

## PREEMINENT LOCATION ON RT. 9, Marlboro NJ

Can be divisible Approx. 31,563 SF FREESTANDING RETAIL BUILDING Common Parking Shared with 30,000 SF 100% Occupied Retail Strip Center



425-455 Route 9, Marlboro NJ Block: 288, Lot: 374

\$14.00 SF NNN Taxes: \$66,770 (2018)

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# COMMERCIAL REALTYLLC.

#### **NATIONAL RETAILERS**



- Possible division from 10,000-31,563 SF
- **Approx. 63,000 Vehicles Per Day**



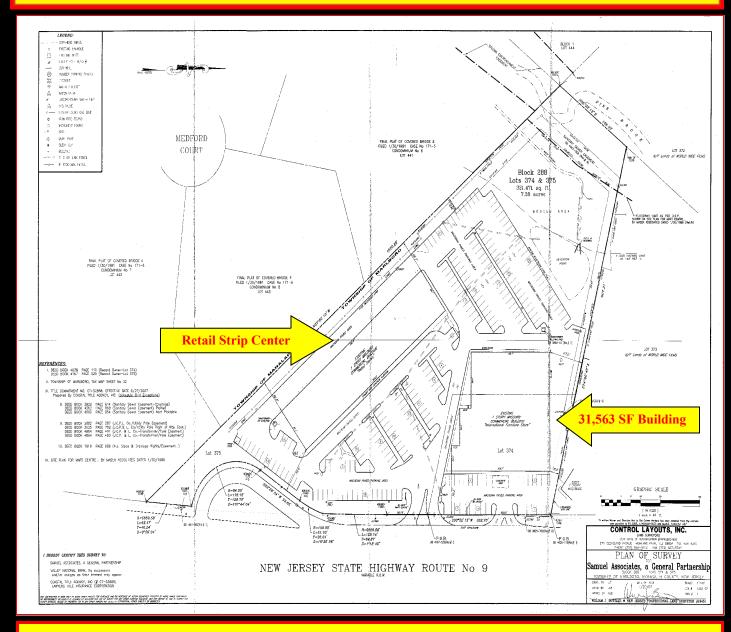
#### **CALL FOR PRICING & APPOINTMENT**

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# EROLL COMMERCIAL REALTYLLS.



### **SITE PLAN**

# Additional Parking on Side & Rear of the Building

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# EROLL COMMERCIAL REALTYLLS.

## Demographics 425-455 Rt. 9 Marlboro NJ

Approximate	1 Mile	3 Miles	5 Miles
Total Population: Adult	6,000	48,800	127,000
Household Income: Average	\$146,800	\$126,700	\$126,483



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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.