

KROLL

COMMERCIAL REALTY_{LLC.}

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)

Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com

Dean Matuszewicz @732-613-8100 ext.13
dmatuszewicz@krollcommercial.com

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 thereof 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.

KROLL

COMMERCIAL REALTY L.L.C.

NATIONAL RETAILERS

- Call Dean Matuszewicz for Pricing
- Possible division from 10,000-31,563 SF
- Approx. 63,000 Vehicles Per Day
- Total Site 7.48 Acres
- Tailgate In Rear For Deliveries
- Large Free Standing Pylon Sign
- Approx. 250 Feet of Frontage
- Close to Intersection for U-turn



CALL FOR PRICING & APPOINTMENT

Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com

Dean Matuszewicz @732-613-8100ext.13
dmatuszewicz@krollcommercial.com

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.

KROLL

COMMERCIAL REALTY_{LLC.}

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



CALL FOR PRICING & APPOINTMENT

Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com

Dean Matuszewicz @732-613-8100 ext.13
dmatuszewicz@krollcommercial.com

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 thereof 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.

KROLL

COMMERCIAL REALTY_{LLC}

Confidentiality & Disclaimer

All material and information received or derived from Kroll Commercial Realty, LLC and/or any affiliated individual/party are provided without warranty or guarantee as to completeness or accuracy, compliance or lack of compliance with applicable governmental requirements, developability, condition, or suitability, past, current, projected financial performance of the property, intended use or any and all other matters. Information furnished by Kroll Commercial Realty, LLC, including affiliated individuals, is not a substitute for a party's active conduct of its own due diligence.

All individuals, parties, and/or entity are urged to verify all information and to conduct their own research and/or inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by consulting appropriate independent professionals. Kroll Commercial Realty, LLC, and/or any affiliated individual/party do not serve as a financial advisor of any nature. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may not reflect actual performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.