

FOR LEASE | INDUSTRIAL

IDEAL SITE FOR CONTRACTORS



196 Route 9 North | Marlboro, NJ 07746



PROPERTY DESCRIPTION

Ideal site for contractor on Route 9 North

LOCATION DESCRIPTION

Located on heavily traveled Route 9 North, with easy access to Route 18, 33 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Site consists of 3.36 acres with yard for parking and 3 small offices of +/- 550 SF each and +/- 4,000 SF of warehouse space
- Pylon signage on highly traveled Route 9
- Great exposure with a traffic count of 63,000 VPD
- Across the street from Whole Foods
- Taxes \$33,464.59 (2022)

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Lot Size:	3.36 Acres
Building Size:	4,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius

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503 Washington Boulevard
Sea Girt, NJ 08750
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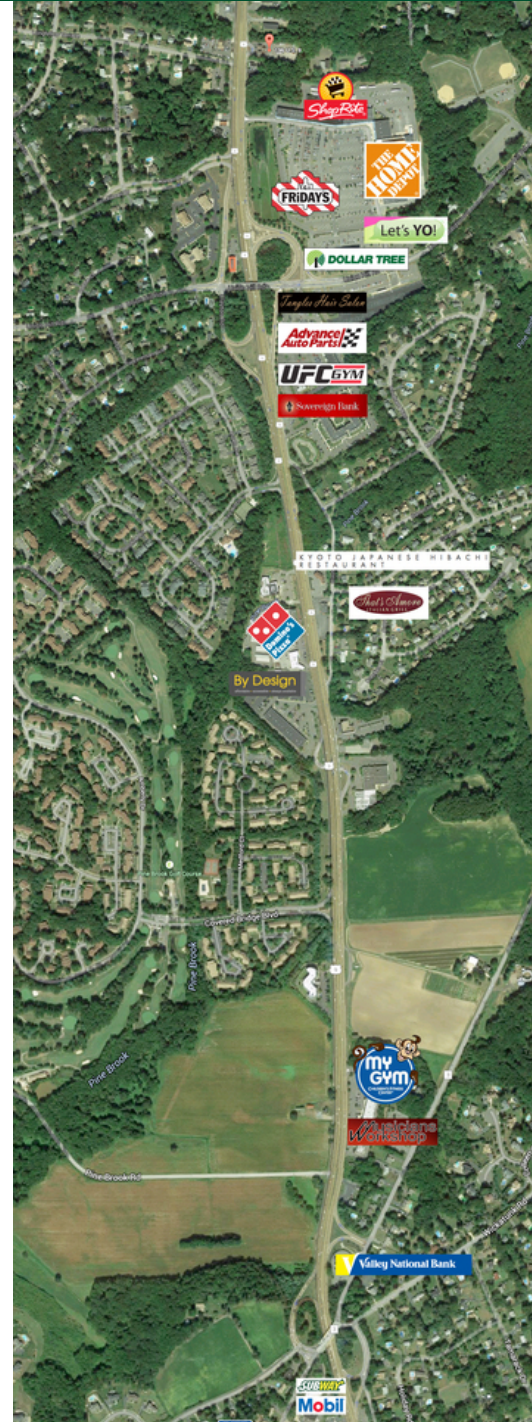
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Retailers north of subject property



Retailers south of subject property

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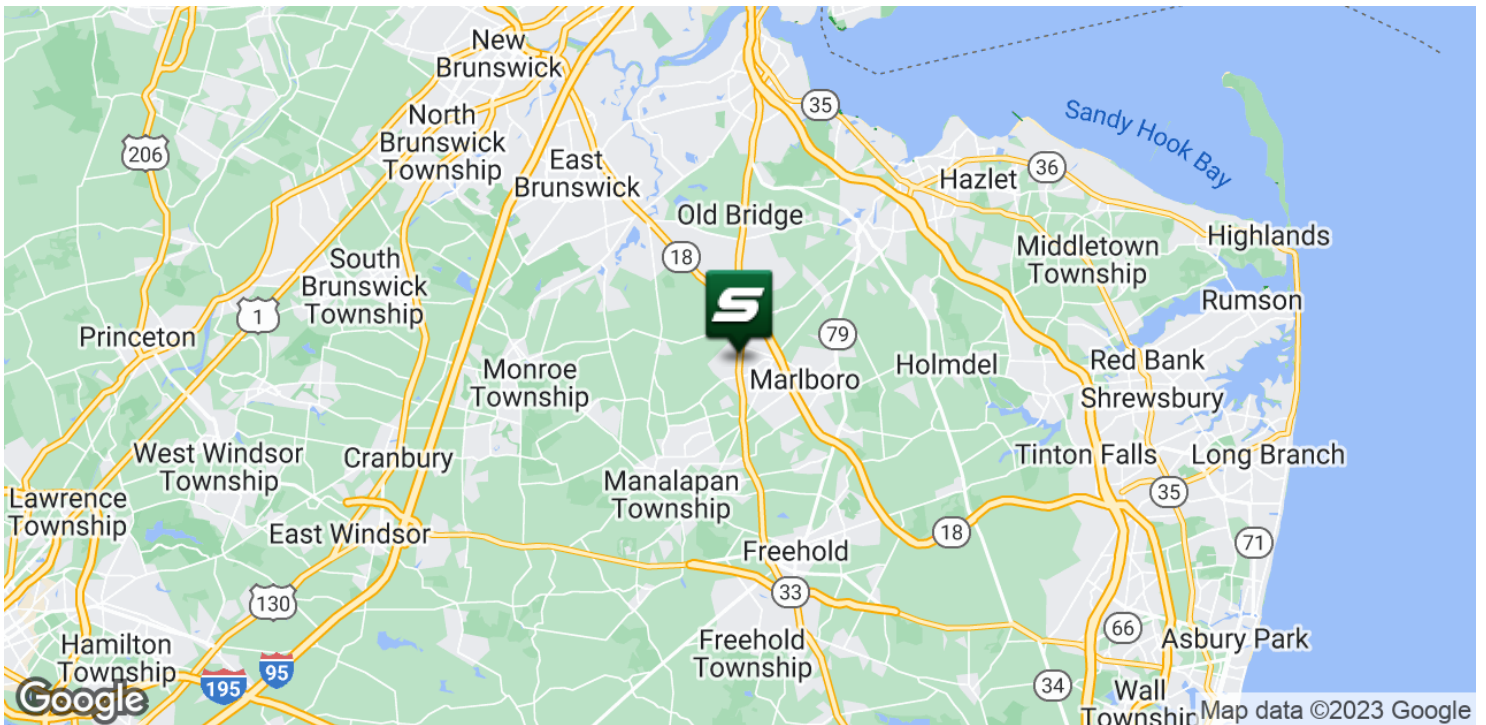
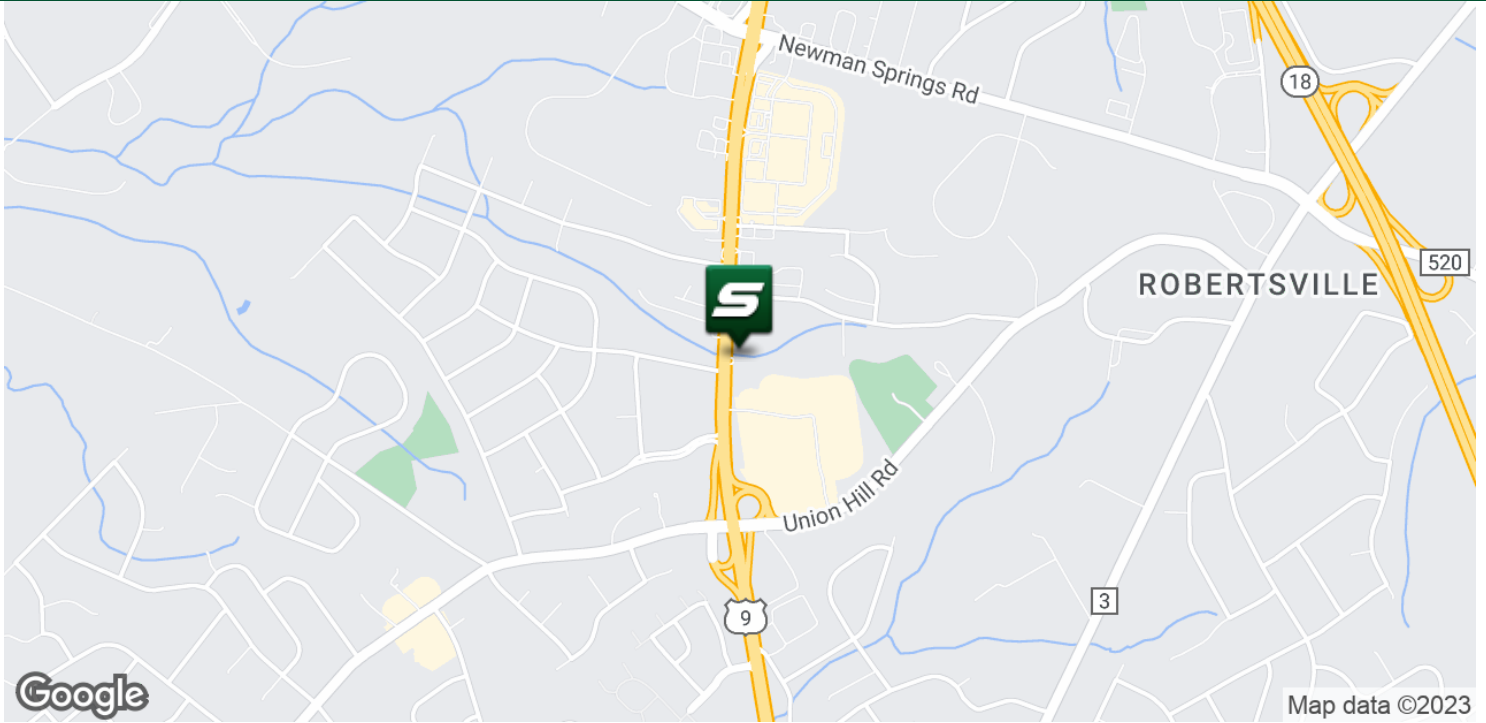
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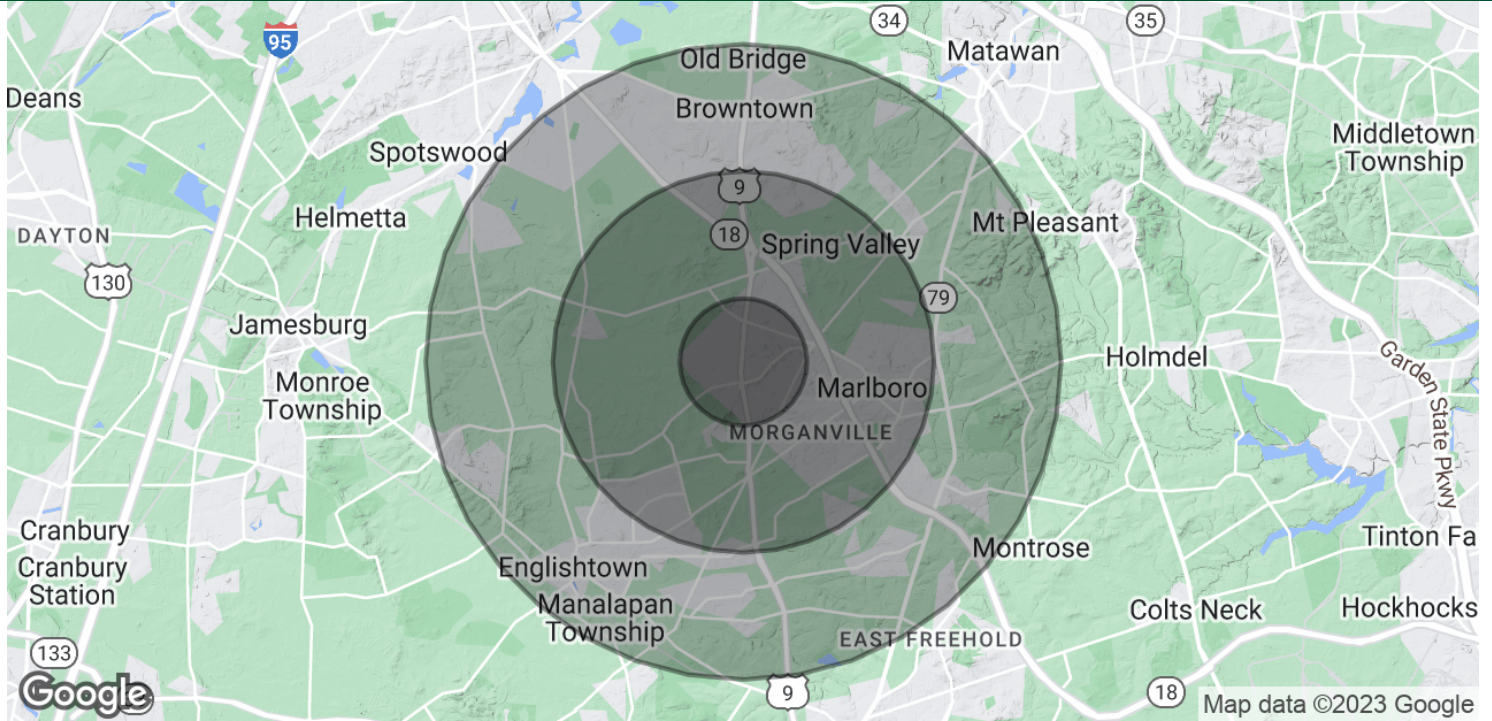
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,489	47,446	119,110
Average Age	45.1	44.7	44.0
Average Age (Male)	38.9	43.3	43.0
Average Age (Female)	47.8	44.5	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,163	17,651	43,847
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$141,796	\$154,038	\$145,932
Average House Value	\$787,790	\$575,243	\$534,059

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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