

KROLL

COMMERCIAL REALTY L.L.C.

NNN INVESTMENT PROPERTY FOR SALE **PRIME LOCATION ON RT. 9** ***PROPERTY & BUILDING ONLY*** ***DUNKIN WILL REMAIN AS TENANT***



- Brand New to Market
- +/-2,600 SF AND +/-2,600 SF Basement
- True NNN Lease with a New 20-Year Lease Term. Dunkin Donuts Will Remain As a Tenant
- On Highly-Traveled Rt.9 and 1 mile from NJ Parkway Entrance.
- Successful Dunkin Donuts Location for 19 Years.
- Private Office, Storage & Fridge in Basement
- Easy Access and Fantastic Exposure
- +/- 348 Feet of Highway Frontage
- Separate Entrance for Deliveries
- ≈85,000 Daily Traffic count
- Abundant Parking



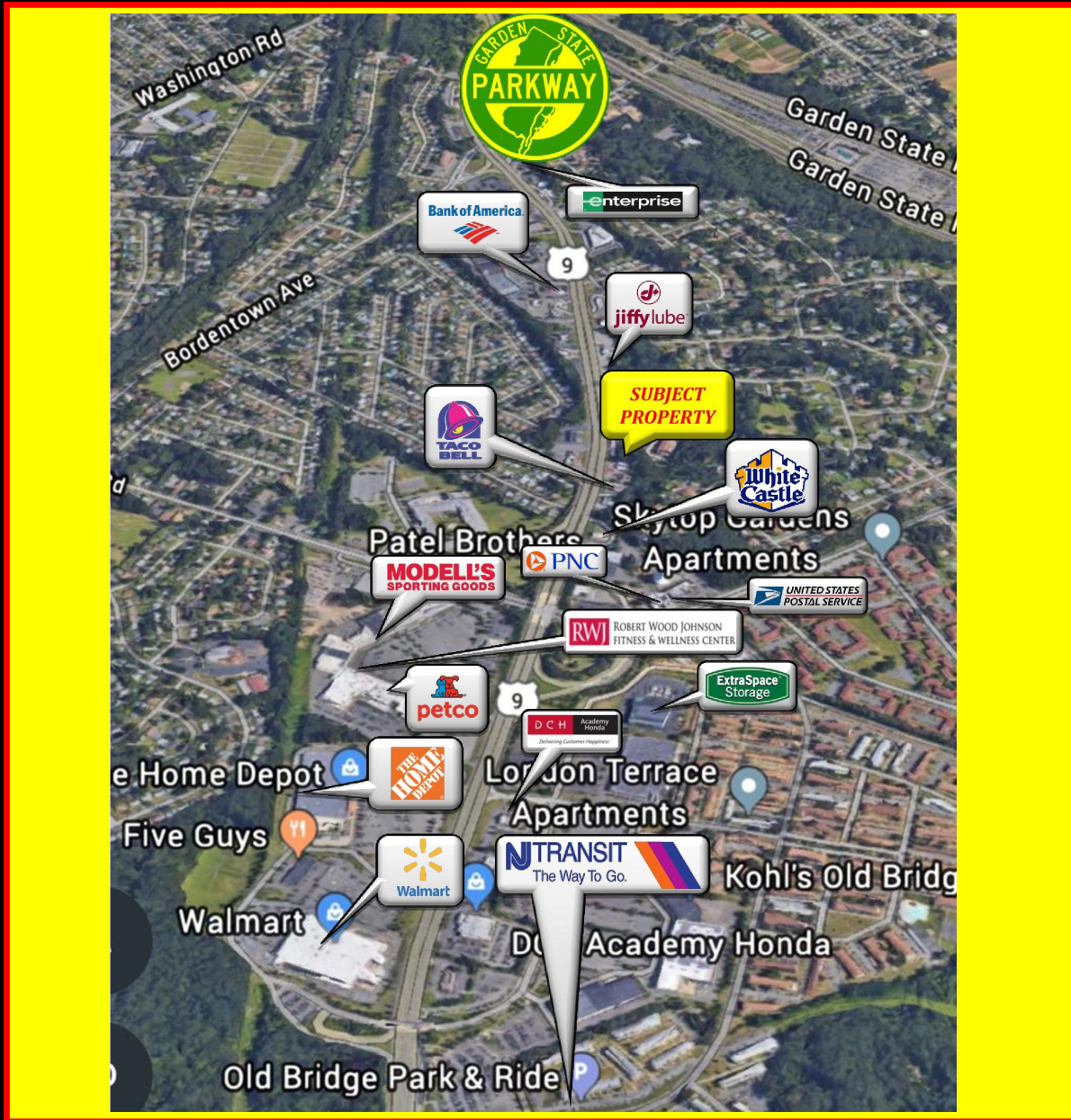
Adrian Kroll @732-613-8100 ext.16
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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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973 ROUTE 9 NORTH BOUND, SAYERVILLE
Block 440, Lot 2.05

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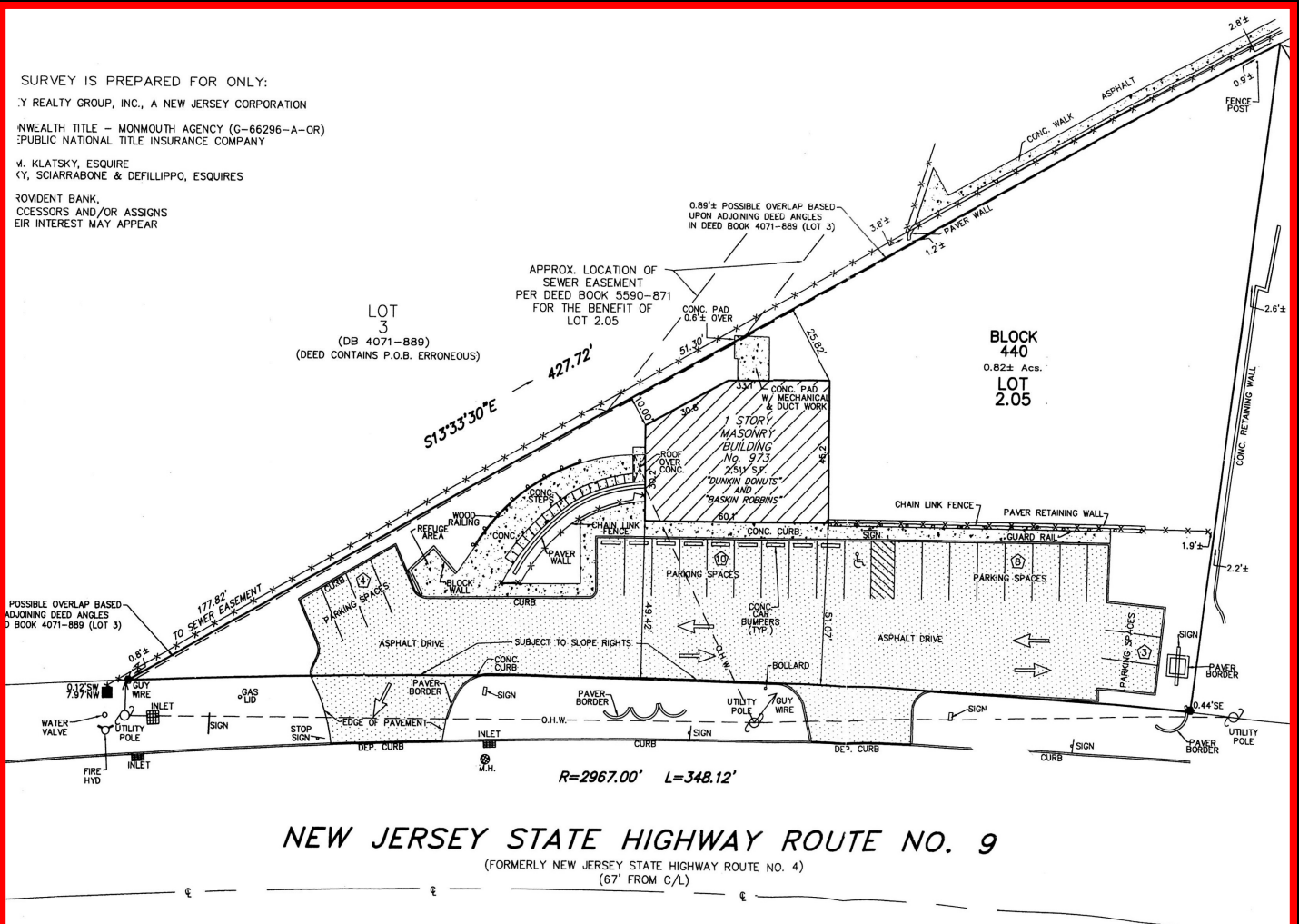
SURVEY IS PREPARED FOR ONLY:

PROPERTY REALTY GROUP, INC., A NEW JERSEY CORPORATION

NEW JERSEY TITLE - MONMOUTH AGENCY (G-66296-A-OR)
PUBLIC NATIONAL TITLE INSURANCE COMPANY

BY: K. KLATSKY, ESQUIRE
AND: M. SCIARRABONE & DEFILLIPPO, ESQUIRES

NO EVIDENT BANK,
EASEMENTS AND/OR ASSIGNS
OR OTHER INTEREST MAY APPEAR



973 Route 9, Sayreville

Block 440 Lot 2.05

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Demographics for 973 Route 9, Sayreville

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	16,756	60,792	204,440
2019 Total Employees	5,458	27,487	45,082
2019 Household Income: Average	\$103,807	\$85,869	\$91,001



- **2018 Taxes:**
\$27,600.00
- **Zoned: B-3**
- **Lot is .82 AC**
- **25 Parking Spots**

CALL FOR PRICING & APPOINTMENT

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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.