



269 Main St, Madison, NJ 07940

Property For Lease | Former Bank with Drive Thru | 4,000 SF



Asking Price: Contact Broker

JAMES MATTINA

Broker
(973) 229-8368

AST REALTY LLC

4 Community Place, Suite A
Madison, NJ 07940
(973) 900-3013

ast.

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Property Overview

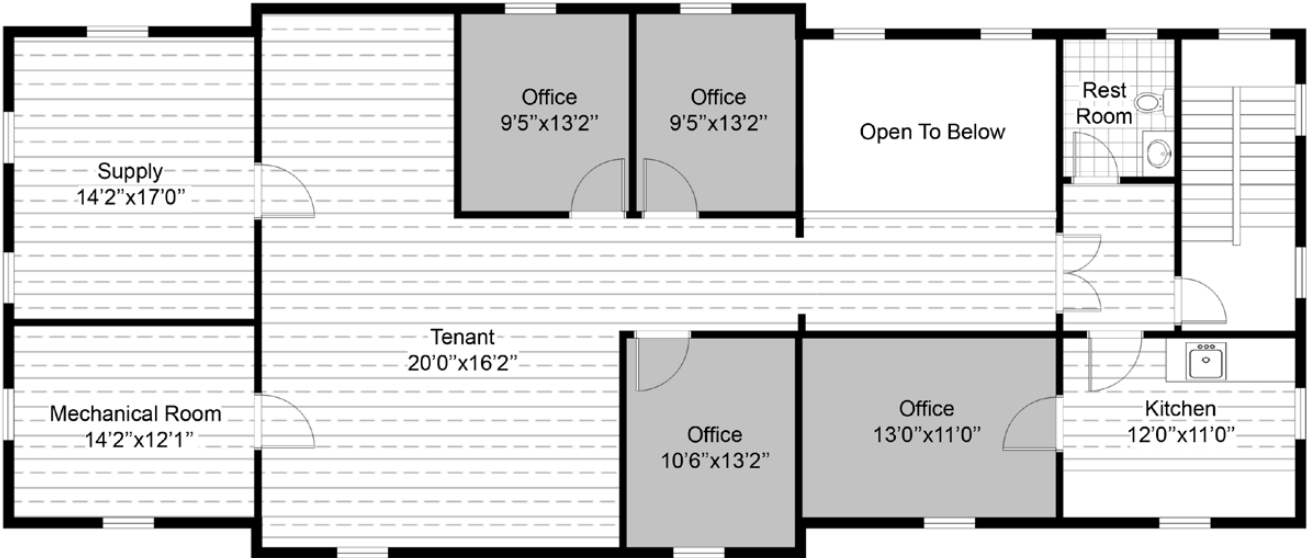
Located in the heart of Madison, NJ, 269 Main Street offers a prime retail/office space in a high-visibility location. Shadow anchored by Whole Foods, Five Guys, Madison Honda, Starbucks, and more, this 4,000 SF commercial building is ideal for a variety of business uses, from boutique retail shops to professional office space. Its strategic positioning along Main Street ensures excellent exposure to both pedestrian and vehicular traffic, making it an attractive investment opportunity or business location.

- **Size:** Approx. 4,000 SF of versatile commercial space with two drive thru lanes
- **Location:** Situated in the bustling downtown district of Madison, surrounded by thriving businesses, dining establishments, and residential communities
- **Traffic Count:** 17,000 AADT
- **Interior Layout:** Open floor plan, allowing for customizable configurations based on business needs
- **Accessibility:** Convenient access to major roadways, including Route 124 and I-287, as well as public transportation options
- **Parking:** Ample on-site for customers and employees
- **Zoning:** Suitable for retail, office, or service-based businesses

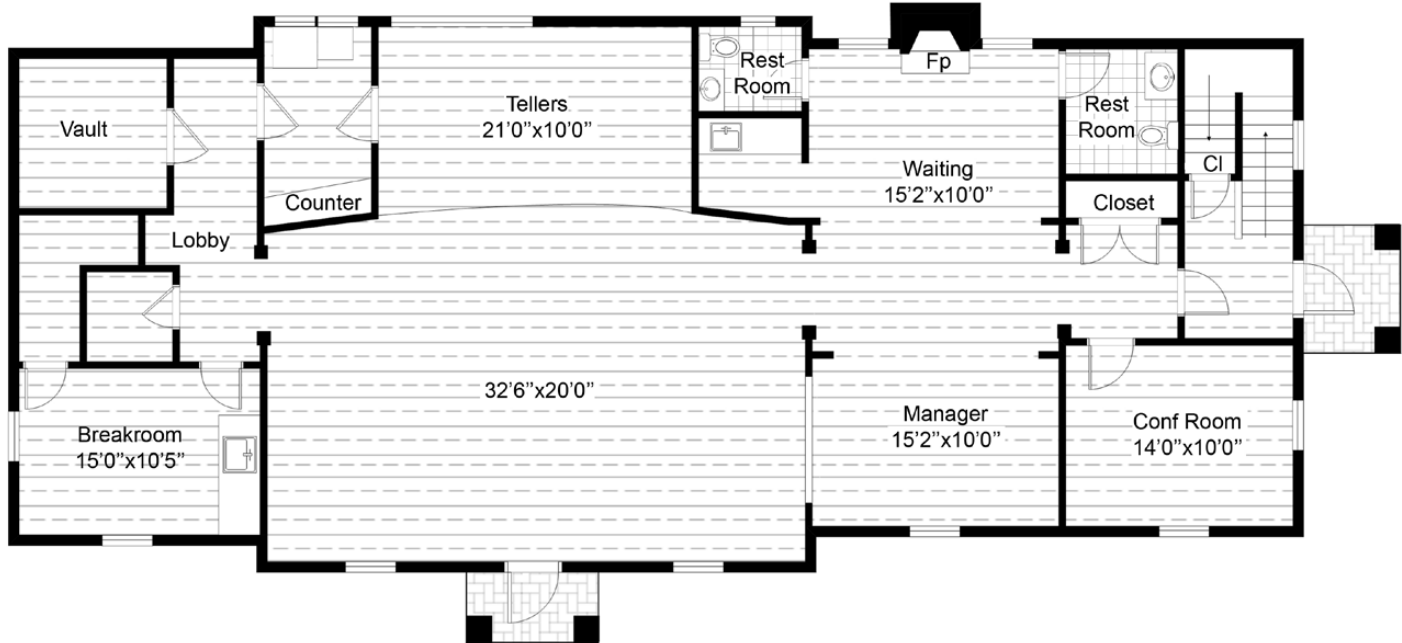
For leasing details, pricing, or to schedule a private tour, contact James Mattina at (973) 229-8368 or visit www.ast-re.com.



Floor Plans/Exterior Photos



SECOND FLOOR PLAN



FIRST FLOOR PLAN



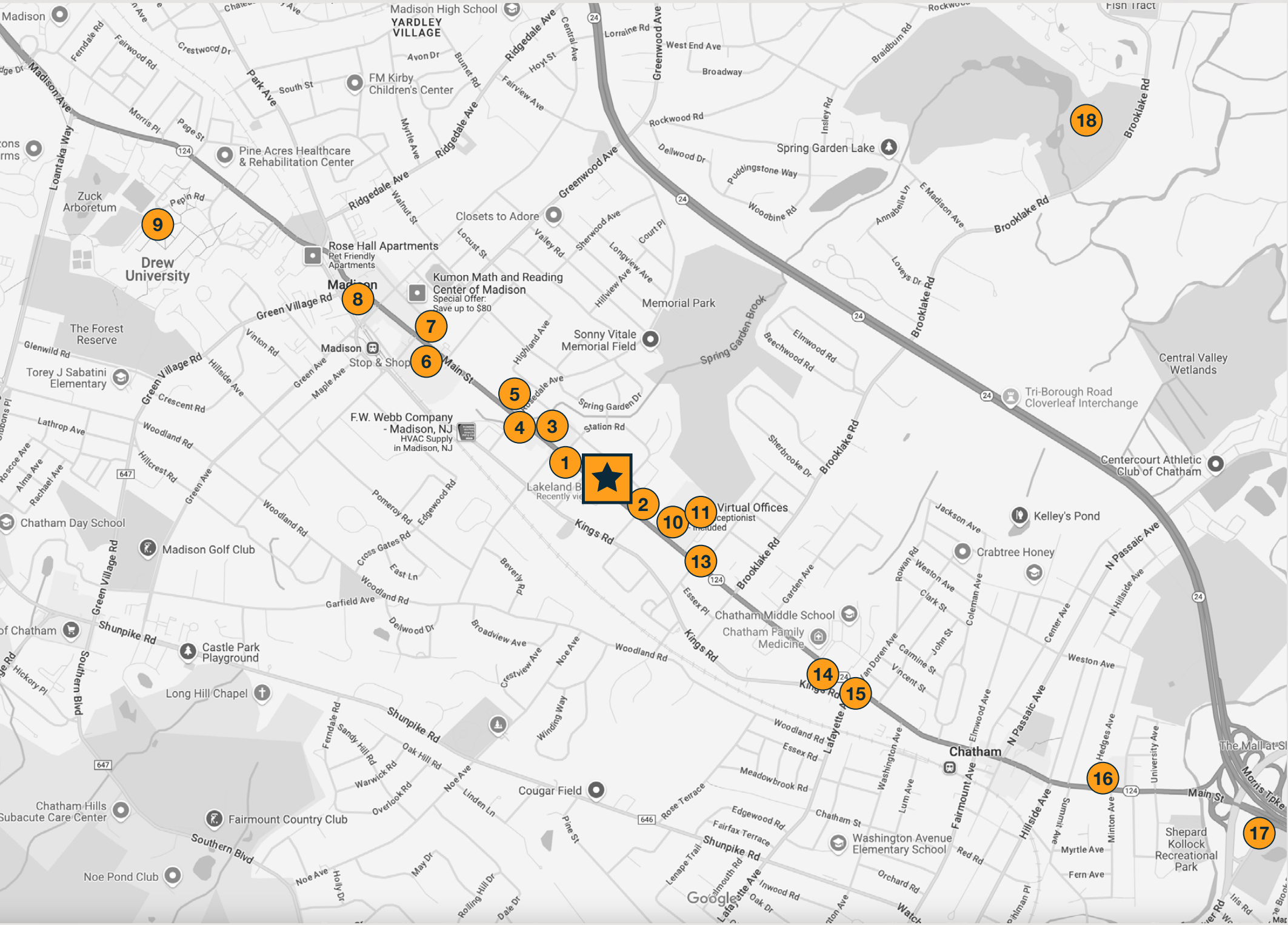
Interior Photos



Location Map



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Point of Interests

- 1 Five Guys
- 2 Madison Honda
- 3 Whole Foods Market
- 4 J&M Home and Garden
- 5 Wells Fargo Bank
- 6 Stop & Shop
- 7 Gary's Wine & Marketplace
- 8 Museum of Early Trade & Craft
- 9 Drew University
- 10 Starbucks
- 11 Opus Virtual Offices
- 12 Chatham Middle School
- 13 Burger King
- 14 CVS
- 15 TD Bank
- 16 Dunkin'
- 17 The Mall at Short Hills
- 18 Brooklake Country Club

Market Overview

Madison, NJ

Madison, NJ, is a highly sought-after commercial and residential market, known for its strong local economy, affluent community, and business-friendly environment. Located in Morris County, one of the wealthiest regions in New Jersey, Madison benefits from high median household incomes and an educated workforce, making it an attractive destination for businesses looking to tap into a stable and prosperous customer base. The presence of Drew University and Fairleigh Dickinson University further enhances the town's economic vibrancy, bringing in students, faculty, and professionals who contribute to a dynamic consumer market.

Strategically positioned along Route 124 with easy access to I-287, Route 24, and NJ Transit rail lines, Madison offers seamless connectivity to major business hubs like Morristown and New York City. The Madison Train Station, providing direct service to Manhattan, makes it an ideal location for professionals and businesses that require easy commuter access. This prime positioning has led to continued growth in retail, office, and mixed-use developments, attracting both local entrepreneurs and national brands looking to establish a presence in a high-traffic, high-visibility area.

Madison's thriving downtown district is a major draw for residents and visitors alike, featuring a well-balanced mix of boutique shops, fine dining, and professional services. With its rich history, strong community engagement, and stable real estate market, Madison continues to be an excellent choice for commercial investment, offering long-term potential for businesses and property owners alike.





Exclusively Listed By:

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