

# **KROLL**

## **COMMERCIAL REALTY L.L.C.**

**Available For Lease**  
**10,000 Square Feet - Single Story**  
**Formerly The Learning Experience Daycare Center**  
**3538 Route 9 Freehold—High traffic location**



- **10,000 sf Single Story - perfect for Medical/Office/Daycare**
- **Abundant Parking**
- **Several Access points from Busy Route 9**
- **Close proximity to Route 33, Route 195, Freehold Raceway Mall, and Centrastate Medical Center**
- **Relatively new construction**
- **Co-tenants include Verizon Wireless, Jersey Mike's, Golden Corral, Provident Bank**

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

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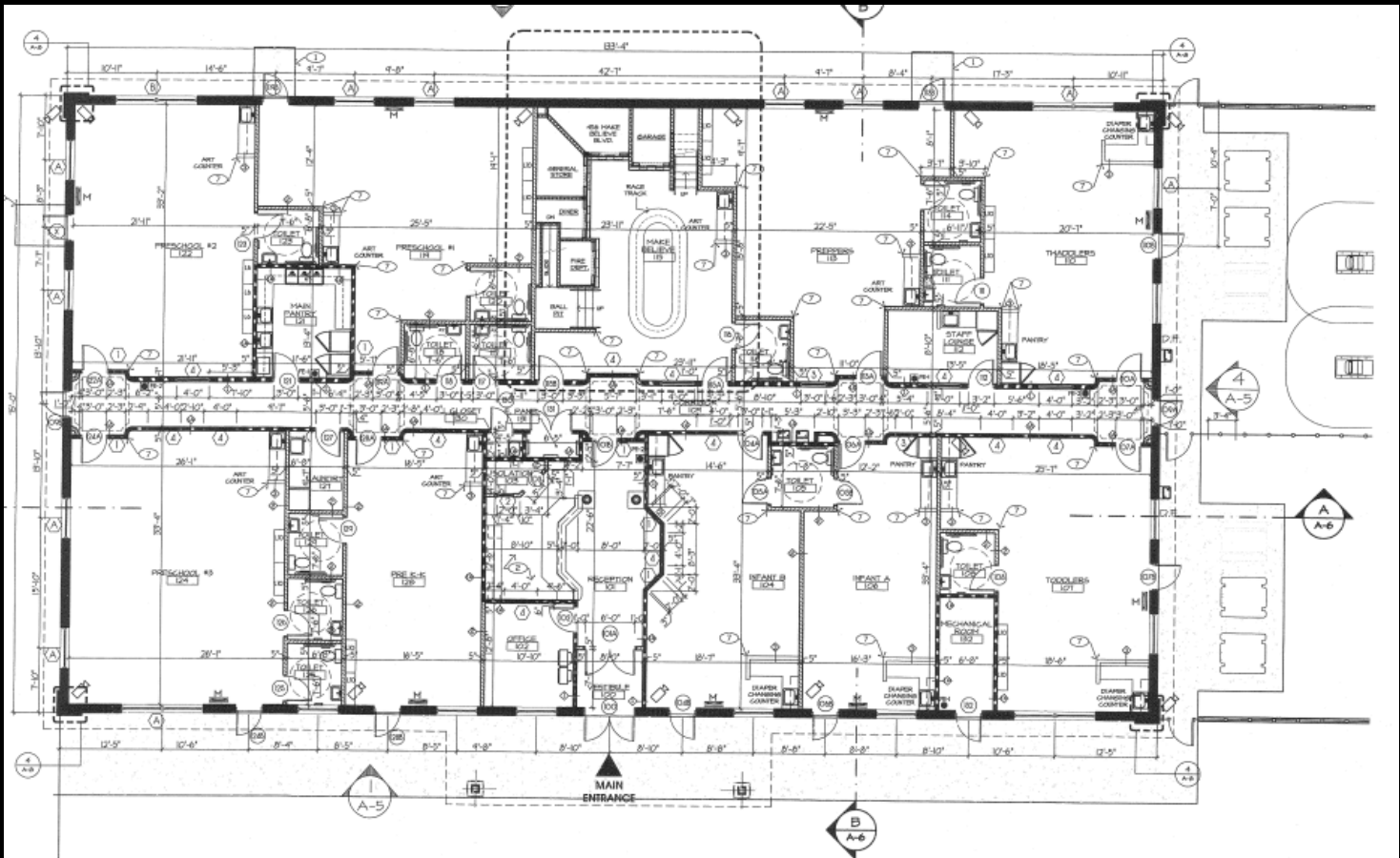
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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



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**3538 U.S. 9 Freehold NJ  
Block 71, Lot 19  
Call for More Details and Pricing**

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Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,449	47,674	87,796
2023 Population:	7,357	47,340	87,541
Pop Growth 2018-2023:	(1.24%)	(0.70%)	(0.29%)
Average Age:	38.40	39.80	39.80
Households			
2018 Total Households:	2,551	17,267	30,183
HH Growth 2018-2023:	(1.41%)	(0.84%)	(0.38%)
Median Household Inc:	\$94,140	\$84,544	\$101,395
Avg Household Size:	2.90	2.70	2.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$414,789	\$331,644	\$410,449
Median Year Built:	1973	1982	1985

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