FOR SALE OR LEASE

39 MILL ROAD

MATAWAN, NJ



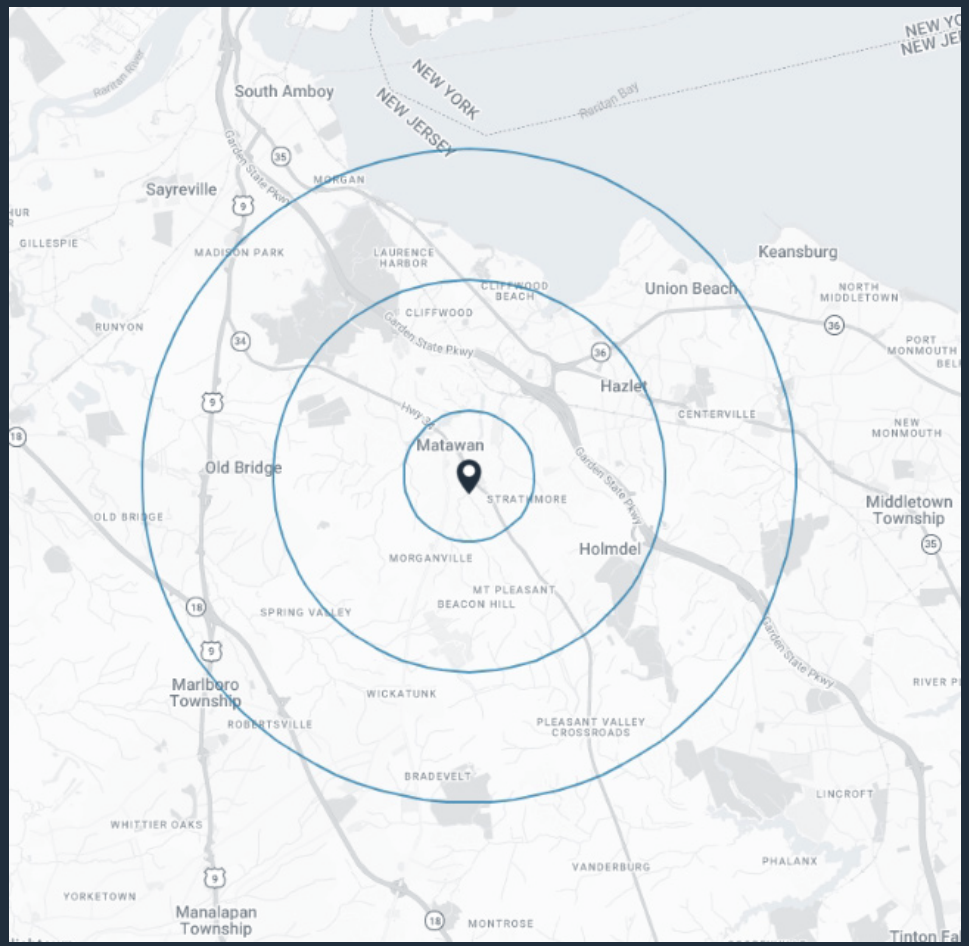
EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

39 MILL ROAD

Prominent freestanding retail building with excellent visibility and signage opportunities.



TRAFFIC COUNTS

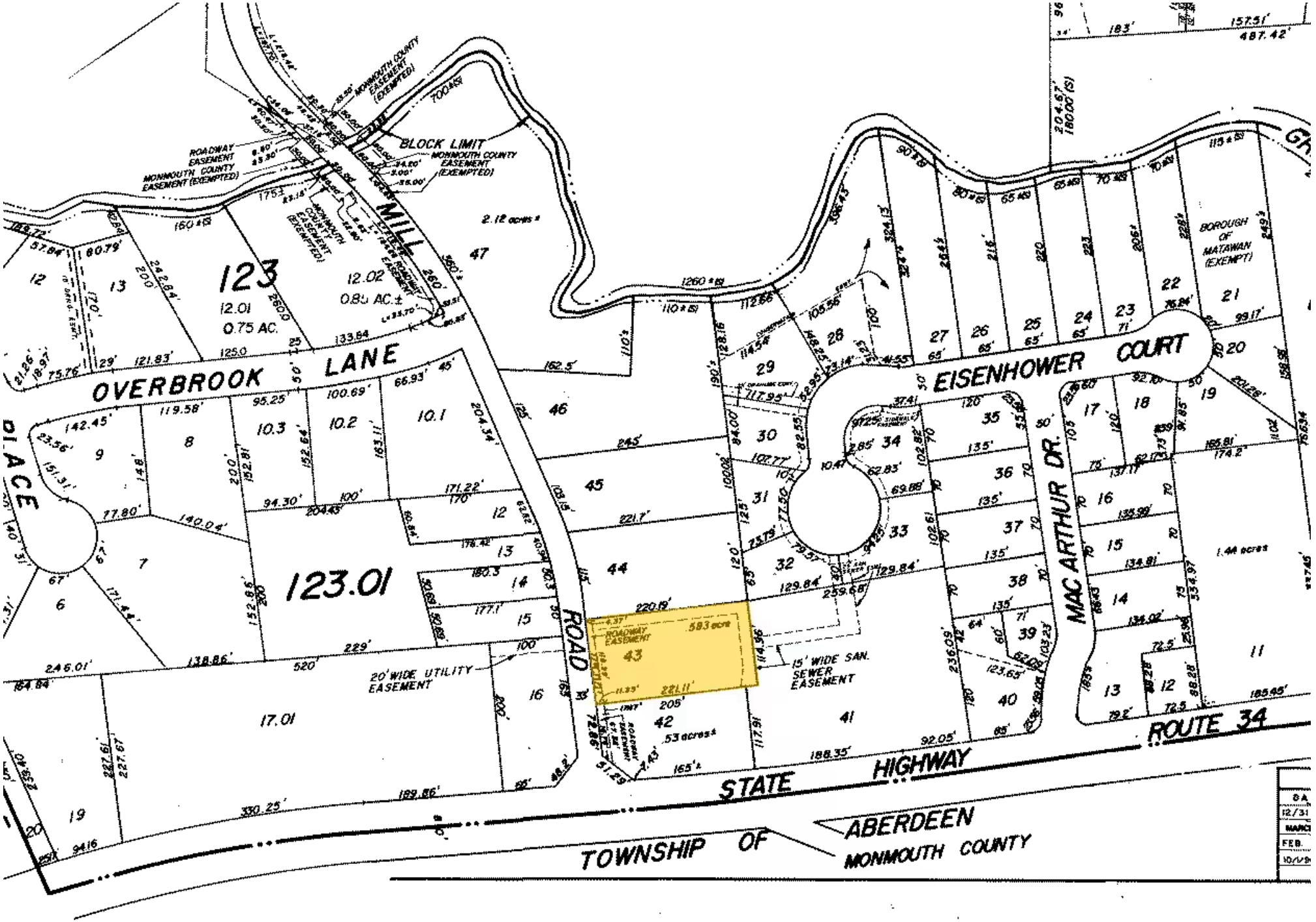
NJ-34	19,269 AADT

PROPERTY OVERVIEW

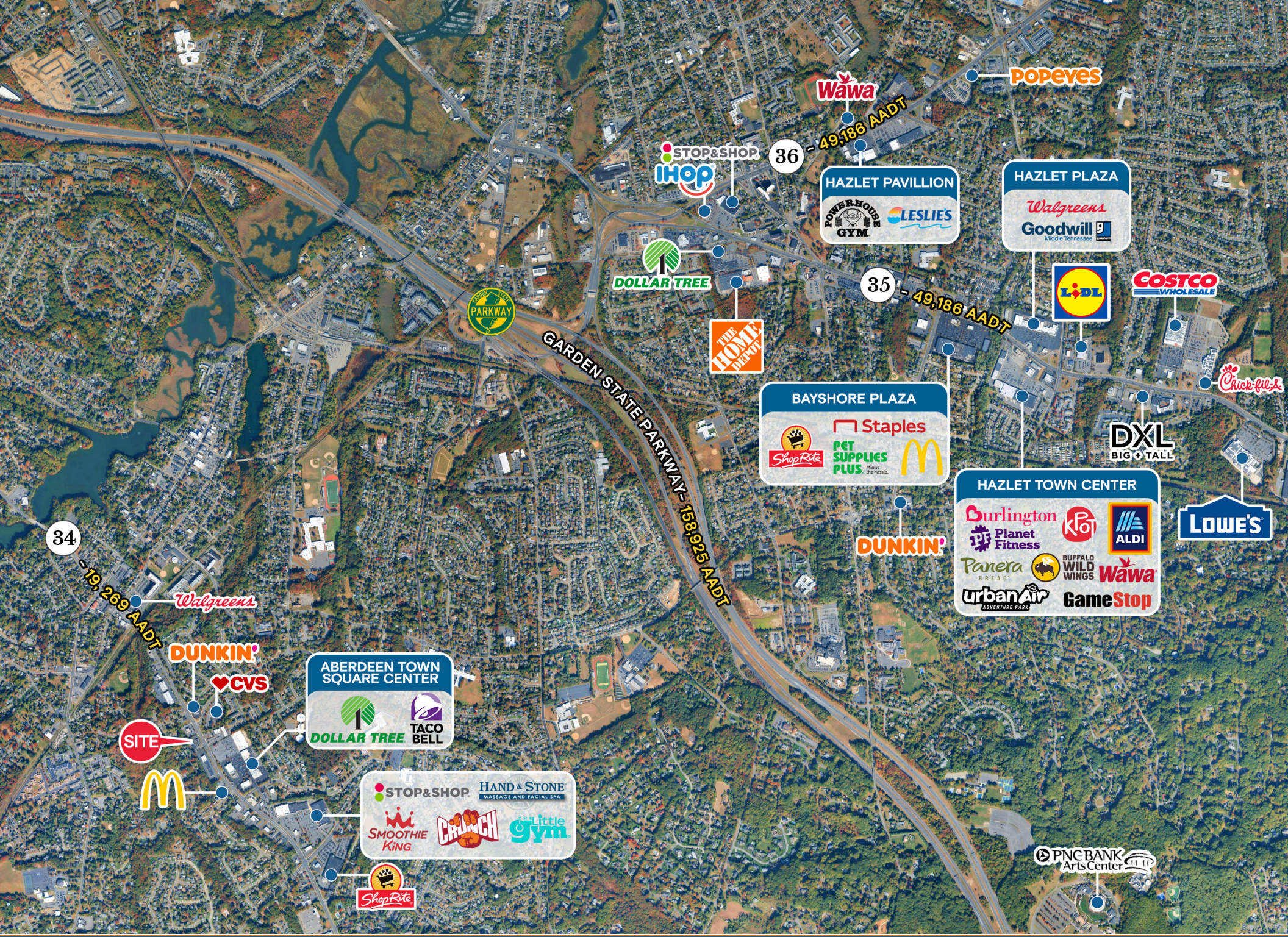
- 12,800 SF Building For Sale
- Approximately 100 feet of frontage along Mill Road.
- 20 surface parking spaces
- Located just off the heavily traveled Route 34 retail corridor, 39 Mill Road offers exceptional access to the affluent Matawan/Aberdeen trade area
- The property is minutes from the Aberdeen-Matawan NJ Transit station and convenient to the Garden State Parkway, Route 79 and Route 9.
- The surrounding Route 34 corridor features a strong concentration of national and regional retailers, including ShopRite, Stop & Shop, Walgreens, CVS, Starbucks, McDonald's, Crunch Fitness, AutoZone, Hand & Stone, The Little Gym and Lightbridge Academy.
- The area combines established residential neighborhoods, growing multifamily development and a dense mix of retail and service businesses.
- Zoning: HI- Highway Improvement District. Permitted Uses include: Retail, Food & Beverage, Office, Personal Services, and also included in the new HI-AH residential overlay.
- New roof with warranty 2023
- Approved for cannabis
- 2025 Taxes - $61,434.58

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,703	65,541	154,876
HOUSEHOLDS	4,059	24,752	58,171
EMPLOYEES	5,357	19,811	41,074
AVERAGE HH INCOME	$178,862	$171,978	$167,353


OVERBROOK LANE
EISENHOWER COURT
MAC ARTHUR DR.
MILL ROAD
ROUTE 34
STATE HIGHWAY
TOWNSHIP OF ABERDEEN
MONMOUTH COUNTY
BLOCK LIMIT
123
123.01
17.01
20' WIDE UTILITY EASEMENT
15' WIDE SAN. SEWER EASEMENT
ROADWAY EASEMENT
MONMOUTH COUNTY EASEMENT (EXEMPTED)
BOROUGH OF MATAWAN (EXEMPT)


S ATLANTIC AVE
TILES UNLIMITED
DUNKIN'
THE HANDLOOM EMPORIUM INC.
CVS
TD
Alternate Ending BEER CO.
SITE
CARVEL
Lita
AMF
EUROPEAN WAX CENTER
RICCIARDI
The Bagel Nook
DOLLAR TREE
Ralph's
TACO BELL
KUMON
34
~ 19,269 AADT
HAND & STONE MASSAGE AND FACIAL SPA
AUTOZONE
The Little gym
CAMBRIDGE DRIVE
WINGS-DOM
STOP&SHOP
SMOOTHIE KING
WARHAMMER
CRUNCH
LLOYD ROAD
REIDS HILL ROAD
BANK OF AMERICA
ROUND PIE PIZZA COMPANY
WELLS FARGO
BAGEL FACTORY CAFE
meineke
MAVIS DISCOUNT TIRE
Columbia Bank
ShopRite


Wawa
Popeyes
36 – 49,186 AADT
STOP&SHOP
IHOP
HAZLET PAVILLION
POWERHOUSE GYM
LESLIE'S
HAZLET PLAZA
Walgreens
Goodwill
Middle Tennessee
DOLLAR TREE
35 – 49,186 AADT
LIDL
COSTCO WHOLESALE
PARKWAY
GARDEN STATE PARKWAY – 158,925 AADT
THE HOME DEPOT
Chick-fil-A
BAYSHORE PLAZA
ShopRite
Staples
PET SUPPLIES PLUS
DXL BIG + TALL
HAZLET TOWN CENTER
Burlington
Planet Fitness
ALDI
Panera BREAD
BUFFALO WILD WINGS
Wawa
urban Air ADVENTURE PARK
GameStop
LOWE'S
DUNKIN'
34 – 19, 269 AADT
Walgreens
DUNKIN'
CVS
SITE
ABERDEEN TOWN SQUARE CENTER
DOLLAR TREE
TACO BELL
STOP&SHOP
HAND & STONE MASSAGE AND FACIAL SPA
SMOOTHIE KING
CRUNCH
The Little gym
ShopRite
PNC BANK Arts Center



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