

KROLL

COMMERCIAL REALTY_{LLC.}

PREEMINENT LOCATION ON RT. 9, Marlboro NJ
31,563 SF FREESTANDING RETAIL BUILDING AVAILBLE
Site Shared with 30,000 SF 100% Occupied Retail Strip Center



- Rent \$14.00 SF NNN + Utilities "AS IS"
- NNN Charges are approx. \$4.50
- Will Divide (Available from 6,000-31,563 SF)
- Approx. 63,000 VPD
- Total Site 7.48 Acres
- Tailgate In Rear For Deliveries
- Large Free Standing Pylon Sign
- Approx. 15 foot Ceiling Heights
- Close to Intersection for U-turn



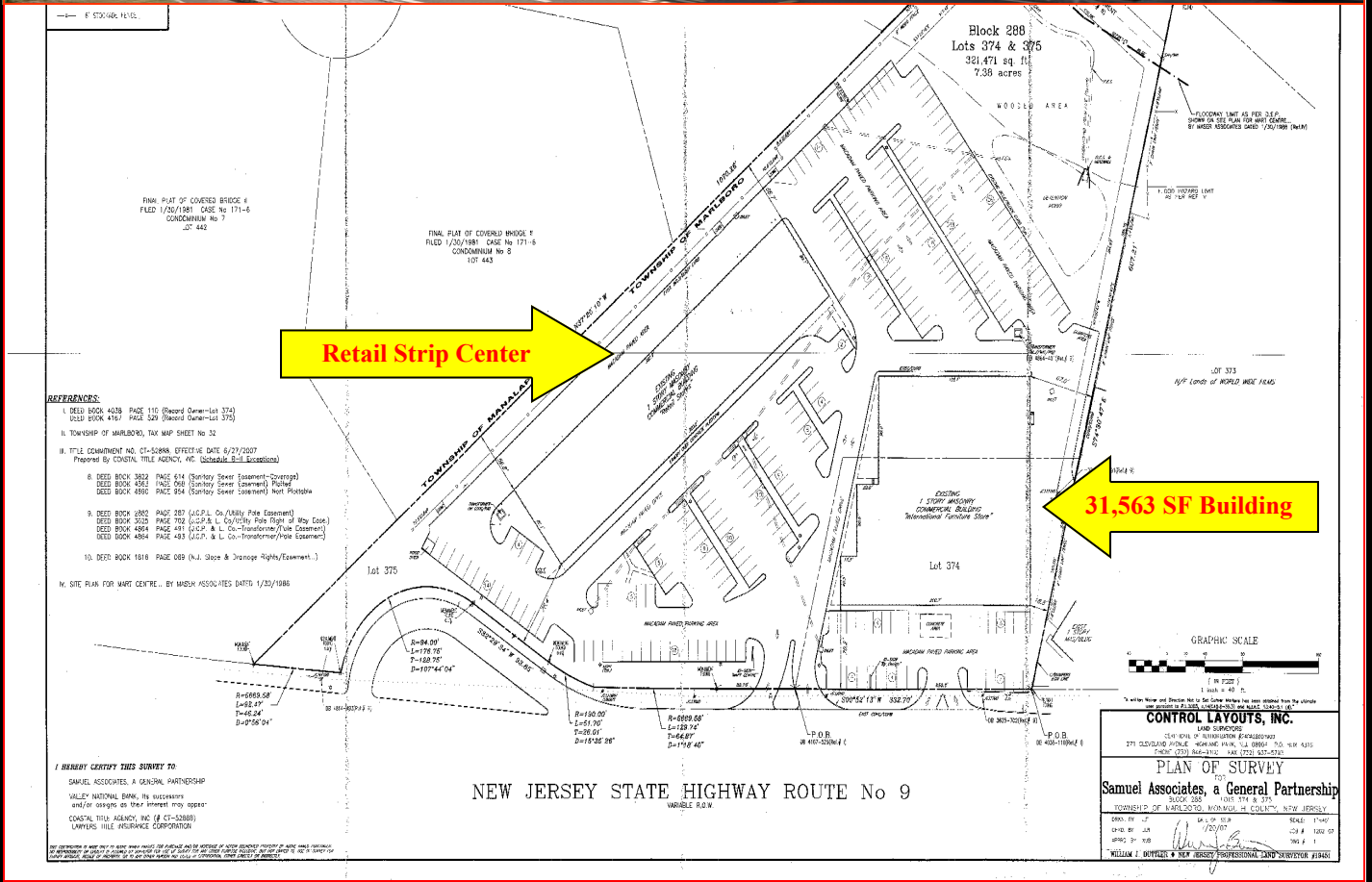
425-455 Route 9, Marlboro NJ
Block: 288, Lot: 374

Eric Starker Or Adrian Kroll @732-613-8100
estarker@krollcommcial.com or akroll@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.

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SITE PLAN

Additional Parking on Side & Rear of the Building

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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

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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.