

17-19

S MAIN STREET
MANVILLE | NEW JERSEY



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MANVILLE | NEW JERSEY 08835

PURCHASE PRICE: \$1,950,000

In-Place NOI \$77,400

In-Place Cap ~4.0%

Stabilized NOI \$161,400

Pro Forma ~8.3%

Property includes 6 units total; 3 units comprising 4,200 SF will be delivered vacant

Located in the heart of an established commercial district, 17–19 S Main Street offers a versatile and highly functional retail/office opportunity suited for a range of business operations. The property provides a flexible footprint ideal for service-based users, boutique retail, medical offices, or professional firms seeking strong visibility and steady neighborhood traffic. Its layout supports efficient operations while allowing for future customization or expansion depending on tenant needs.

Positioned along a well-traveled Main Street corridor, the site benefits from excellent regional connectivity, with quick access to major highways including Route 9, Route 18, and the Garden State Parkway. These connections offer seamless reach to key markets such as New Brunswick, Newark, and the greater New York metro area. Public transit, local amenities, dining, and retail centers are all within minutes, creating a convenient and accessible location for employees, customers, and service providers alike.

Overall, 17–19 S Main Street delivers a strategically located, adaptable commercial space in a high-demand New Jersey corridor—well-suited for tenants seeking visibility, accessibility, and long-term operational efficiency.

PROPERTY OVERVIEW

| | | | |
|---------------|-----------------------|----------------|------------|
| Property Type | Medical/Office/Retail | Lot Dimensions | 100x100 ft |
| Total Units | 6 | Existing FAR | 8,400 |
| Vacant Units | 3 | Zoning | commercial |
| Lot Size | 20,000 | Taxes | \$25,000 |
| Building Size | 8,400 | Insurance | \$7,000 |

RENT ROLL

| Tenant | Unit | Size (SF) | Monthly Rent (\$) | Annual Rent (\$) | Rent PSF (\$/SF/Yr) | Lease Start | Lease Expiration | Lease Type |
|---------------------|------|-----------|-------------------|------------------|---------------------|-------------|------------------|--------------|
| 17-19 LLC | 17-2 | 1,400 | \$2,300 | \$27,600 | 19.71 | 04/01/2024 | 03/31/2027 | 3-Year Term |
| Bougee Bee LLC | 19-2 | 1,400 | \$1,500 | \$18,000 | 12.86 | 06/01/2025 | 05/31/2026 | Year-to-Year |
| Viking Pest Control | 19-3 | 1,600 | \$2,650 | \$31,800 | 19.88 | 11/01/2024 | 10/31/2027 | 3-Year Term |



| | |
|------------------|---------------------------|
| Stories | 1 |
| Buildings on lot | 1 |
| Year built | 1998 |
| Building class | B |
| Parking | 60 Surface Parking Spaces |

INVESTMENT HIGHLIGHTS

- Opportunities exist to increase income through strategic leasing, possible repositioning, cosmetic upgrades, or re-tenanting at current market rents. The property's configuration and location provide flexibility for both investors and owner-users.
- The property consists of multiple low-rise commercial buildings arranged around a central courtyard, offering a clean, modern aesthetic and functional layouts. Its configuration supports multi-tenant flexibility and stable long-term occupancy.
- With efficient floor plans and adaptable spaces, the property accommodates a variety of commercial users—ideal for office, service-based businesses, health and wellness, or specialty retail. This diversity reduces leasing risk and expands the tenant pool.
- 17–19 Main Street currently offers substantial value-add potential, with approximately half (50%) of the building available to lease.

AREA HIGHLIGHTS

Situated directly along South Main Street, the property benefits from strong visibility, consistent vehicle traffic, and walkability. Its position within an active commercial corridor supports a wide range of tenant uses, from professional services to boutique retail and medical.

The surrounding area has seen steady commercial revitalization, supported by residential stability and strong local demand for neighborhood services. This demographic trend enhances long-term rental upside and tenant retention.

Surrounded by restaurants, shops, community services, and local conveniences, the property is embedded in a vibrant downtown setting that attracts both businesses and consumers.



DEMOGRAPHICS

Located just steps from the NJ Transit rail line and close to major roadways including Route 206, Route 28, and I-287, the property offers seamless regional access for employees and customers. Public transit and walkable amenities strengthen its leasing competitiveness.

■ 5-MILE POPULATION

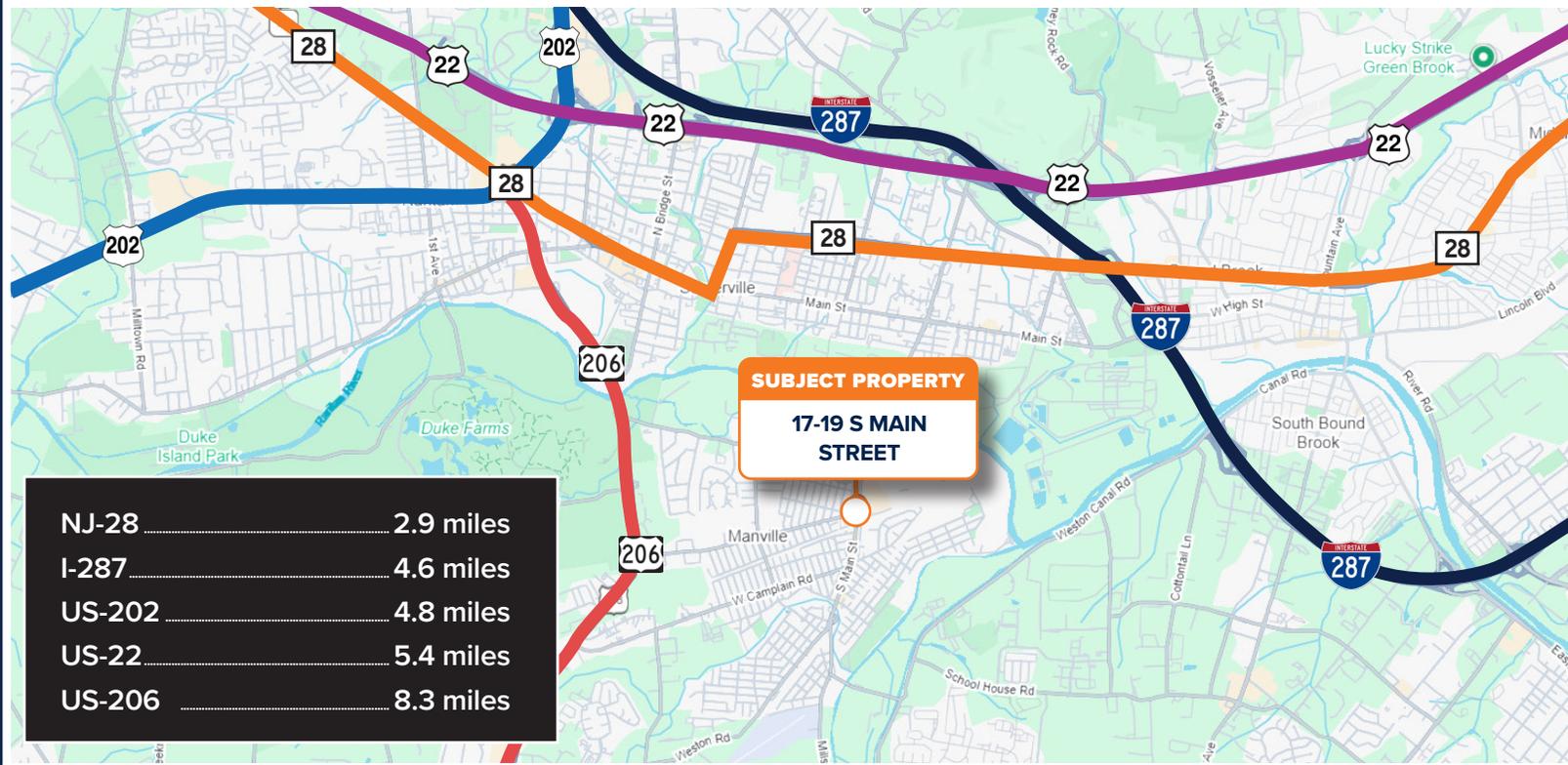
10,870

■ 5-MILE HOUSEHOLDS

4,538

■ 5-MILE AVG INCOME

\$93,872

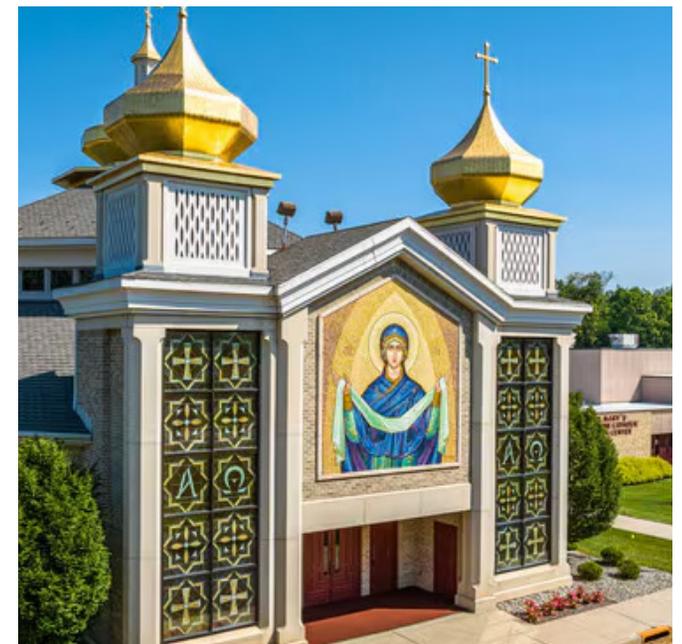
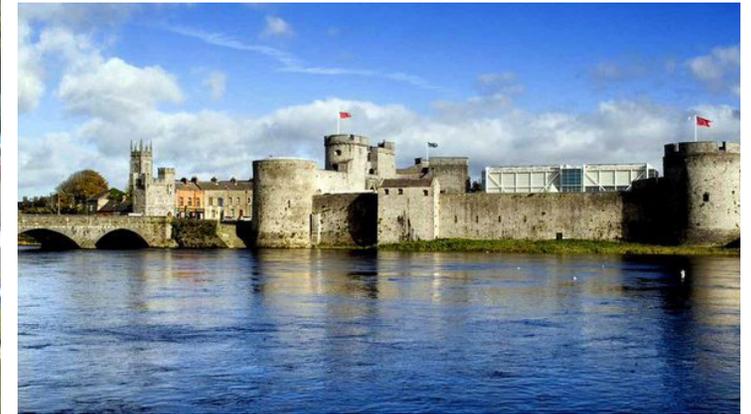


MANVILLE, NEW JERSEY

Manville, New Jersey is a modest but resilient borough in Somerset County, known for its deep industrial history and strong sense of local identity. Originally built around manufacturing—most notably the Johns Manville plant that once defined the area—the town carries a legacy of hardworking families and multigenerational roots. Its geography is both an asset and a challenge: positioned between the Raritan and Millstone Rivers, Manville offers parks, greenways, and a quiet suburban atmosphere, yet it has also endured repeated flooding events that shaped both its physical landscape and community priorities.

In recent years, Manville has been shifting toward reinvention. Vacant industrial parcels and underutilized properties have become focal points for redevelopment discussions, with ambitions aimed at creating more modern housing, revitalized commercial corridors, and safer, more resilient infrastructure. The borough continues to strengthen its flood mitigation strategies, working alongside county and state partners to build smarter protections and guide thoughtful land use that reduces future risk. Despite the hurdles, Manville retains a grassroots charm—locally owned businesses, long-established neighborhoods, and community events that anchor residents to the place.

As central New Jersey experiences broader economic and population growth, Manville sits at a strategic moment. Its accessibility to major highways, proximity to hubs like Somerville and New Brunswick, and relatively attainable real estate position it for fresh investment. The town's trajectory is slowly bending toward renewal: infrastructure upgrades, redevelopment opportunities, and increasing interest from new residents point toward a borough that is striving to evolve while holding onto its small-town character.



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