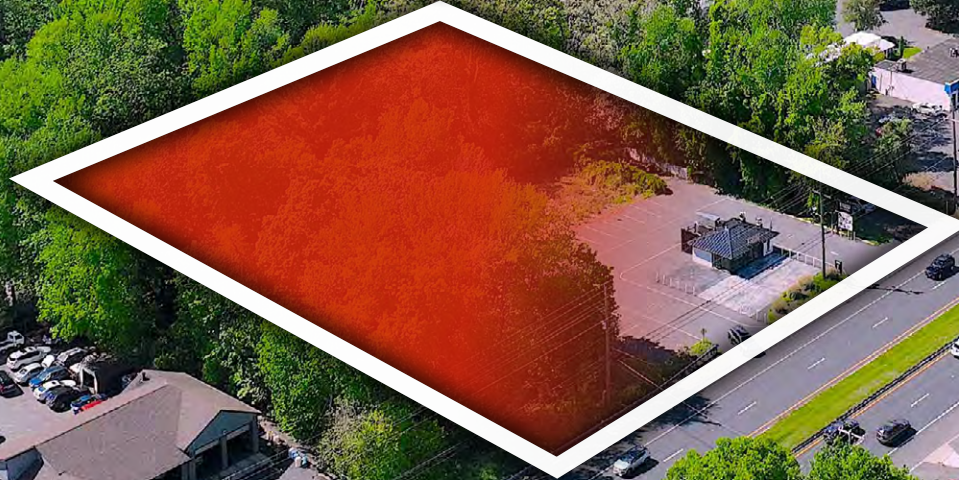


PRIME RETAIL SITE FOR GROUND LEASE

197 ROUTE 9 SOUTH, MARLBORO, NJ

APPROX.
1.2 ACRES





FACTS

Property Size: 1.2 Acres useable (7 Acres Total)

Frontage: 250' Route 9 Frontage

Zone: C3 Commercial

Property Taxes: \$13,391.00

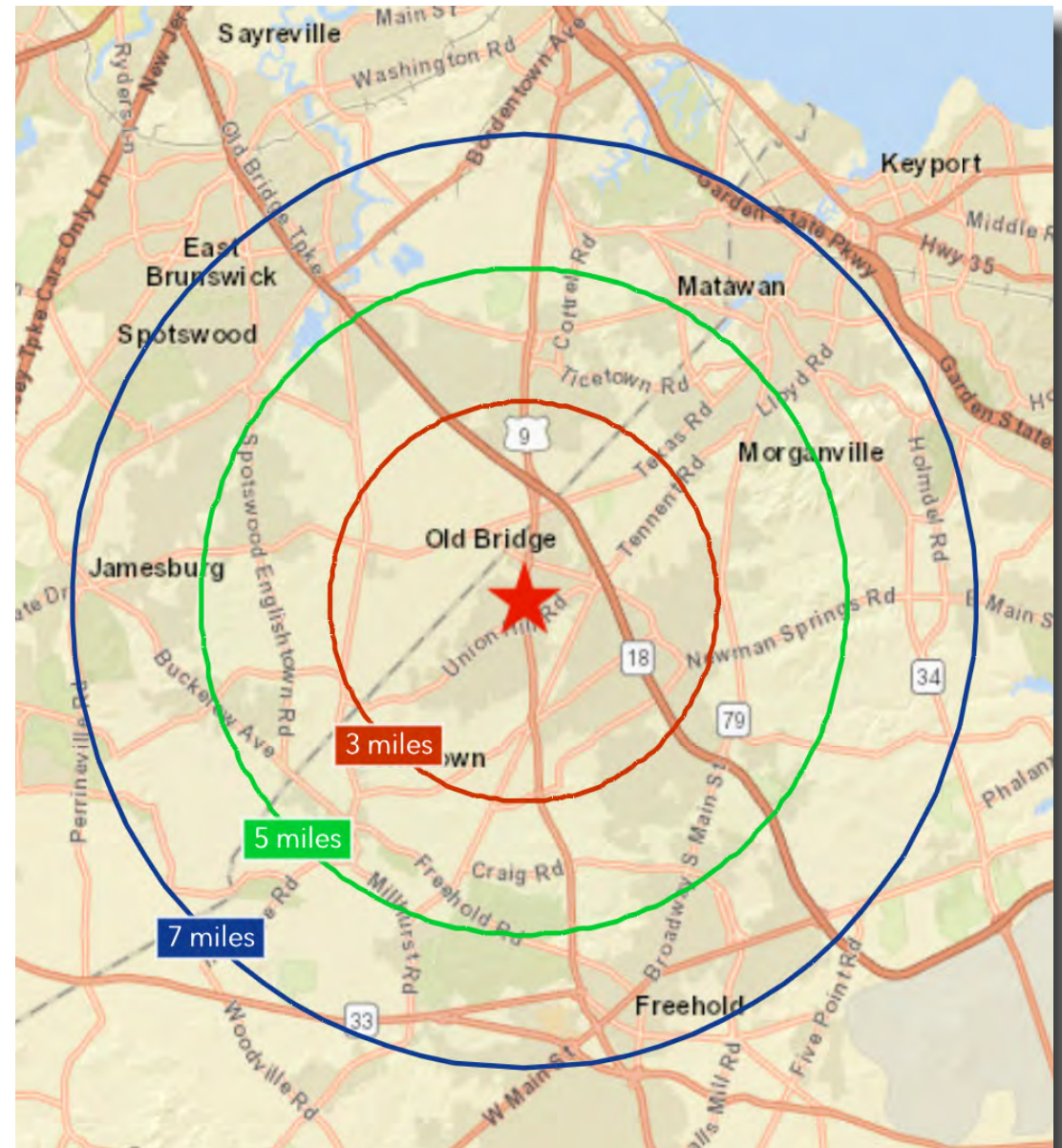
Rent: Call for Quote

SEEKING

- Quick Service Restaurants with Drive Thru
- Automotive Repair
- Tire Sales
- Quick Lube
- Car Wash

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2024 Population	47,330	126,610	248,009
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2024 Households	16,889	45,059	89,521
HOUSEHOLD INCOME	3-MILE	5-MILE	7-MILE
2024 Average HH Income	\$206,350	\$194,189	\$182,393





Investment and Location Highlights:

- Prime Retail Site with 250' Frontage
- Located between two (2) of the best intersections; Route 9 & Route 520 & Route 9 & Union Hill Road for easy turn around.
- Tremendous traffic count of over 71,000 vehicles per day.
- Commercial Zoning which permits automotive repair & quick service restaurant with drive thru.
- Convenient access with two (2) existing curb cuts for safe ingress and egress.
- High income area, average household income over \$200,000.00 within 3 miles.
- Located between two of the area's top performing supermarkets of Whole Foods & World Class Shop Rite.
- Minutes from Route 18, Garden State Parkway & NJ Turnpike.





UNION HILL ROAD

9

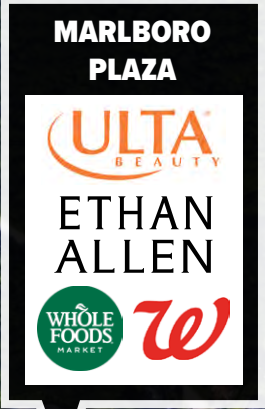
71,191 VPD

520

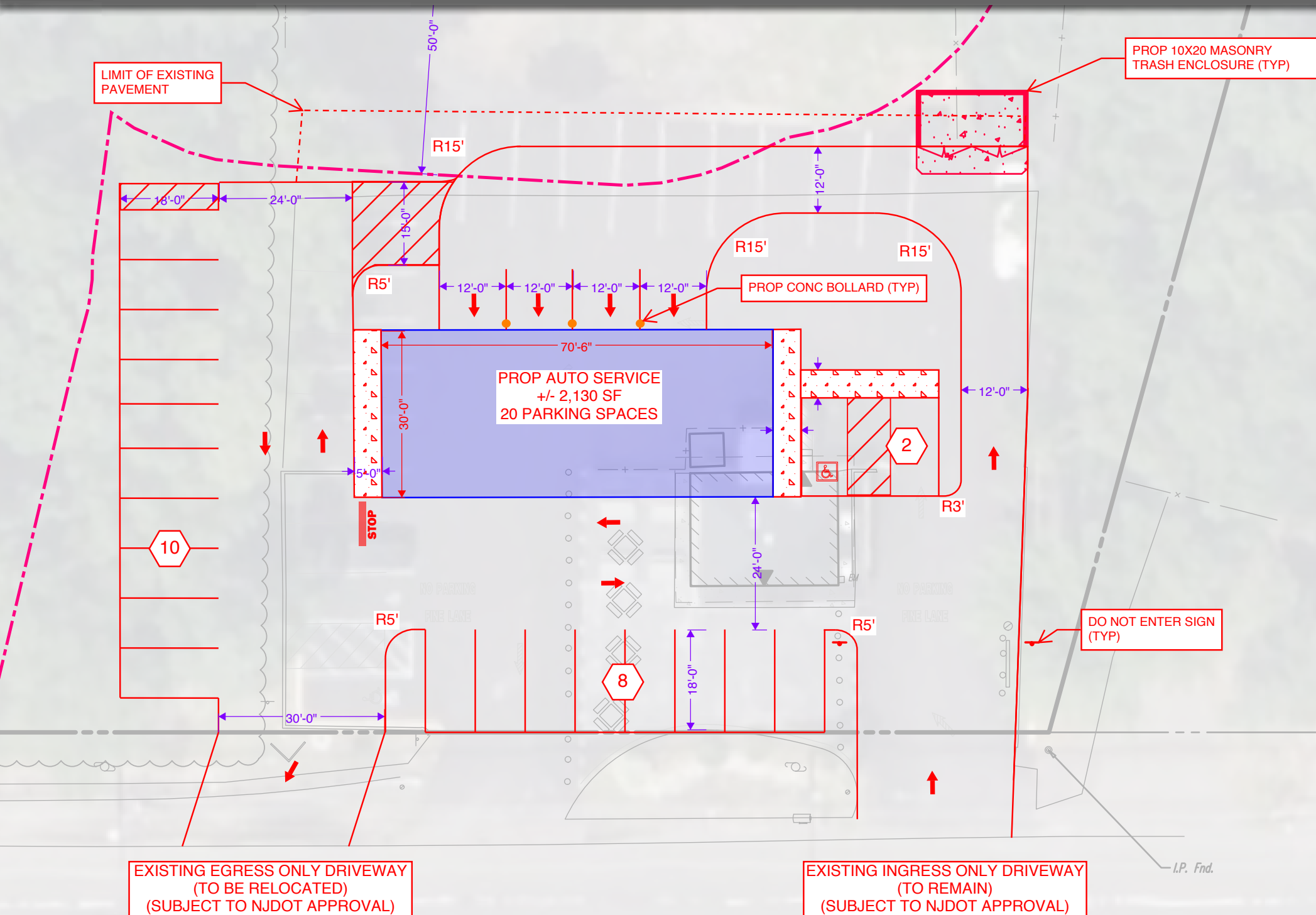
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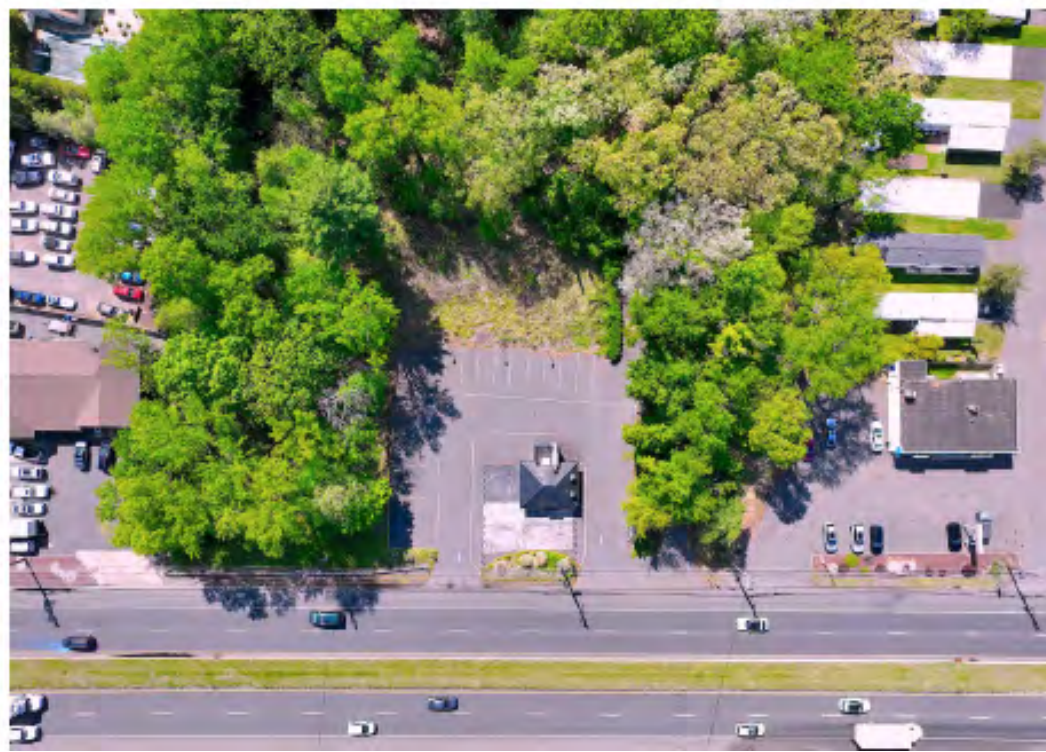
520

SITE











A VIEW FROM ABOVE 7

197 Route 9 South, Marlboro, NJ

9





FOR MORE INFORMATION PLEASE CONTACT:
BILL LENAZ, RETAIL LEASING SPECIALIST
732.580.9985 | WLENAZ@BENNETTREALTYLLC.COM



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