

FOR LEASE | RETAIL

HOME FASHION CENTER

520 Route 9 | Manalapan, NJ 07726



PROPERTY SUMMARY

Available SF:	
Lease Rate:	\$18.00 SF/yr
Lot Size:	7.02 Acres
Building Size:	40,000 SF
Year Built:	1989
Cross Streets:	US 9 & Pine Brook Road
Traffic Count:	63,515

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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PROPERTY OVERVIEW

Route 9 frontage for only \$18.00 PSF, NNN

LOCATION OVERVIEW

On heavily traveled Route 9 North, with easy access to Routes 33, 79, 18, 520 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- In an area of strong demographics
- Ample parking
- 12' ceiling height
- CAM charges are approximately \$7.00 PSF
- Join Blinds to Go, My Gym, Fan World, Gateway Carpet, Outlawz fitness, Aiello's Pizzeria, California Cold Coffee and others

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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Sitar
Realty Company



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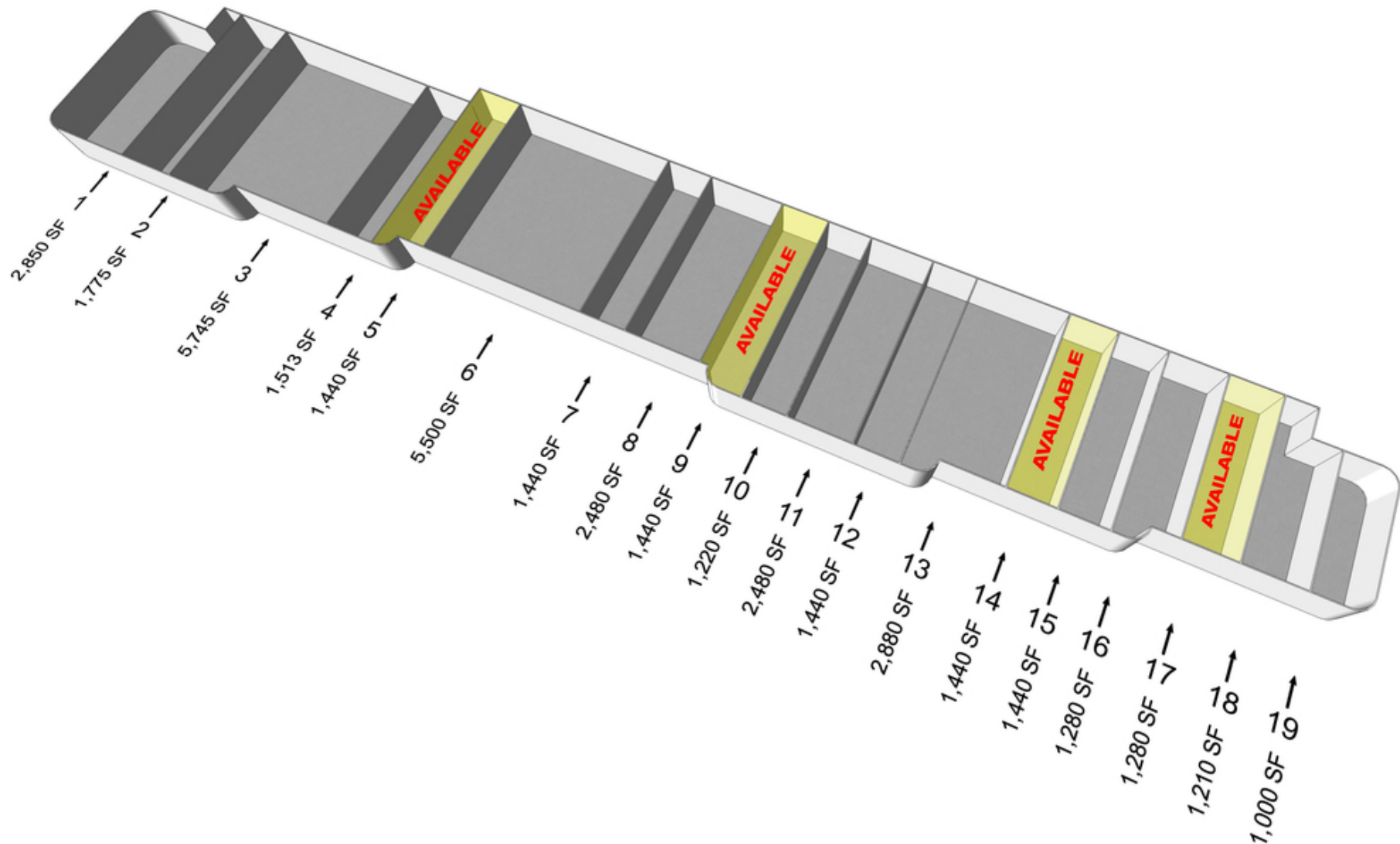
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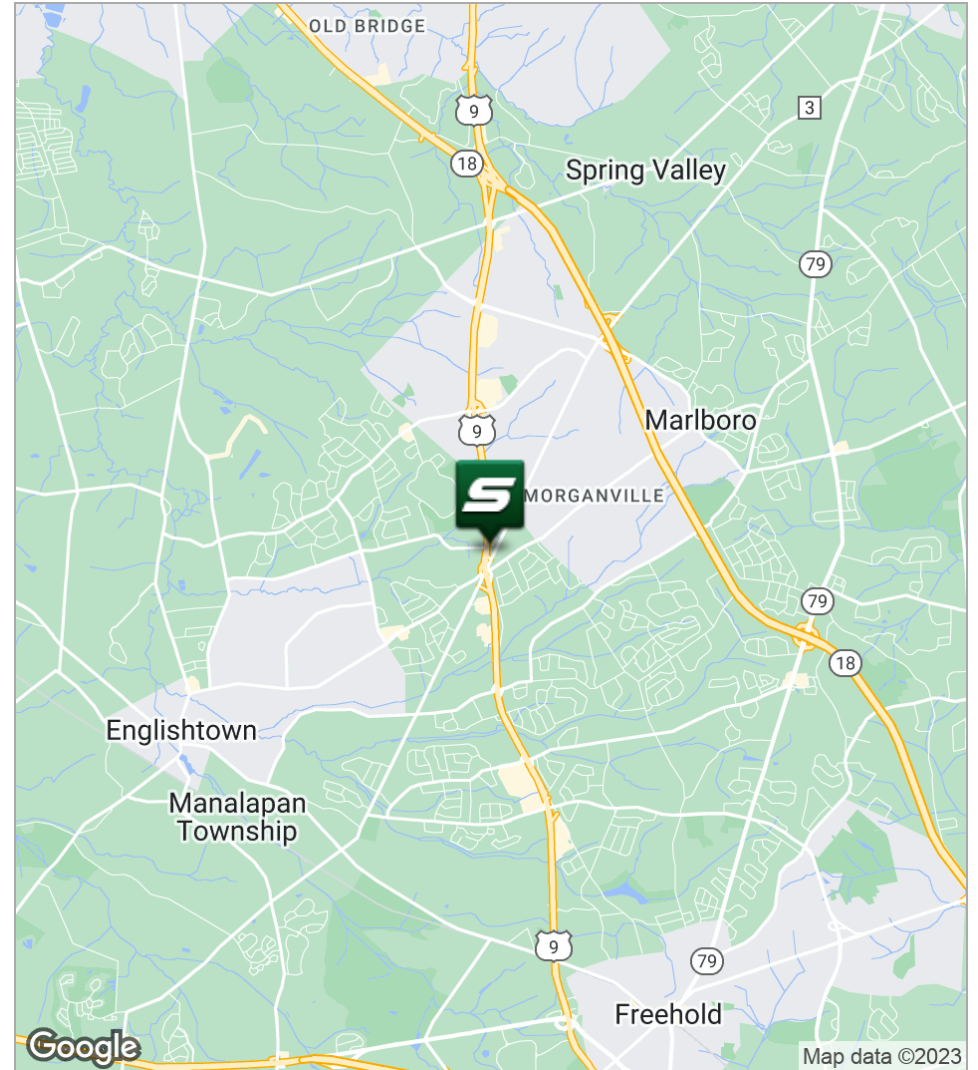


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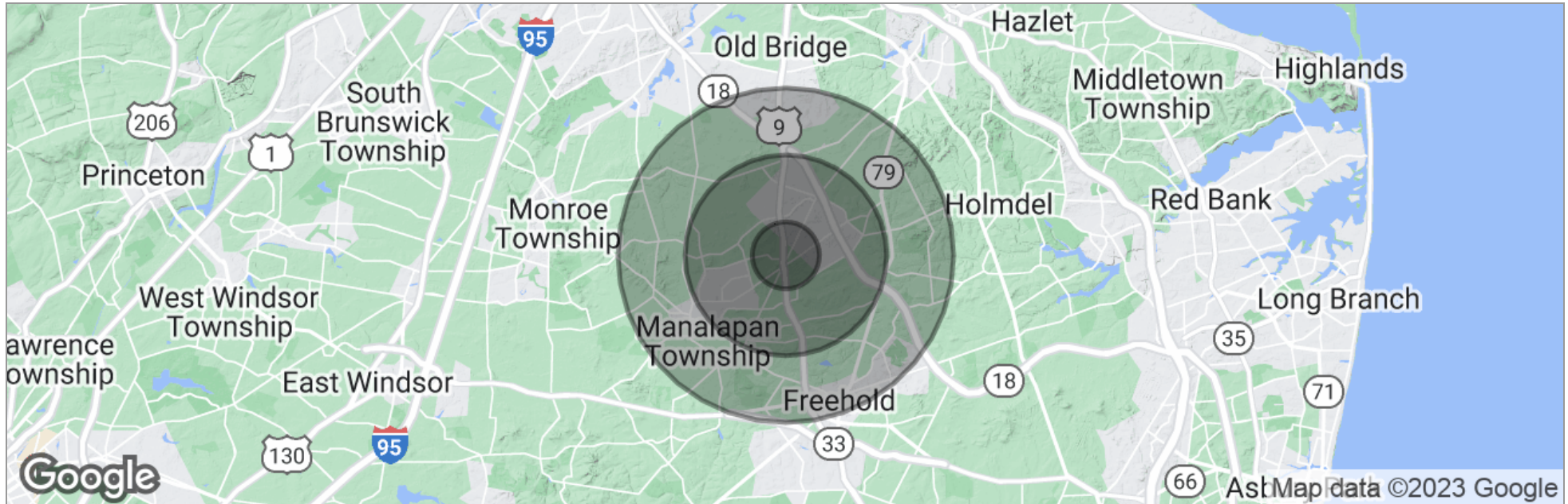


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	1 Mile	3 Miles	5 Miles
Total Population	7,310	52,502	124,109
Population Density	2,327	1,857	1,580
Median Age	47.3	42.5	40.0
Median Age (Male)	44.7	41.6	39.3
Median Age (Female)	49.0	43.2	40.6
Total Households	2,810	17,841	40,720
# of Persons Per HH	2.6	2.9	3.0
Average HH Income	\$103,275	\$130,805	\$126,014
Average House Value	\$512,591	\$514,672	\$488,422

* Demographic data derived from 2020 ACS - US Census

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