

MONMOUTH JUNCTION, NJ

208 NEW ROAD, MONMOUTH JUNCTION, NJ 08852



OFFERING SUMMARY

Available SF: 2,000 - 50,000 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Proposed Retail Development at Hotel Site

PROPERTY HIGHLIGHTS

- Proposed Pad Building Available on Operating Hotel Site
- Future Development - Total 9.75 Acres
- Prime Location on Route 1
- Great Exposure & Visibility
- Great for Food, Fitness, Medical
- Located at Signalized Intersection
- 62,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

MARK HANDWERKER

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mhandwerker@thegoldsteingroup.com

NEIL GOLDSTEIN

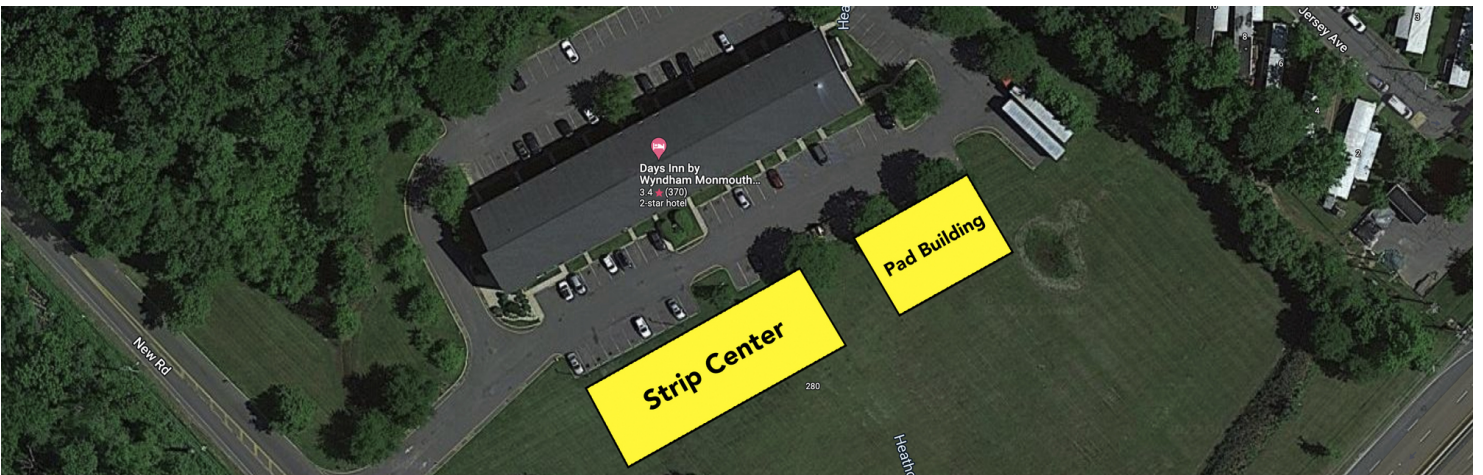
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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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Google

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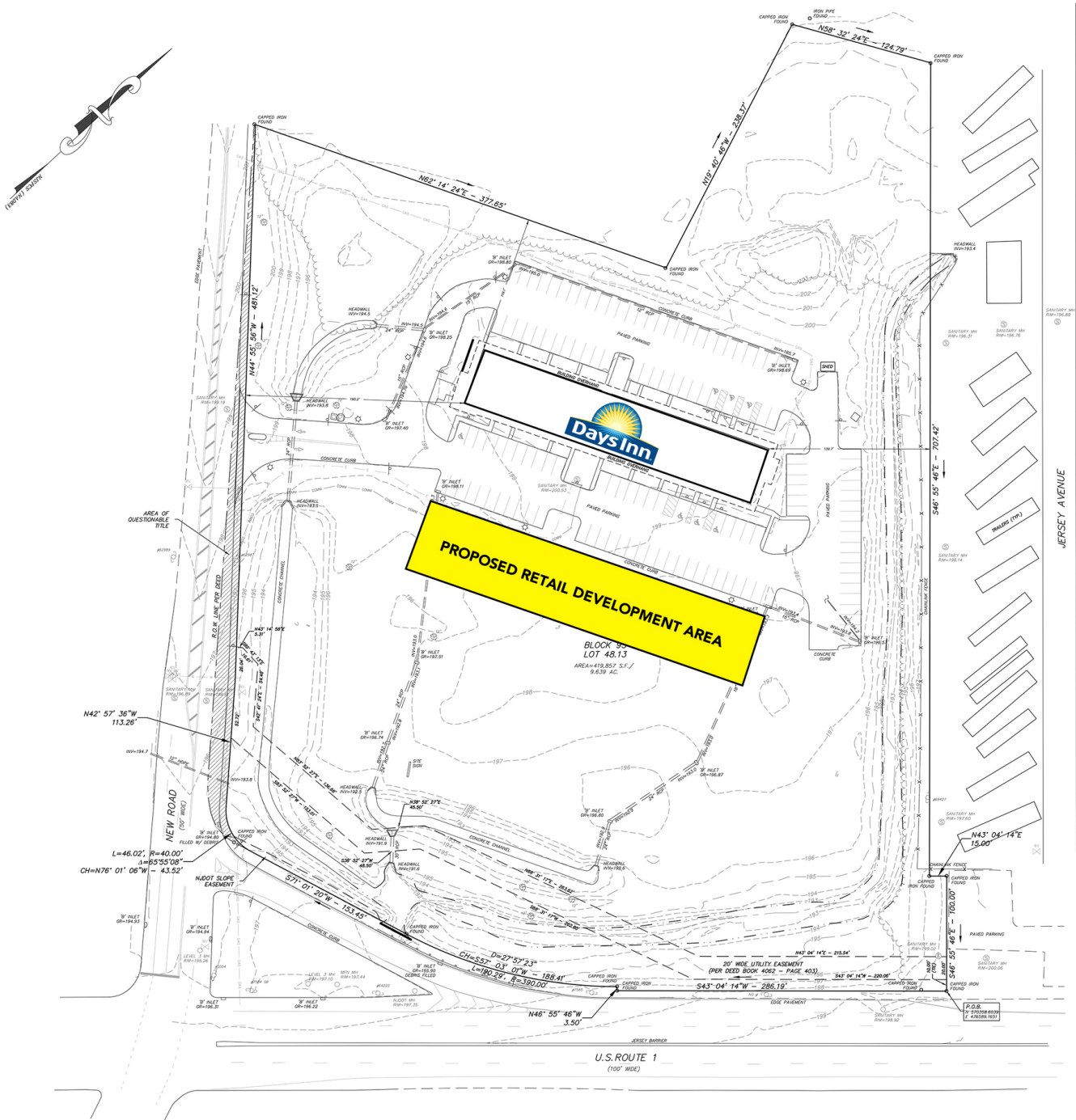
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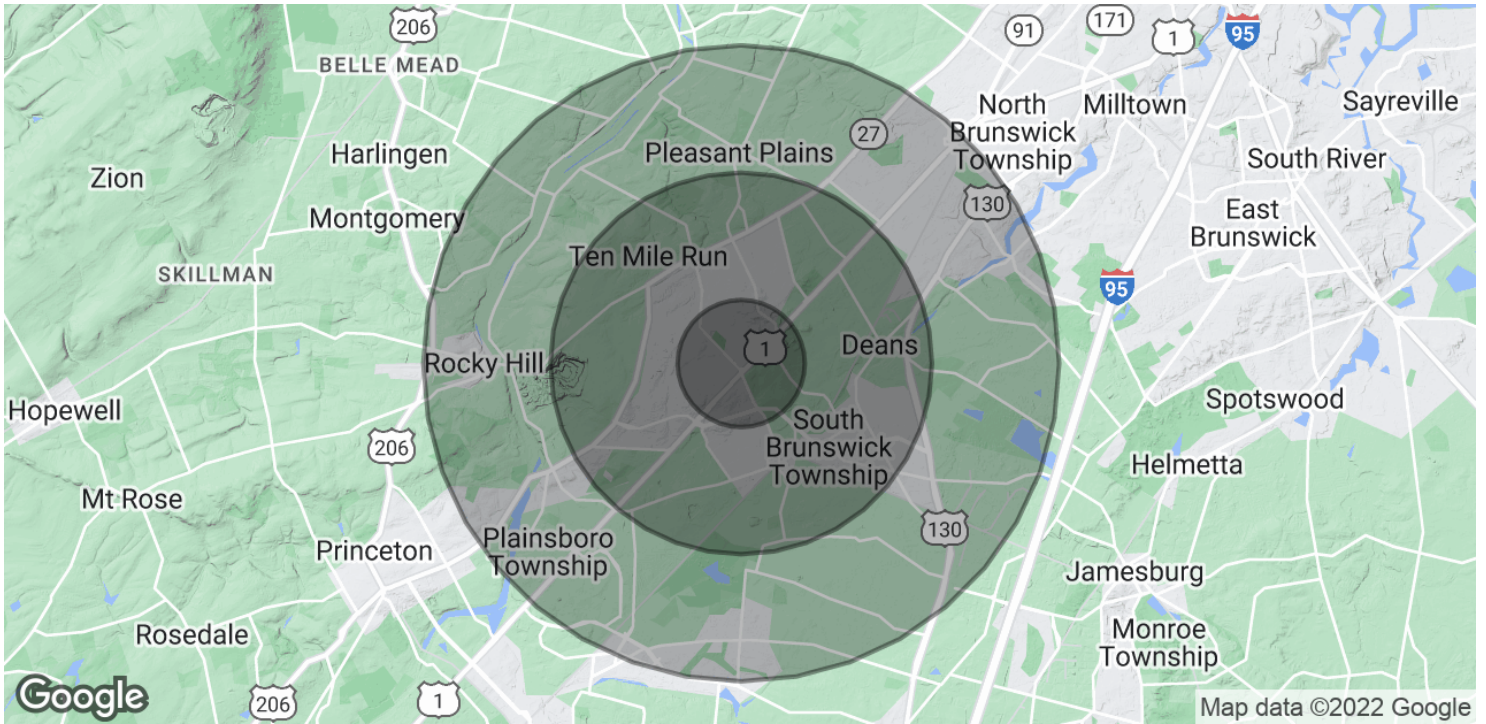
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 6,038 | 46,053 | 109,209 |
| Average Age | 41.0 | 41.7 | 41.7 |
| Average Age (Male) | 40.0 | 41.5 | 41.4 |
| Average Age (Female) | 42.0 | 42.1 | 42.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,474 | 17,596 | 42,763 |
| # of Persons per HH | 2.4 | 2.6 | 2.6 |
| Average HH Income | \$121,051 | \$135,173 | \$143,526 |
| Average House Value | \$365,130 | \$388,430 | \$413,355 |

* Demographic data derived from 2020 ACS - US Census

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