

MID-STATE
COMMERCIAL

MID STATE REALTY

**508 Main St.
Spotswood NJ 08884**

Brill's Karate

SiRa Dentistry

Denture Expert Lab

Spotswood First
Aid Memorial

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391 Spotswood Englishtown Rd
Monroe Twp. NJ 08831



8,292 Sq. Ft. Strip Center for Sale

NOI : \$103,000

Asking : \$2,100,000

508 Main St. Spotswood NJ : 5 Unit Strip Center



 **TRAFFIC EXPOSURE**
APPROX. 18.5K-22K VPD — PRIME MAIN ST EXPOSURE!

Traffic count is approx . may not be exact



Firedog Studios
Temporarily closed

United States
Postal Service

Miller & Borgen

Spotswood
Reformed Church

Pixie Pre-School

SiRa Dentistry

Alice's Cup Food Pantry

Appleby School

Spotswood Library

Mi Familia
Mexican

Panini Bistro

Snowhill St

Cedar Brook

Heffron Dr

Immaculate
Conception Convent

Yvette Salva Fitness

Otilia's Cafe
Portuguese

Saint Peter's
Church Cemetery

St Peter's
Episcopal Church

St. Peter's Thrift Shop
Thrift store

Spotswood Fire
Department

George Street Apartments

Plumbing Inspector

508 Main St Spotswood NJ

FULLY LEASED

5 UNIT STRIP CENTER

- 1) Fried Chicken restaurant – \$2175 per month
- 2) Learning center for kids- \$5050 per month
- 3) Physical therapy center— \$2000 per month for now and then January 2026 going to \$2400 per month
- 4) Karate – – \$2400 per month
- 5) Ice cream – – 2,213 per month

Total monthly income —\$14,148 per month

508 Main Street, Spotswood, NJ

Fully Leased 5-Unit Retail Strip Center • Prime Main Street Exposure

Discover a rare investment opportunity in the heart of Spotswood, NJ. Located along heavily traveled Main Street, this fully leased 5-unit retail strip center offers stable in-place income, strong tenant mix, and excellent long-term upside in a supply-constrained market.

Positioned on a well-traveled commercial corridor, the property benefits from consistent daily traffic, convenient ingress/egress, ample on-site parking, and outstanding visibility. Each unit features individual utilities, prominent storefront signage, and flexible configurations that appeal to a wide array of neighborhood and service-based retail tenants.

Whether you're expanding your portfolio or seeking a secure, low-maintenance asset, 508 Main Street delivers reliable performance with five established tenants and steady cash flow.





Income and expenses

- 4.8 % Cap Rate
- \$169,776 Annual Gross Income
- \$51,724 Annual taxes under appeal
- \$10,000 Insurance
- \$6,000 Landscaping, Snow removal
general maintenance
- \$103,053 Estimated NOI

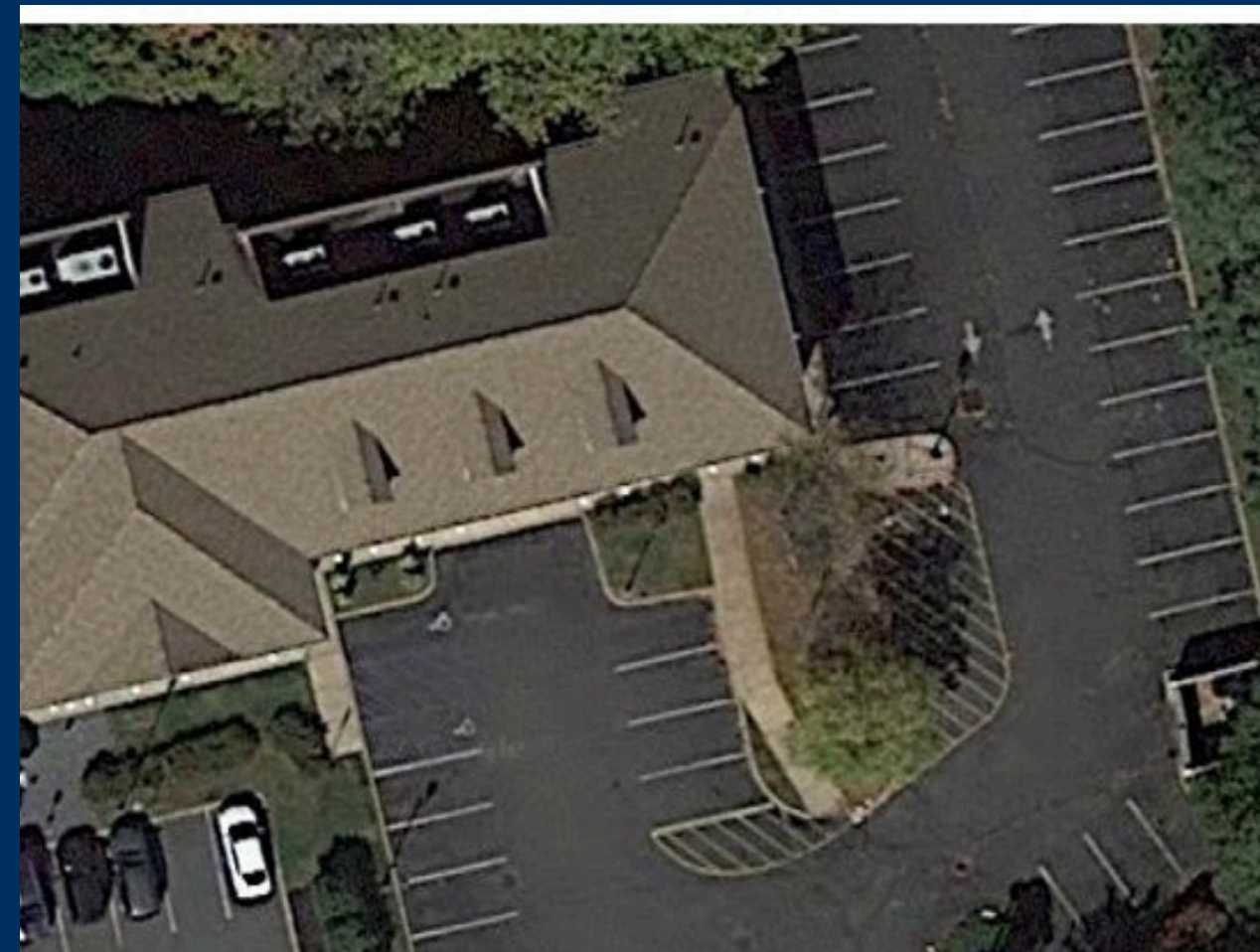


Building Square Footage

- Total Sq. Ft 8292 Sq. Ft.
- Unit 1 : 711 Sq. Ft
- Unit 2 : 3400 Sq. Ft.
- Unit 3 : 1200 Sq. Ft.
- Unit 4 : 1495 Sq. Ft.
- Unit 5 : 1286 Sq. Ft.
- Utility room : 200 Sq. Ft.



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information deemed reliable but not guranteed