

# 186 COUNTY ROAD 520

MORGANVILLE, NJ 07751

+/- 4,150 SF MEDICAL  
BUILDING FOR LEASE



**EXCLUSIVE  
LISTING  
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 **STARKER**  
COMMERCIAL REALTY LLC  
**732-972-2937**

# 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**

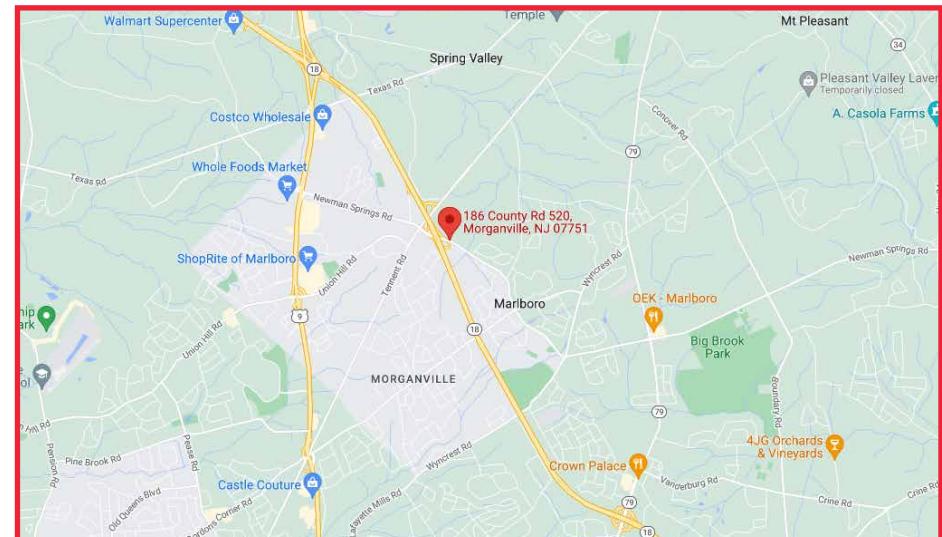


# PROPERTY HIGHLIGHTS (CONTINUED)

- 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
- Elevated 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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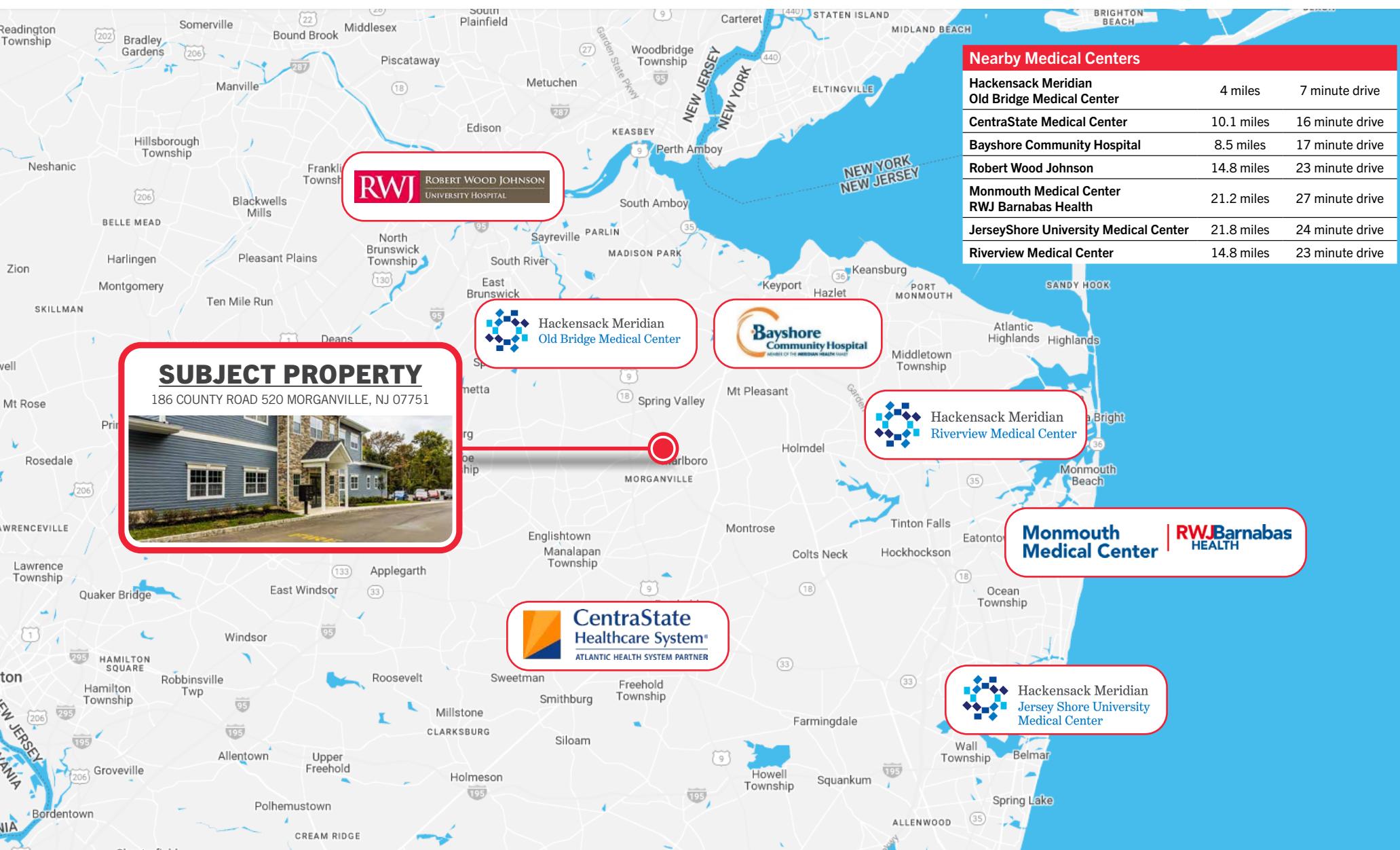






# REGIONAL MAP

186 COUNTY ROAD 520 MORGANVILLE, NJ 07751



# DEMOCRAPHICS

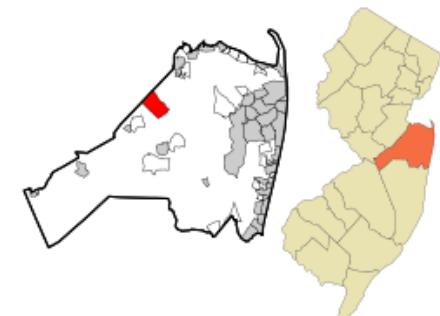
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Marlboro Township is a township in Monmouth County, New Jersey, United States. The township is located within the Raritan Valley region and is a part of the New York Metropolitan Area. As of the 2010 United States Census, the township had a population 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](https://en.wikipedia.org/wiki/Marlboro_Township,_New_Jersey)



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

# — CONTACT LEAD AGENTS FOR MORE DETAILS

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