

**MID-STATE
COMMERCIAL**

MID STATE REALTY

SiRa Dentistry

Denture Expert Lab

508 Main St.
Spotswood NJ 08884

Brill's Karate

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



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.



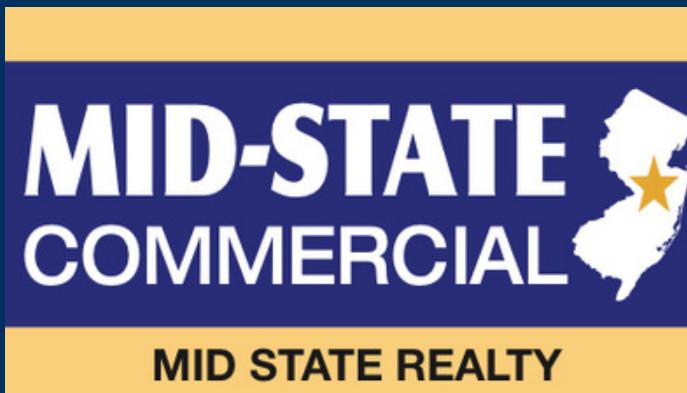


Income and expenses

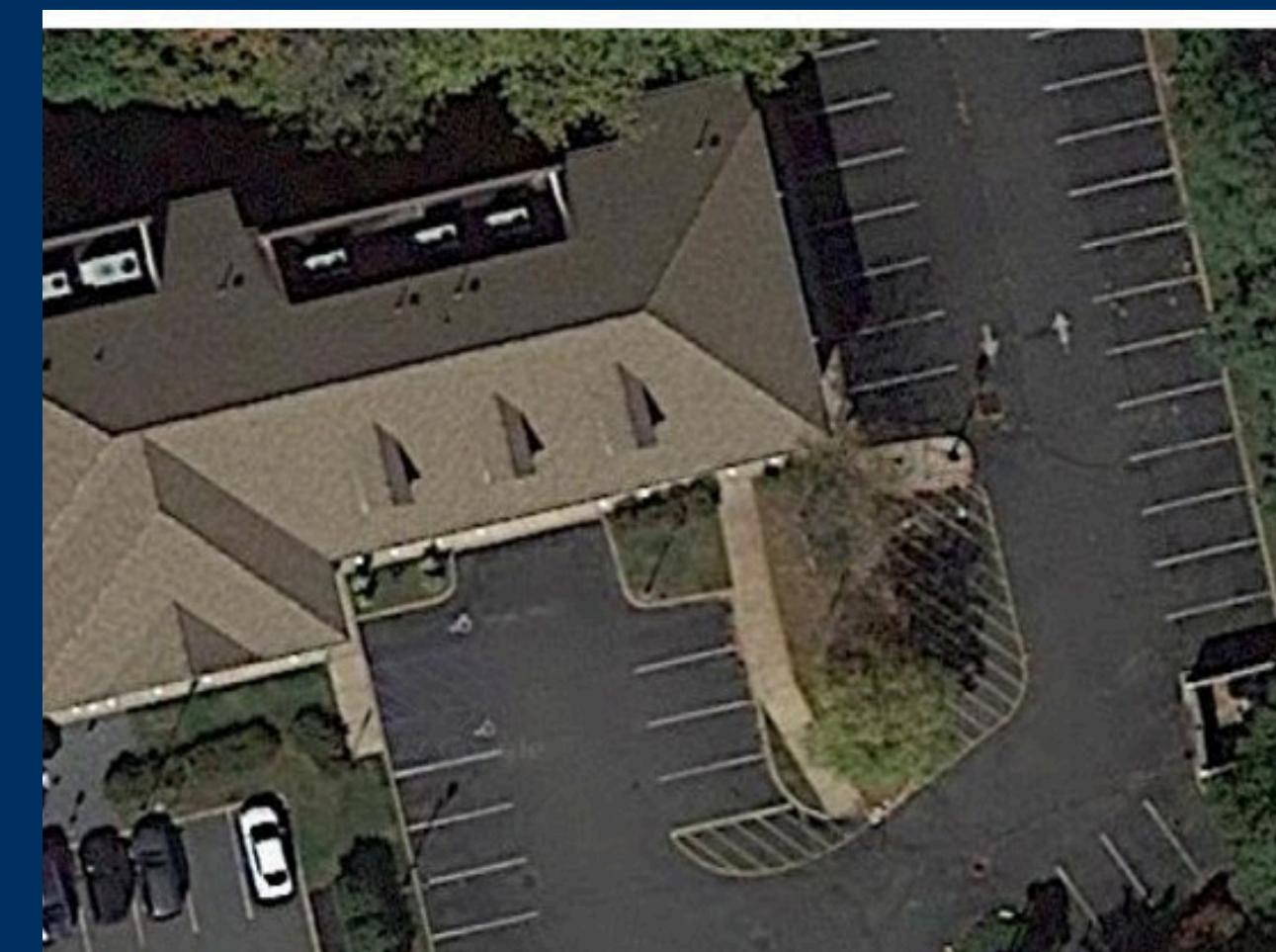
- 4.8 % Cap Rate
- \$169,776 Annual Gross Income
- \$51,724 Annual taxes under appeal
- \$10,000 Insurance
- \$6,000 Landscaping, Snow removal general maintenance
- \$103,053 Estimated NOI

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 guaranteed