



**KWC TEAM**  
YOUR VISION. OUR EXPERTISE. UNSTOPPABLE RESULTS.

# 456A & 456B COUNTY ROAD 519

STEWARTSVILLE, NJ 08886

## 2 SPACES FOR LEASE

CALL FOR LEASE PRICE

### PROPERTY DESCRIPTION

- **Prime Retail Space in Stewartsville, NJ** - Welcome to 456 County Road 519, Stewartsville, NJ 08886! This 2500 square foot retail space offers an exceptional opportunity for your business to thrive in a bustling commercial environment.. There are two spaces, each 1,250 sf. 456a is an endcap unit and 456b is neighboring.
- **High Traffic Location** - Situated on Uniontown Rd/County Rd 519 near the crossroads of Stryker Road and just half mile from US Highway 22, this property benefits from significant traffic volumes. With 4,816 vehicles passing daily on Stryker Road and Uniontown Rd, and a whopping 34,101 vehicles on United States Highway 22, your storefront will receive unparalleled exposure.
- **3-Star Retail Storefront** - This property boasts a 3-star retail storefront, offering a welcoming and attractive space for customers. With ample room to showcase your products and services, you can create an engaging shopping experience for your clientele.
- **Versatile Business Opportunities** - This space is ideal for a diverse range of businesses, including a Flower Shop, Gym, Coffee Shop, Pet Store, Discount Store, Learning/Tutoring Center, and Ice Cream Shop. Whether you're catering to pet lovers, fitness enthusiasts, or those with a sweet tooth, this property provides the perfect canvas for your entrepreneurial vision.

LIC: 1326419  
Office: (908) 751-7750 | Cell (973) 670-7568  
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**Lance Dunn**  
Real Estate Agent | Clinton, NJ





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# EXECUTIVE DETAILS

## PROPERTY HIGHLIGHTS

- Prime Retail Space
- 3-Star Retail Store
- High Traffic Location
- Versatile Business Opportunities

## PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Gross Leasable Area</b>	9,171 SF
<b>Property Subtype</b>	Storefront	<b>Year Built</b>	1970

## SPACE AVAILABILITY

Space	Size	Term	Rental Rate	Rent Type
1st Floor, Suite A	1,250 SF	3-5 Years	Upon Request	Modified Gross
1st Floor, Suite B	1,250 SF	3-5 Years	Upon Request	Modified Gross

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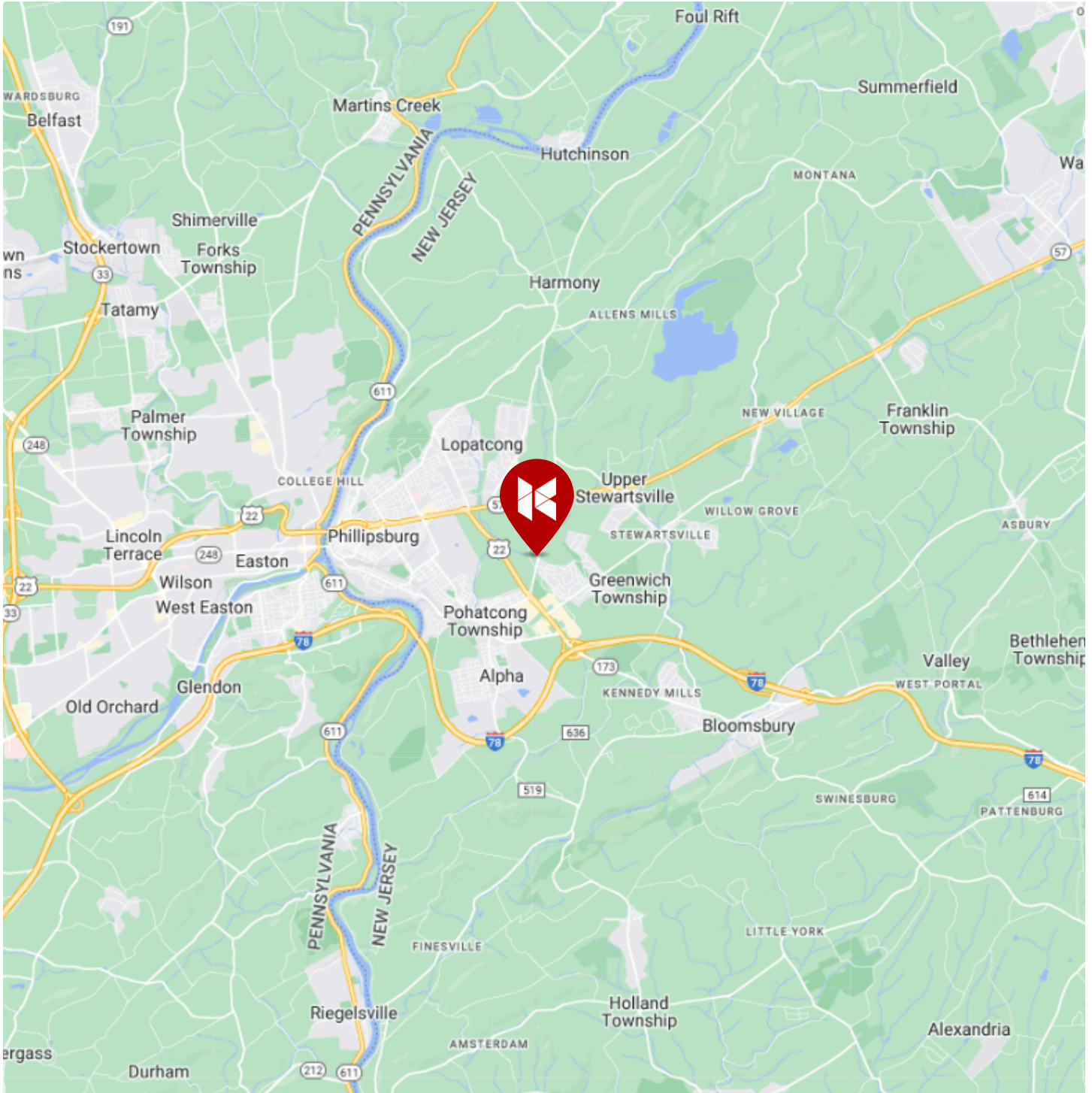
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# LOCATION OVERVIEW





# TRAFFIC COUNT

