

186 COUNTY ROAD 520

MORGANVILLE, NJ 07751

+/- 4,150 SF MEDICAL
BUILDING FOR LEASE



**EXCLUSIVE
LISTING
ASSOCIATES:**

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PROPERTY HIGHLIGHTS

LEASING DETAILS:

Space Available:	+/- 4,150 SF
Lease Rate:	\$25.00 PSF
NNN:	\$8.00
Gross Leasable Area:	12,000 SF
Built:	Completed in 2019
Zoning:	OB-01
Occupancy:	Immediately
Parking:	48
Acreage:	1.98

MAJOR TENANTS:

Ocean Orthopedic Associates	Cosmetic Enhancement Academy & Med Spa
RWJ St. Barnabas	Sports Medicine
Sadon Chiro & Rehabilitation	Chiropractic & PT Rehabilitation Center
Advanced Medicine PC	Internal Medicine

PROPERTY ADDRESS

**186 COUNTY ROAD 520
MORGANVILLE, NJ 07751**

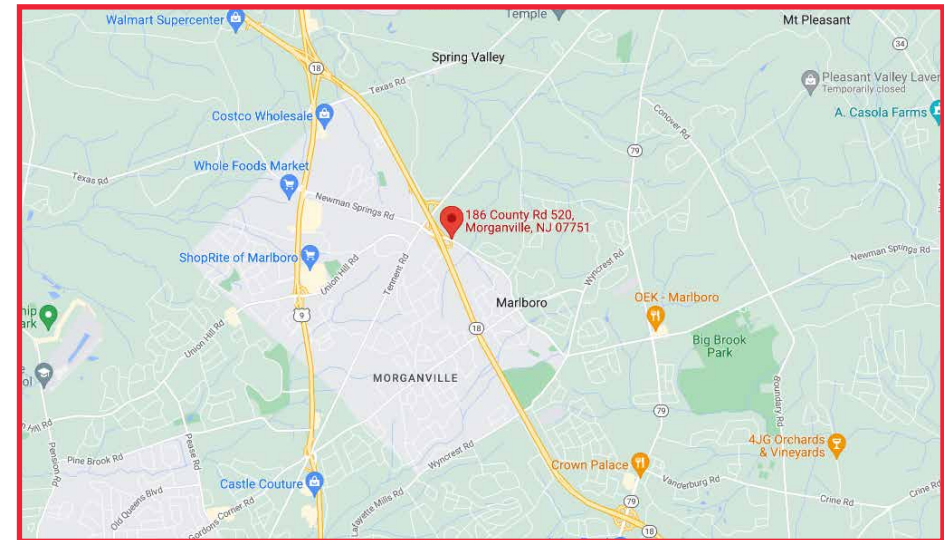
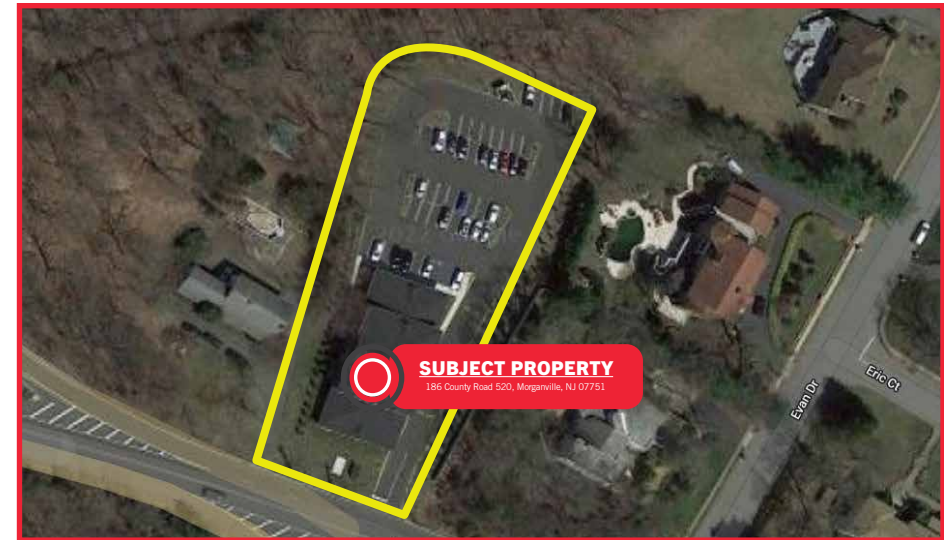


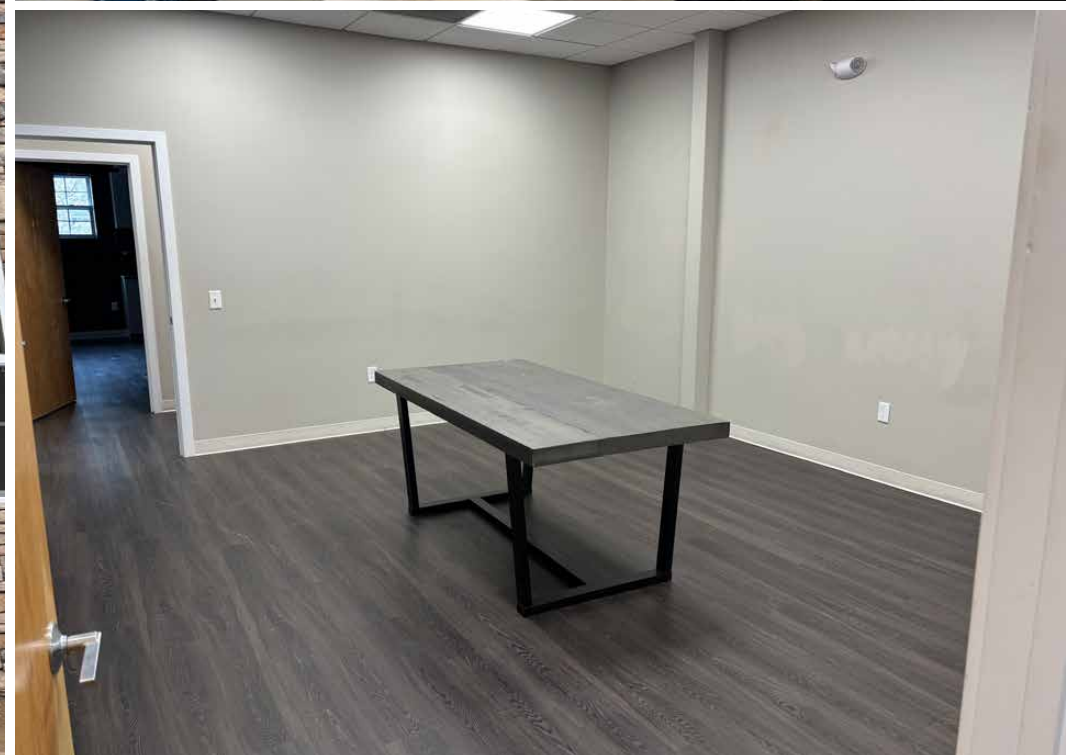
PROPERTY HIGHLIGHTS (CONTINUED)

- State-of-the-art Medical Facility creating an environment for quality care doctors
- High Quality Materials & Finishes throughout
- Situated on Manicured Landscaping
- Located near Major Hospitals
- The property is well positioned with frontage on County Road Route 520
- Close to Bus Stop
- Immediate access to US Highway 9 and Route 18
- Ample Parking for Medical Users
- Pylon Signage
- Elevatored building
- Restaurants & Shopping nearby such as McDonald's, Starbucks, Whole Foods, Ulta, Shoprite, Home Depot, Kohls, Chase Bank, Moe's, Sephora, Orange Theory Fitness, Hobby Lobby, & Bank of America.

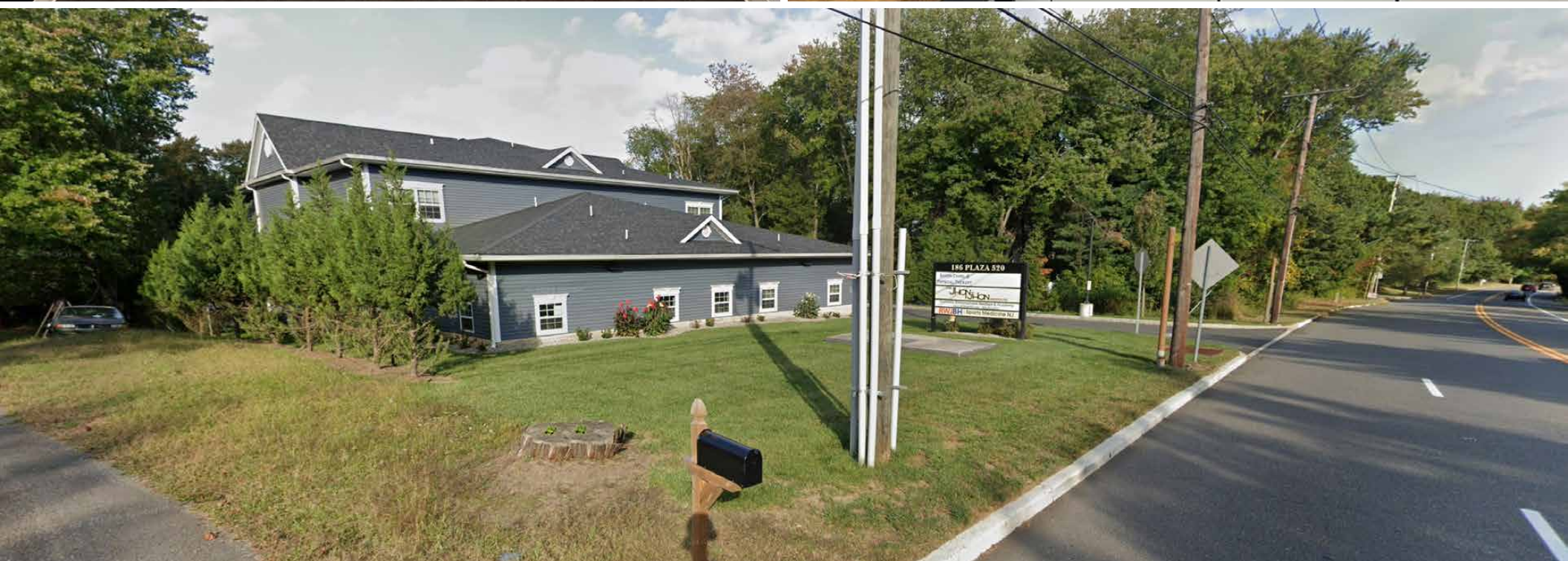
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TEXAS RD

STATE RTE 9

COSTCO
WHOLESALE



MARLBORO BUSINESS PARK



ARTONUSA

THE PARISIAN TEA ROOM



WARRIORS UNIVERSITY

18

ROUTE 18

SUBJECT PROPERTY



18

ROUTE 18

Google



POPEYES



Walgreens



PETCO



KOHL'S



CHASE



HOBBY LOBBY



SEPHORA

TJ-maxx



Mike's PIZZA
KITCHEN + CATERING



REGIONAL MAP

186 COUNTY ROAD 520 MORGANVILLE, NJ 07751



DEMOGRAPHICS

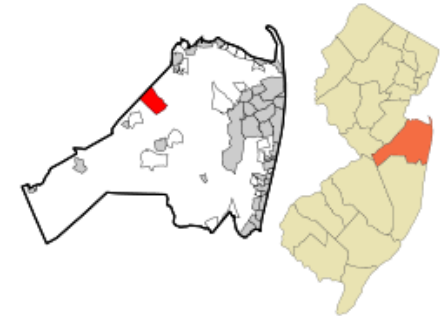
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Marlboro Township is a township in Monmouth County, New Jersey, United States. The township is located within the Raritan Valley region and is a part of the New York Metropolitan Area. As of the 2010 United States Census, the township had a population of 40,191, reflecting an increase of 5,449 (+16.3%) from the 33,423 counted in the 2000 Census, which had in turn increased by 6,707 (+25.1%) from the 26,716 counted in the 1990 Census.

Marlboro Township was formed by an act of the New Jersey Legislature on February 17, 1848, from portions of Freehold Township. The township was named for the marl beds found in the area.

Marlboro has experienced steady growth since 1940, with the largest population swell occurred during the 1960s and 1970s and a noticeable increase of 10,414 people from 1980 to 1990.

Source: https://en.wikipedia.org/wiki/Marlboro_Township,_New_Jersey



Population	3 Miles	5 Miles	10 Miles
2021 Estimate	37,448	99,038	424,285
2026 Projection	37,029	98,191	420,534
2020 Census	37,577	99,433	424,109
Business	3 Miles	5 Miles	10 Miles
2021 Est. Total Businesses	1,121	4,834	17,787
2021 Est. Total Employees	8,220	42,670	177,518
Households	3 Miles	5 Miles	10 Miles
2021 Estimate	12,233	33,636	154,392
2026 Projection	12,242	33,689	154,172
2020 Census	12,254	33,788	154,094
Income	3 Miles	5 Miles	10 Miles
Avg. Household Income	\$215,683	\$183,153	\$147,641
Median Household Income	\$172,839	\$140,416	\$117,656

— CONTACT LEAD AGENTS FOR MORE DETAILS

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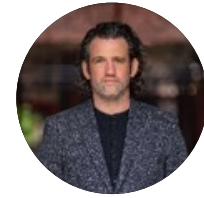
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