

FOR LEASE | RETAIL

RESTAURANT FOR LEASE

335 Route 9 South | Manalapan, NJ 07726



PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Building Size:	38,700 SF
Cross Streets:	Croydon Court & Prides Lane
Traffic Count:	57,078

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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PROPERTY OVERVIEW

Restaurant Space for Lease on Route 9 South

LOCATION OVERVIEW

On heavily traveled Route 9 South in an area of strong demographics. Easy access to Routes 18, 33, 79, 520, and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- 38,700 SF in three buildings, with an additional 8,682 SF proposed
- Excellent demographics
- Buildings A and C recently renovated
- Abundant parking
- Restaurant space has hood and walk in box; cooking appliances have been removed
- Existing tenants include a dance studio, preschool, restaurants, hair salon, pilates-kickboxing studio, clothing store, Totvill, House of Lash, Coldwell Banker, Knits Fabulous, Trinity Rehab, and Alazini, a Georgian bakery.

FOR MORE INFORMATION, PLEASE CONTACT:

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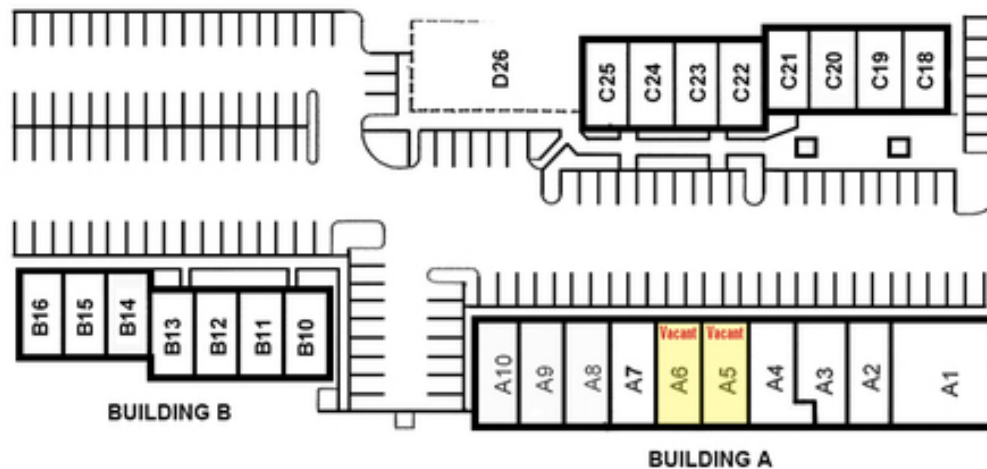


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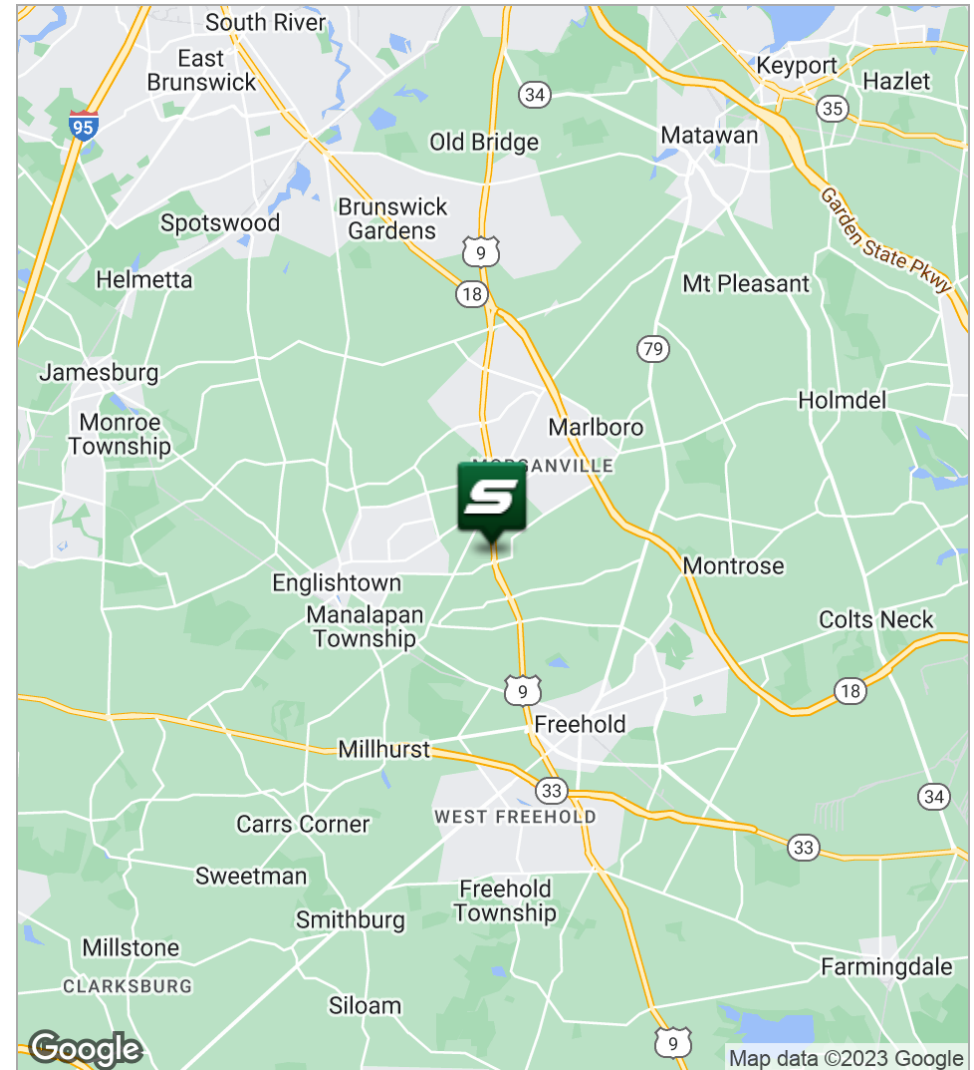
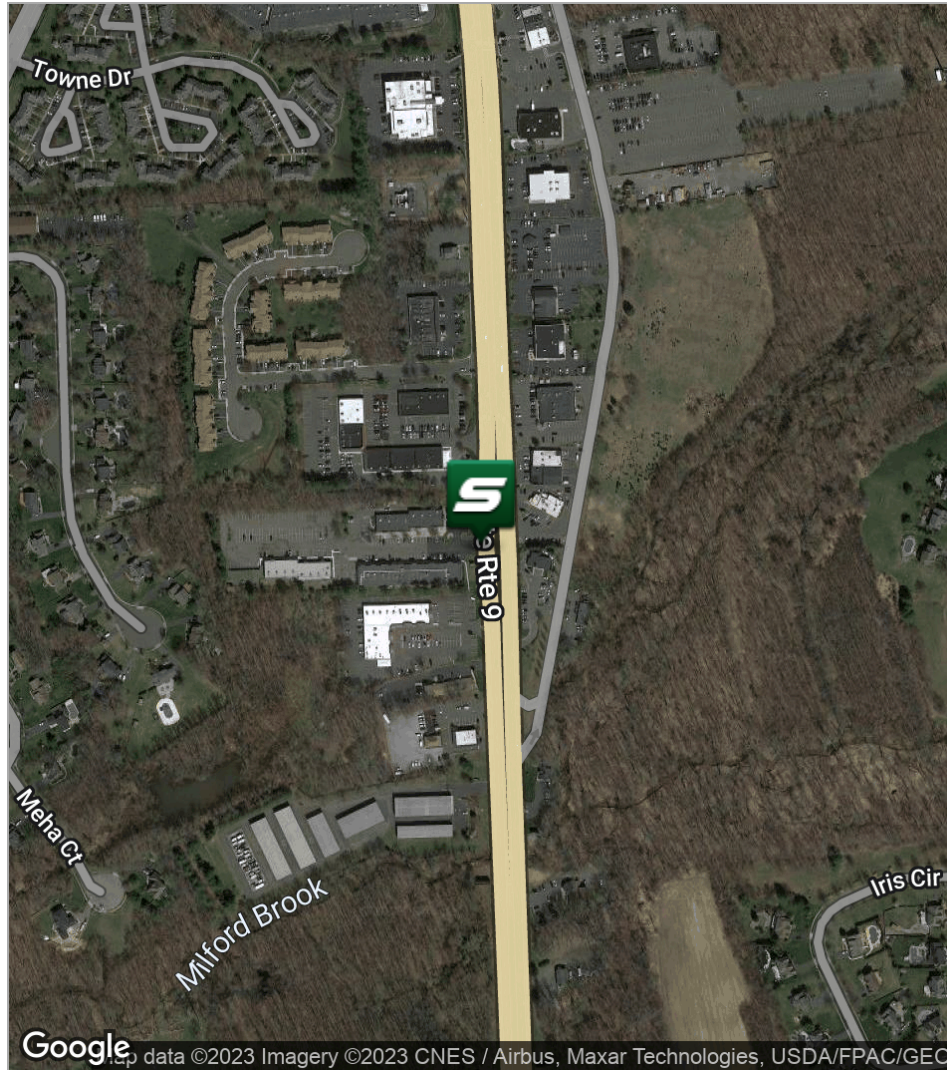


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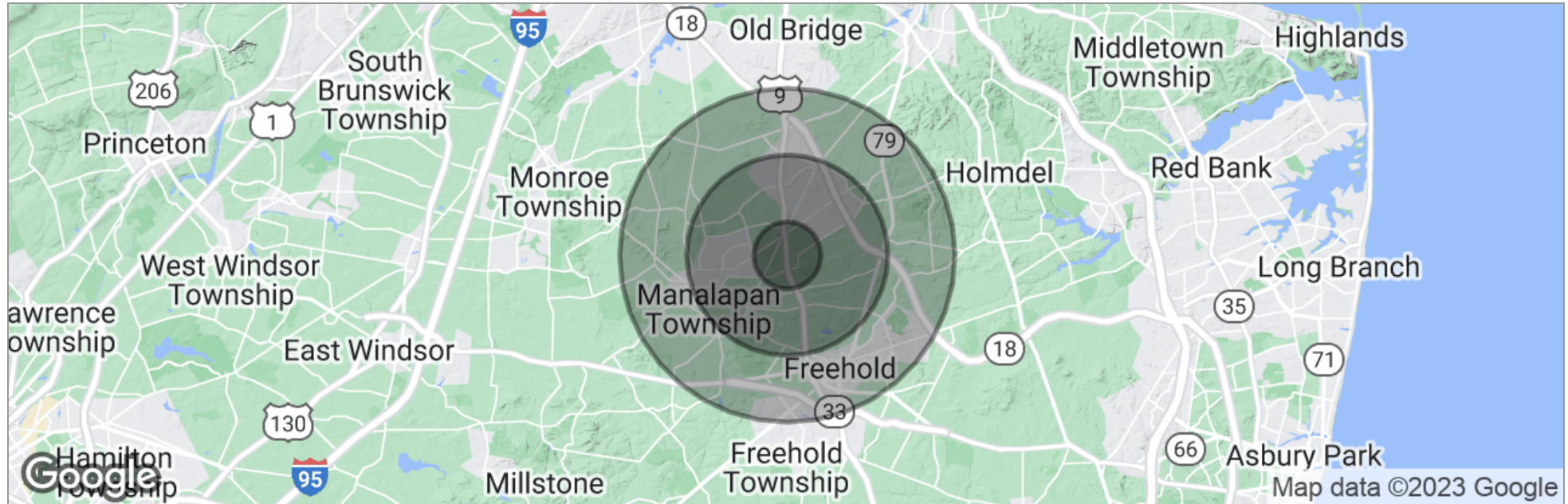


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	1 Mile	3 Miles	5 Miles
Total Population	6,415	53,019	125,889
Population Density	2,042	1,875	1,603
Median Age	40.0	42.5	40.0
Median Age (Male)	39.8	41.5	39.1
Median Age (Female)	40.1	43.3	40.6
Total Households	2,043	17,644	41,863
# of Persons Per HH	3.1	3.0	3.0
Average HH Income	\$132,032	\$129,929	\$122,735
Average House Value	\$501,529	\$517,097	\$486,095

* 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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