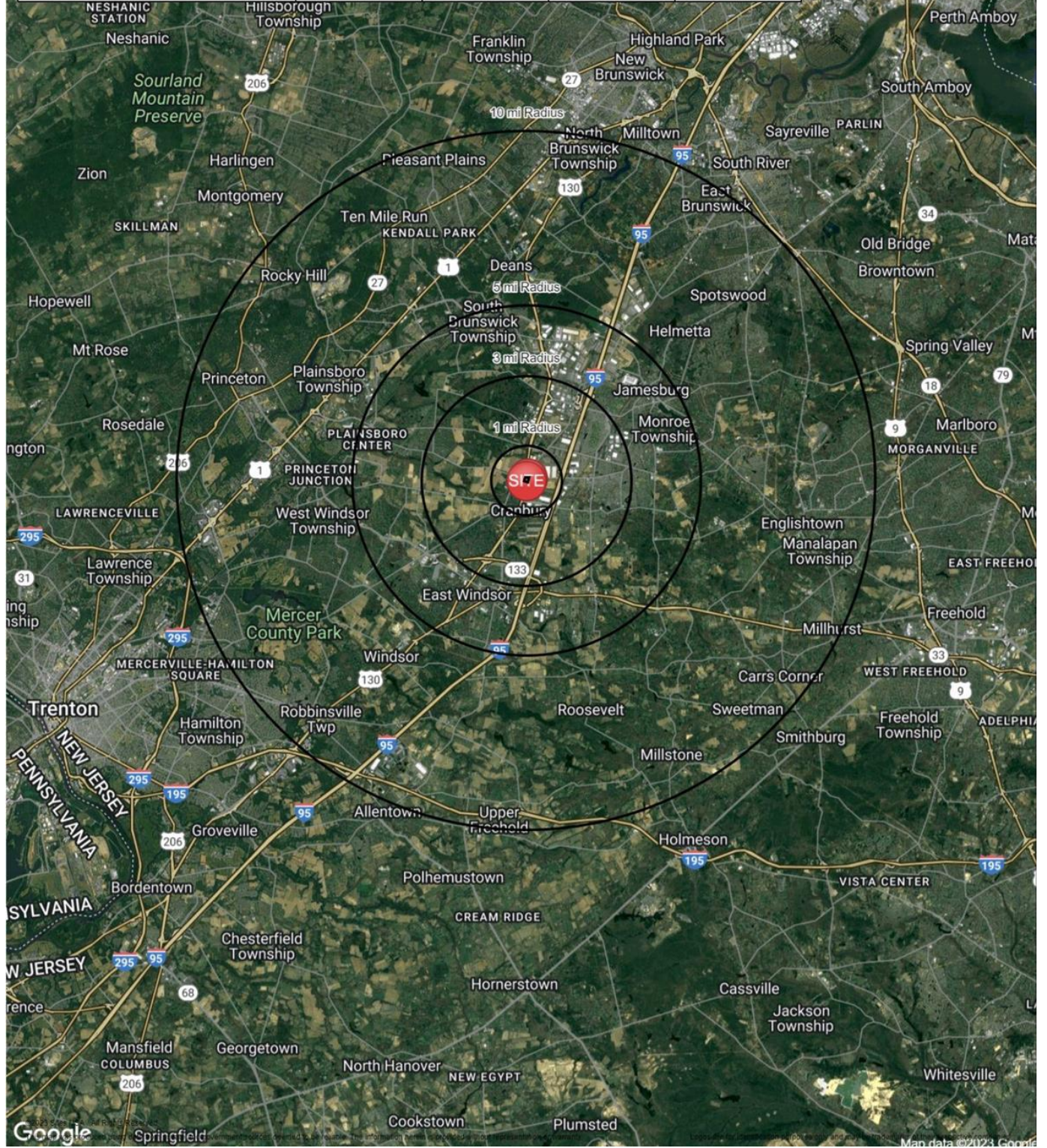
Brainerd Lake

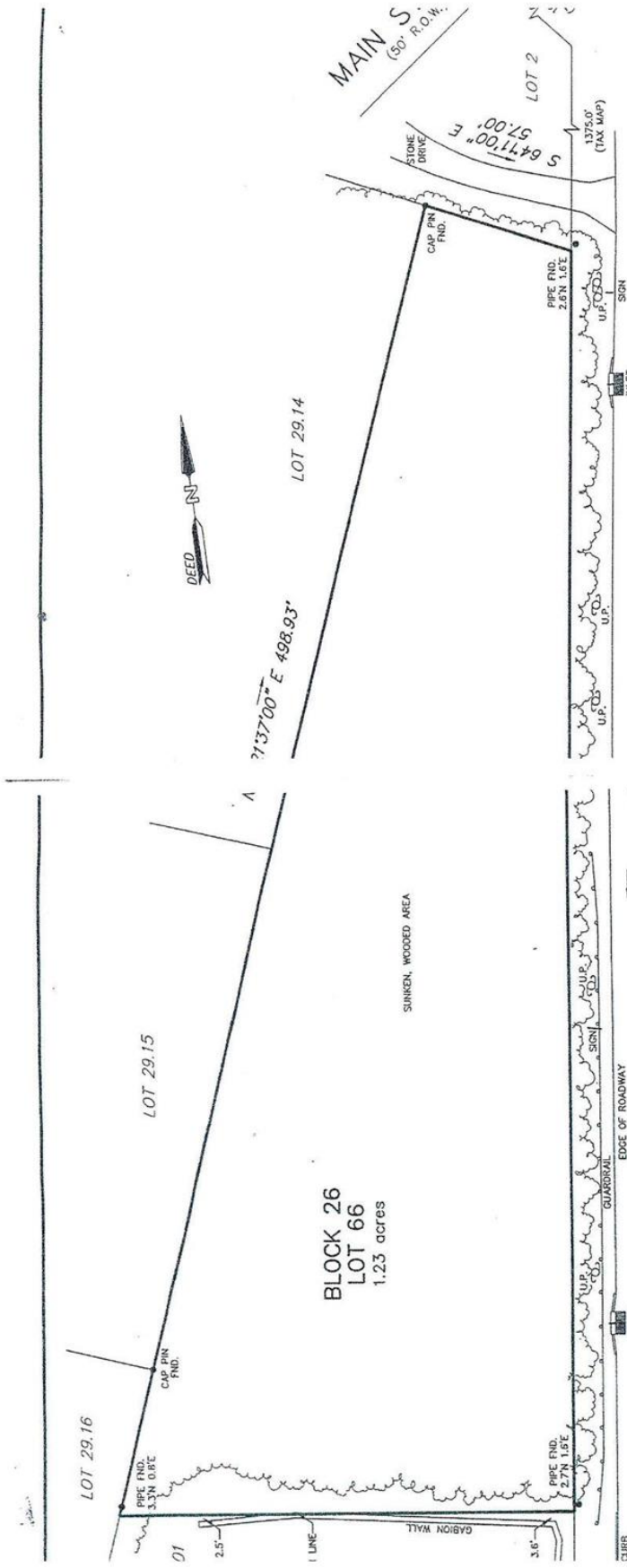
Station Rd

Cranbury



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





**N.J. STATE HIGHWAY No. 130**  
 (E.k.o. N.J. STATE HIGHWAY N 120' R.O.W.)

SRVEY IS CERTIFIED TO:  
 HOLDINGS, LLC  
 SWATION TITLE INSURANCE COMPANY  
 K J. MANDIA, Jr., ESQUIRE

EFERENCE:  
 500K 1637, PAGE 155 et seq.  
 500K 4911, PAGE 524 et seq.

IN AS LOT 66 IN BLOCK 26 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE  
 SHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, SHEET No. 1.  
 ERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.  
 RITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE  
 ATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).  
 F WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE  
 NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH.  
 SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.

<b>SURVEY OF PROPERTY</b>	
LOT 66 BLOCK 26	
TOWNSHIP OF CRANBURY	MIDDLESEX COUNTY
<b>Charles Surmonte P.E. &amp; P.L.S.</b>	
New Jersey Professional Engineer and Land Surveyor	
License No. 35885	
1500 Allaire Avenue, Suite 104, Ocean, New Jersey 08852	
(Phone 732-660-0806 Fax 732-660-0804)	
PROJECT No.	DATE:
05-729	08-05-05
SCALE:	1"=40'
SHEET:	

Some permitted uses include but are not limited to:

- Clothing and shoe stores.
- Sporting goods, hobby, toy and game stores, sewing and needlework stores, musical instruments and supply stores.
- Pet and pet supply stores.
- Beer, wine and liquor stores.
- Restaurants, cafeterias, delis, caterers, coffee shops, bars and taverns, snack and nonalcoholic beverage bars, but no fast-food restaurants or drive-in or drive-through restaurants.
- Furniture stores and home furnishings stores, including but not limited to floor covering and window treatment stores.
- Household appliance and electronics stores.
- Hardware, paint and wallpaper stores, and other building material dealers.
- Photograph and portrait studios.
- Florists, nurseries, garden centers and farm supply stores, but not outdoor power equipment stores.
- Automotive parts and accessory stores, including tire dealers.
- Passenger car rental and leasing.
- Pharmacies and drugstores.
- Health and personal care stores, including food and health supplement stores.
- Banks, including drive-through banks, savings institutions and credit unions.
- Professional and business offices, including but not limited to lawyers, notaries, public accountants, tax preparation services, payroll and other accounting services, architects, landscape architects, engineers, planners, surveyors, mapping, drafting and building inspection services.
- Offices for medical practitioners, including but not limited to physicians, mental health specialists and practitioners, dentists, chiropractors, optometrists, podiatrists, and physical, occupational and speech therapists.
- Diagnostic imaging centers.
- Management, scientific and technical consulting services, including but not limited to administrative, general management, human resources, marketing, environmental process, physical distribution and logistics and other scientific consulting services.
- Advertising, public relations and relating services, including but not limited to media buying and representative direct mail advertising, material distribution services and other services related to advertising.
- Retail shopping centers combining uses that are permitted within the zone.
- Hotels and inns.
- Self-storage warehouses.
- Health clubs, gyms, Pilates, yoga, dance and martial arts studios, and uses which are substantially similar.

Inquire for a complete list of approved uses.