

FOR LEASE | LAND

# IDEAL SITE FOR RESTAURANT / FAST FOOD

**Sitar**  
Realty Company

196 Route 9 North | Marlboro, NJ 07746



## PROPERTY SUMMARY

Lease Rate:	Negotiable
Lot Size:	3.36 Acres
APN #:	30-00269-0000-00010 and 30-00269-0000-00011
Cross Streets:	Union Hill and Willow Lane

## PROPERTY OVERVIEW

Retail pad site for lease on Route 9 North. Rare liquor license available. Perfect for chain restaurant with liquor license or fast food.

## LOCATION OVERVIEW

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

## PROPERTY HIGHLIGHTS

- Perfect for a chain restaurant with liquor license or fast food restaurant
- 3.36 acres
- Great exposure with a traffic count of 63,000 VPD
- Very strong demographics
- In between two successful shopping centers in Marlboro
- Across the street from Whole Foods development
- Taxes \$32,535.02 (2018)
- Liquor license also available for purchase

FOR MORE INFORMATION, PLEASE CONTACT:

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Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | loelius@sitarcompany.com

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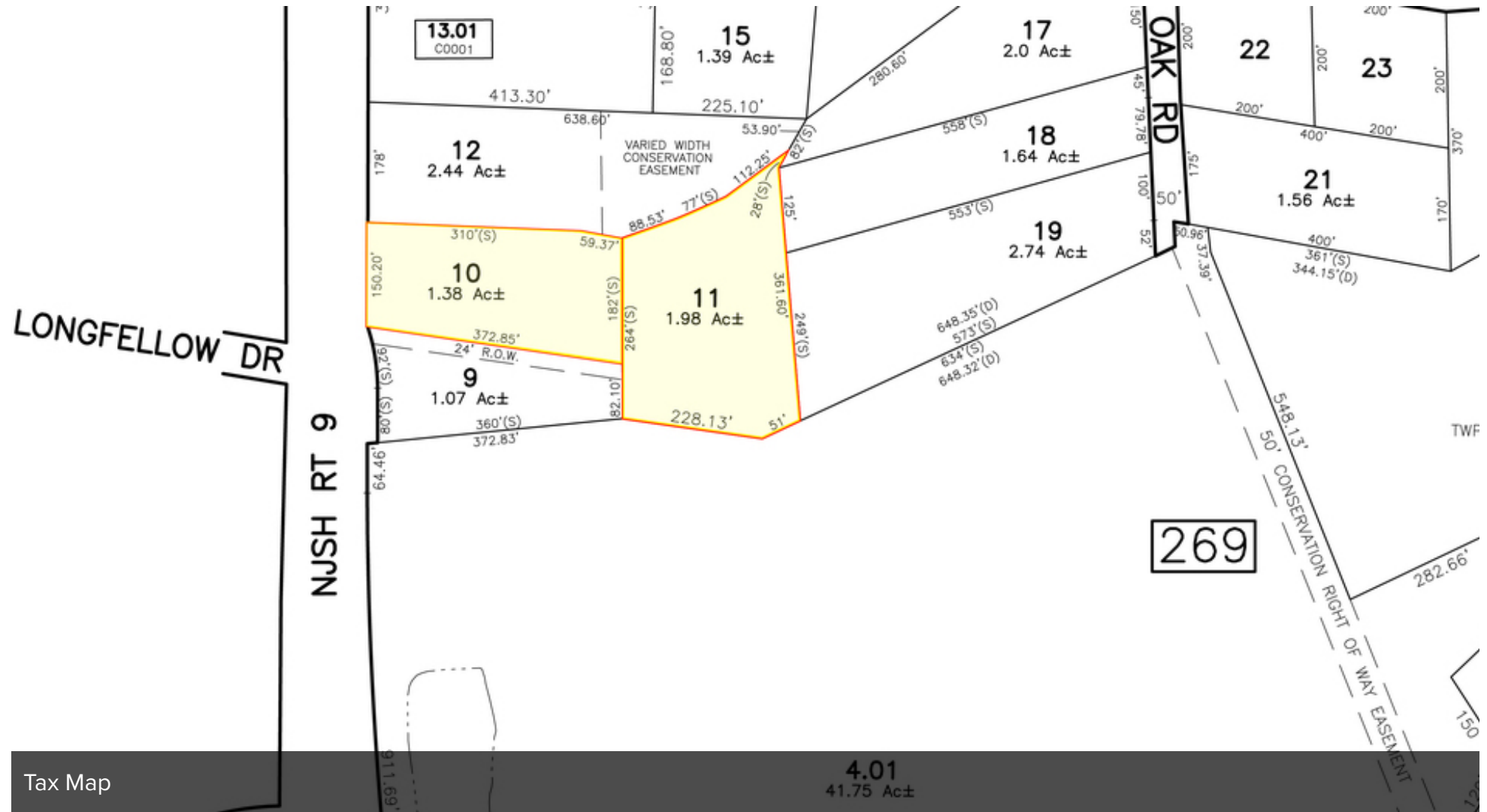
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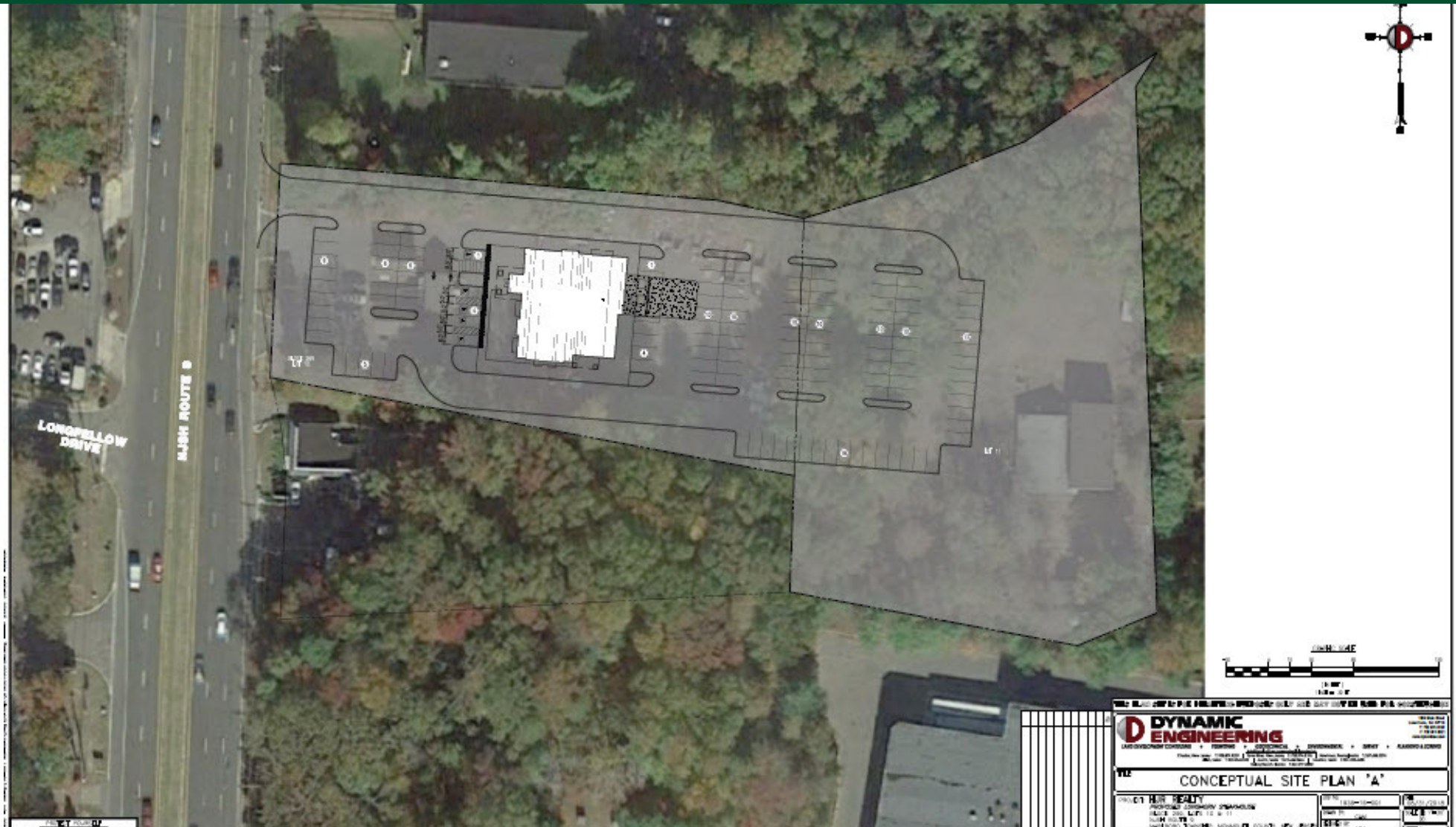


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Retail Businesses  
North of  
196 Route 9 North  
Marlboro, NJ



Retail Businesses  
South of  
196 Route 9 North  
Marlboro, NJ



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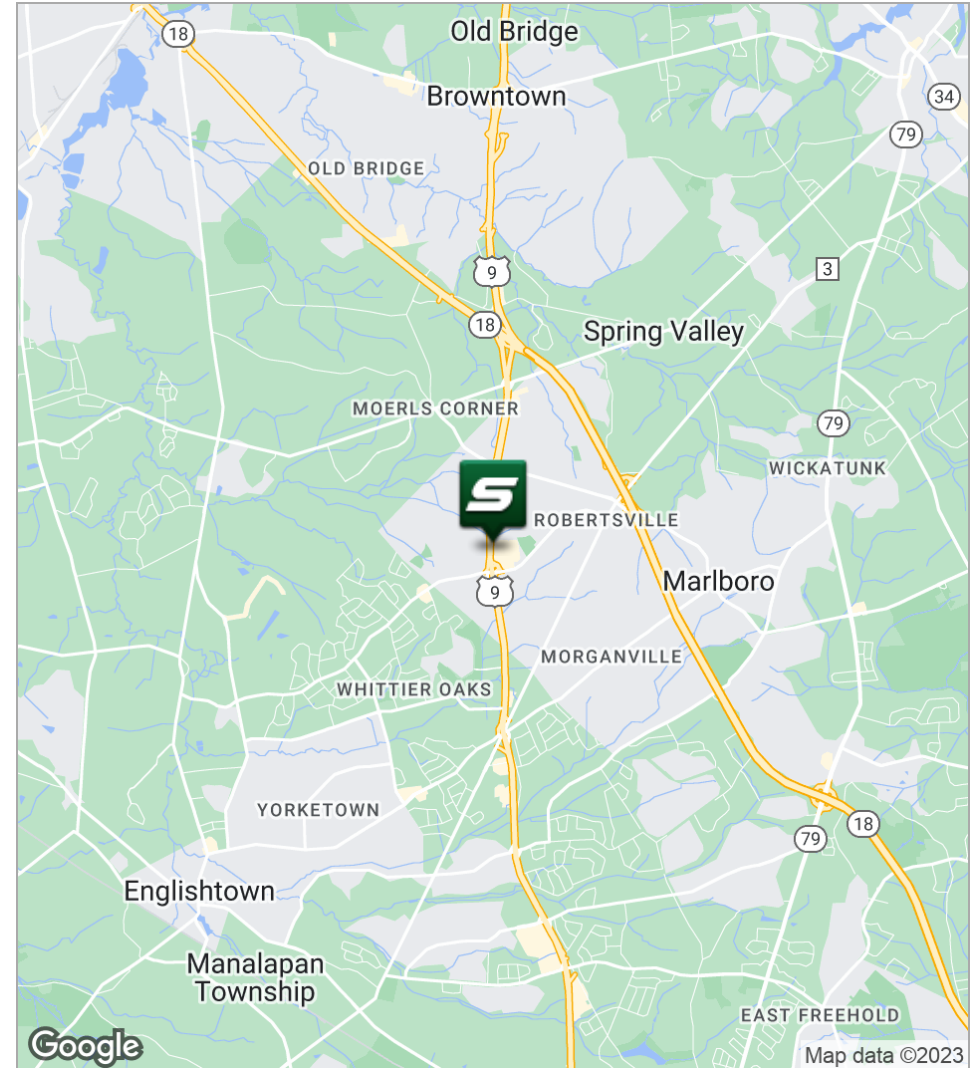
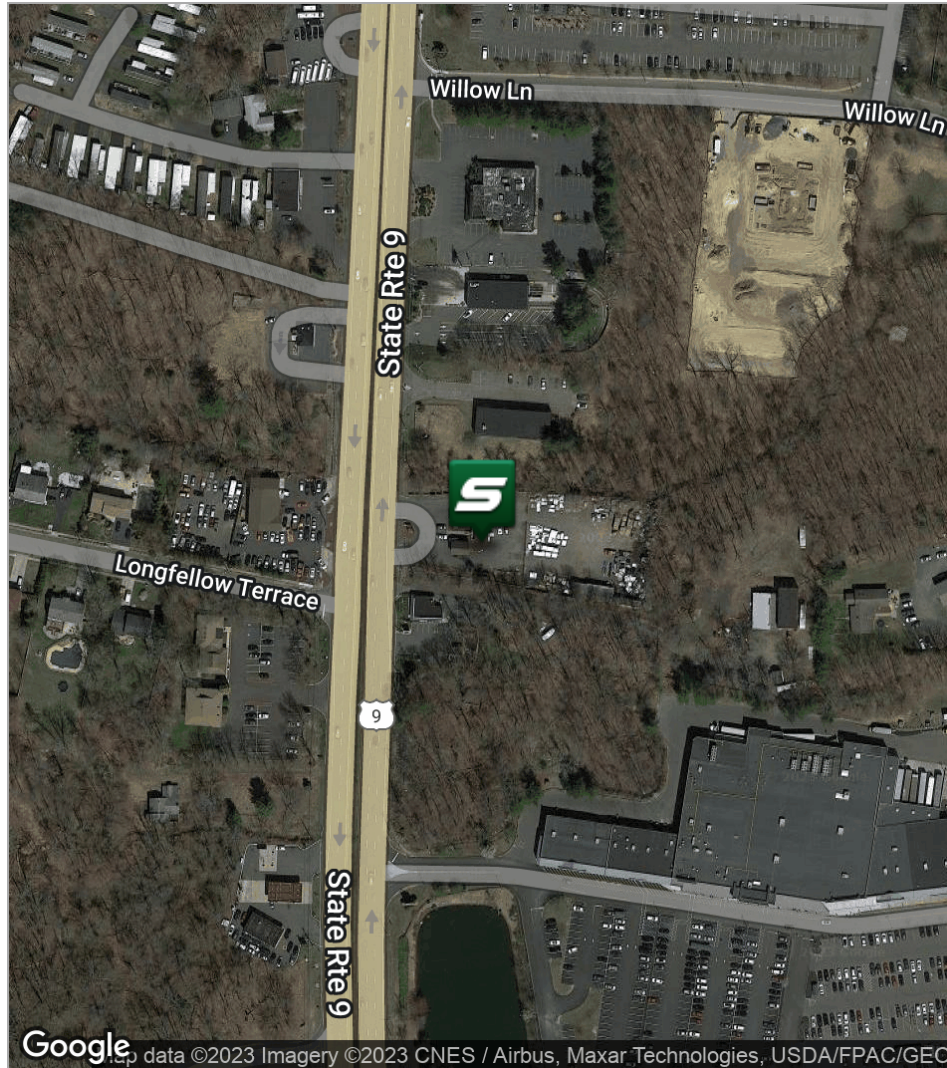


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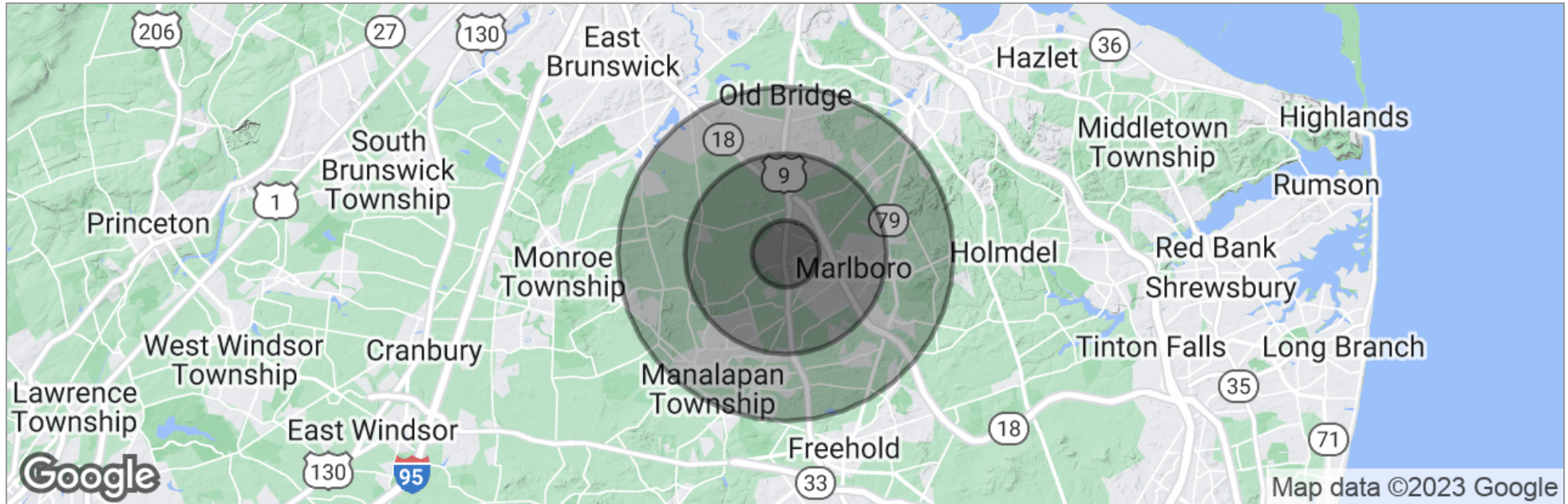


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	1 Mile	3 Miles	5 Miles
Total Population	5,489	47,446	119,110
Population Density	1,747	1,678	1,517
Median Age	45.1	44.7	44.0
Median Age (Male)	38.9	43.3	43.0
Median Age (Female)	47.8	44.5	44.2
Total Households	2,163	17,651	43,847
# of Persons Per HH	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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