

957 Route 33
Monroe Twp, NJ

Available for Lease:
+ 13,800 SF, Quick Service PAD, and
Freestanding Childcare



- Redevelopment of 13,800 SF building.
- New PAD Site for QS Restaurant with drive-thru, and New Proposed Daycare.
- At the signaled intersection with new residential growth in immediate proximity.
- Route 33 Commuter/Commerce Route to NJ Turnpike (1.5 miles).
- Spending by consumers within 3-miles exceeds \$500 Million.*
- Seeking: Quick Service Restaurant with Drive Thru, Daycare/Childcare Center, Salon, Restaurant (Pizza, Delicatessen, other), Health Care, and more.

*ESRI 2023

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	8,076	30,497	69,223
HH INCOME	\$168,516	\$154,147	\$148,656
DAYTIME POP	4,923	22,901	69,239
PROPOSED GLA	30,800 SF		
TRAFFIC COUNT	ROUTE 33 - 29,698 CARS PER DAY APPLEGARTH RD. - 3,455 CARS PER DAY		

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Feb 21, 24

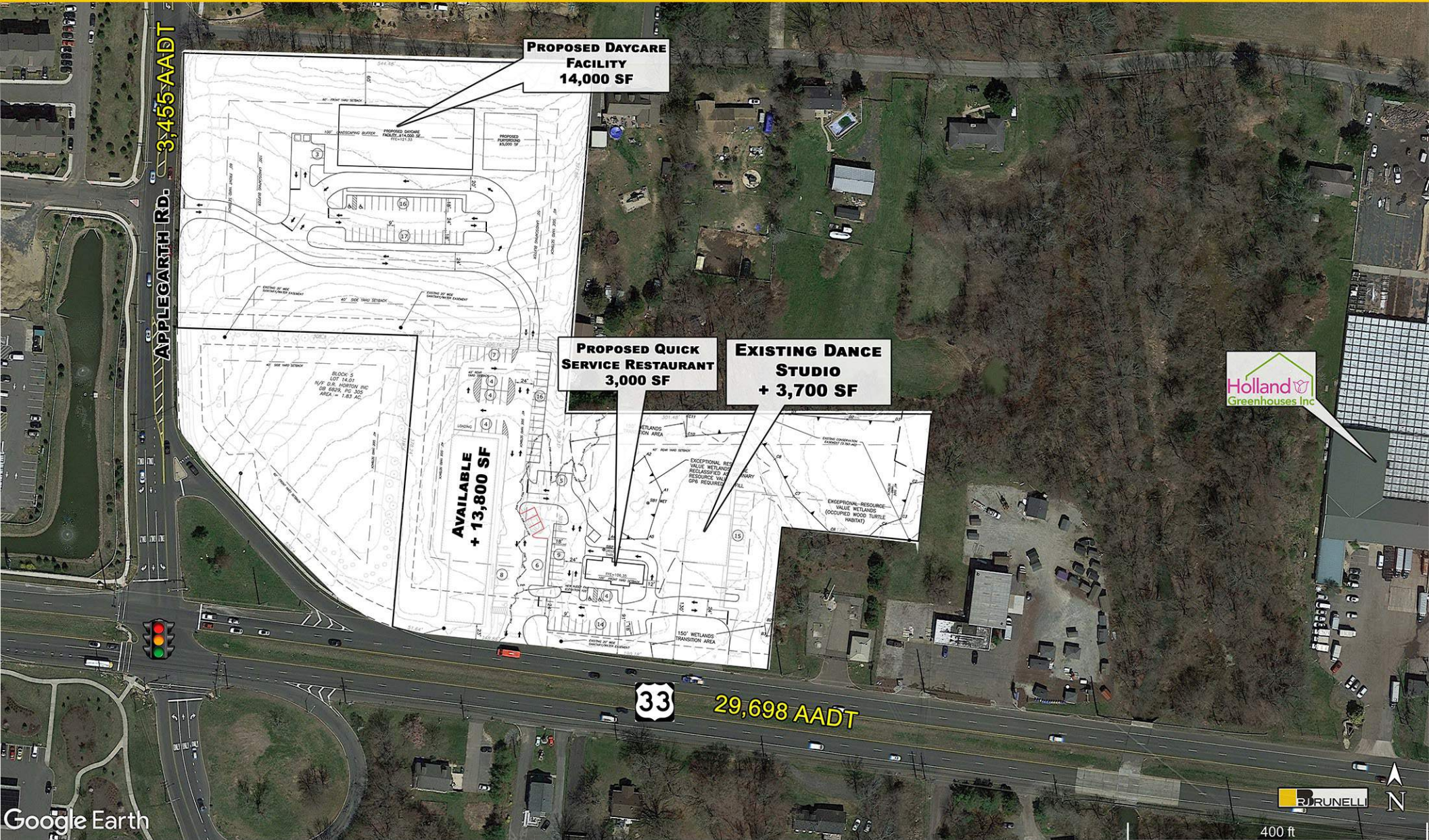


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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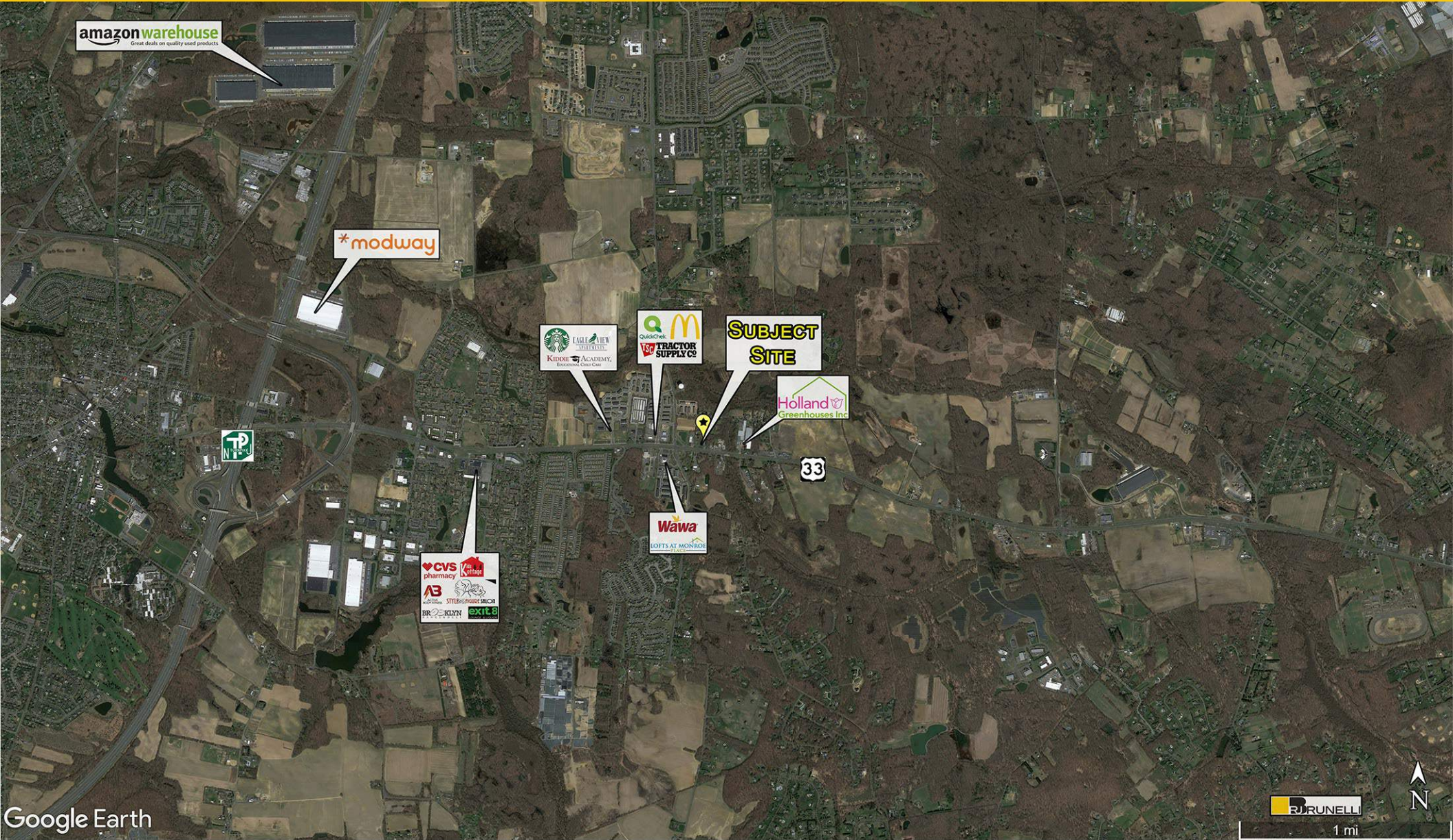


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Google Earth



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