

# RETAIL OFFERING



**For Sale**  
**Retail Investment Opportunity**  
**with limited warehouses**  
**3440 Route 9 South**  
**Freehold, NJ**

## OFFERING HIGHLIGHTS

- ◆ 100% Occupied
- ◆ 25,908 Square Feet
  - Two single story buildings
  - Anchor Tenants
- Sherwin Williams (4,855 SF)
- Beacon Stores (5,850 SF)
- ◆ Excellent Demographics
- ◆ 25+ On Site Parking Spaces
- ◆ 1.4 Acres
- ◆ 225'+/- Frontage
- ◆ High Traffic Count  
(48,000 cars per day)

## SUMMARY:

Sale Price	\$4,600,000
Price Per Square foot	\$169.83
Net Operating Income	\$380,404
Average Rent Per Square Foot	\$14.68
Cap Rate	8.25%

## EXPENSES (2009):

Taxes	\$42,740
Insurance	\$7,550
Repair / Maintenance	\$10,594
Utilities	\$6,419
Snow Removal	\$4,022
Management	\$7,846
Expenses Per Square Foot	\$3.06 (average)



For Information Contact:  
**ROY PASCAL**  
 Net Property Group, LLC  
 116 Route 22, N. Plainfield, NJ 07060  
 Tel: (908) 226-0123  
 Cell: (908) 500-6464  
[rpascal@netproperties.us](mailto:rpascal@netproperties.us)

Owner / Developer

116 Route 22 • North Plainfield, NJ 07060  
 Tel: (908) 226-0123 Fax: (908) 226-7426

[www.netpropertygroup.com](http://www.netpropertygroup.com)