

Location: 3440 Route 9 South

Gross Leasable Area: 26,105 SF

County: Monmouth

Anchor Space: 5,405 SF

Year Renovated: n/a

Satellite Tenants: 14,000 SF

Parking Spaces: Per code

Traffic Count: 48,000 cars per day

Major Tenants: Sherwin Williams Paint

Property Description: Subject is a commercial retail property comprised of two single-story buildings located on a rectangular shaped lot approximately 1.4 acre in size. These two buildings are of brick and masonry construction. The main retail building is located in the front of the property and has a total leasable area of approximately 19,405 sf.

The secondary building is located at the rear of the lot and has a total leaseable area of approximately 6,700 sf.

Demographic Profile:

5 Mile Radius

Population: 76,495

Income:

Average Household Income: \$98,224

Market Description: The route 9 corridor is comprised of numerous chain store tenants and is a very active north – south retail corridor that continues to support new residential construction.

