

### Specifications

±8,000 SF (1 Story, Multi-Tenant)  
TOTAL BUILDING SIZE

±1.35 AC (Block 225, Lot 228)  
LOT SIZE

2.5 / 1,000 SF Ratio  
50+ Surface Parking Spaces  
PARKING

Agriculture / Land Conservation  
ZONING

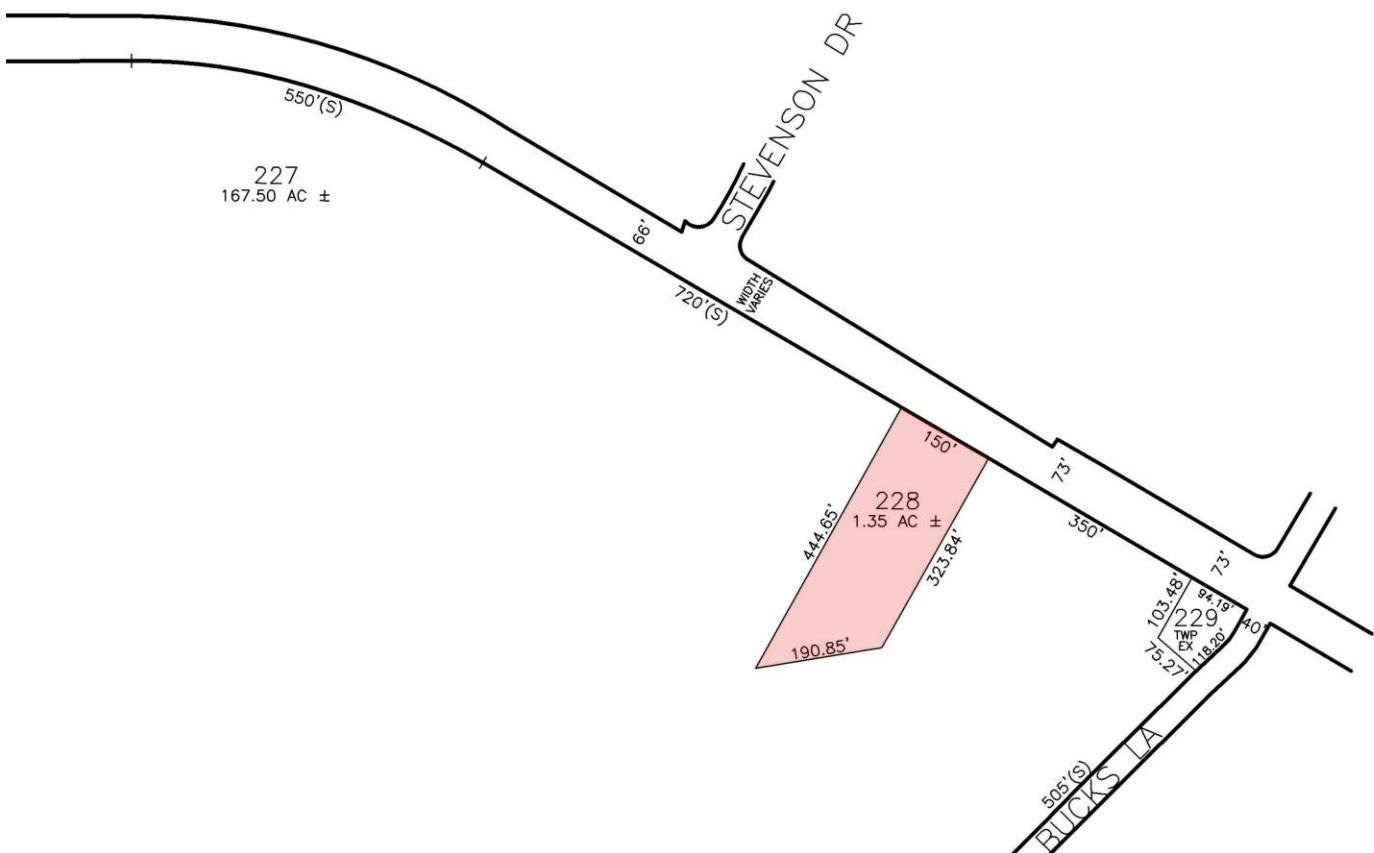
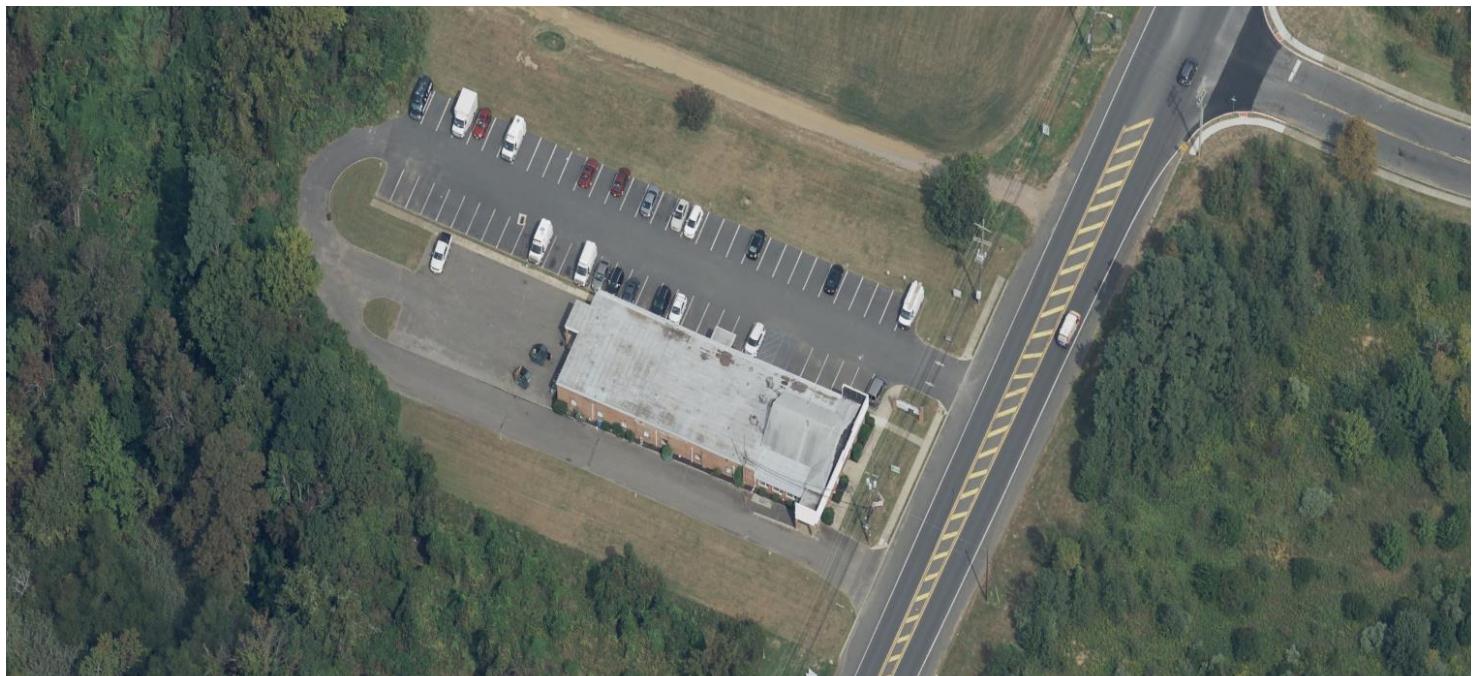
\$27,108.46 (2024)  
TAXES

Approx. 0.8 Miles to Route 18  
Approx. 3.7 Miles to Route 9  
Approx. 6.1 Miles to Route 33  
Approx 12.5 Miles to GSP Exit 105  
ACCESSIBILITY

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

Charles T. Kavanagh  
Executive Vice President  
973.379.6644 x 113  
CTKavanagh@blauberg.com

FOR SALE | 45 NORTH MAIN STREET | MARLBORO, NJ



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## 5 MILES

- Total Population: 97,547
- Households: 33,367
- Median Household Income: \$171,571
- Average Household Size: 2.9
- Transportation to Work: 51,691
- Labor Force: 79,143

**10 MILES**

- Total Population: 432,120
- Households: 159,974
- Median Household Income: \$139,289
- Average Household Size: 2.7
- Transportation to Work: 233,986
- Labor Force: 352,557

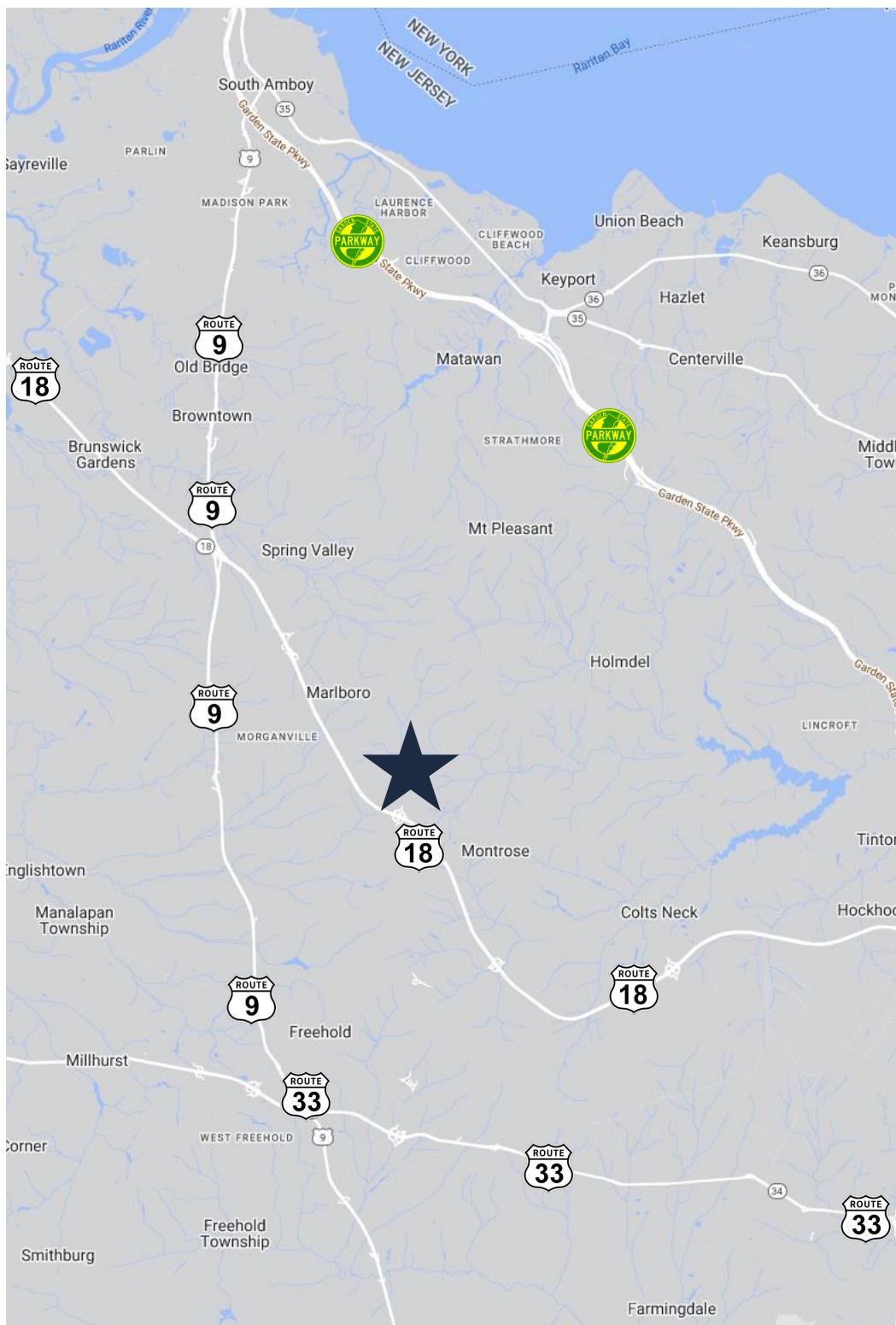
**15 MILES**

- Total Population: 1.05M
- Households: 391,910
- Median Household Income: \$125,341
- Average Household Size: 2.6
- Transportation to Work: 552,997
- Labor Force: 853,305

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## ACCESSIBILITY

 0.8 MI  
Route 18

 3.7 MI  
Route 9

 6.1 MI  
Route 33

 12.5 MI  
GSP Exit 105