FOR SALE OR LEASE

196 & 198 Route 9
Marlboro, NJ

AVAILABLE:

Up to 6,500 SF Restaurant Pad; 9,000 SF Daycare Center; and 2,300 SF Quick Service Restaurant

Prime location on Route 9 North in Marlboro with a traffic count of 71,000 cars per day!

First time available in over 20 years!

Pylon Signage available.

Zoned C-3, Community Commercial District- permitted uses include general merchandise, food, furniture, motel, new car sales dealership, and restaurant.

Consumption Liquor license available in Marlboro

Seeking full-service restaurant, quick service restaurant, daycare center, automotive retail store, car wash, automotive repair, and self-storage.

Demographics	1 Mile	3 Miles	5 Miles
Population:	5,595	49,138	125,929
HH Income:	$177,142	$194,192	$183,609
Daytime Pop	5,343	42,770	101,770

Total GLA

Approx. 3 Acres

Traffic Counts

Route 9	71,191 Cars Per Day
Union Hill Rd.	11,654 Cars Per Day

RJ RUNELLI
RETAIL LEASING SPECIALISTS

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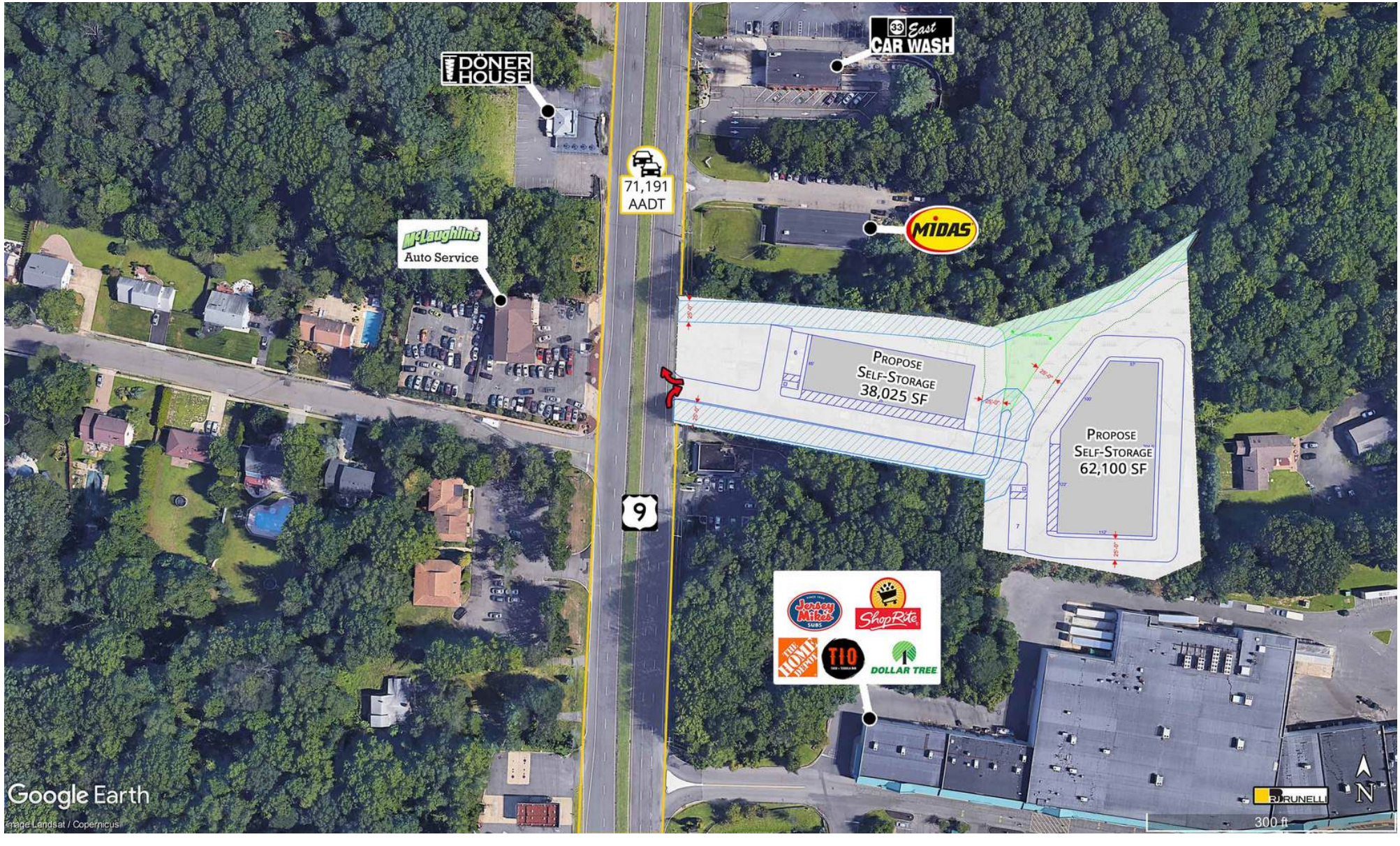
196 & 198 Route 9
Marlboro, NJ



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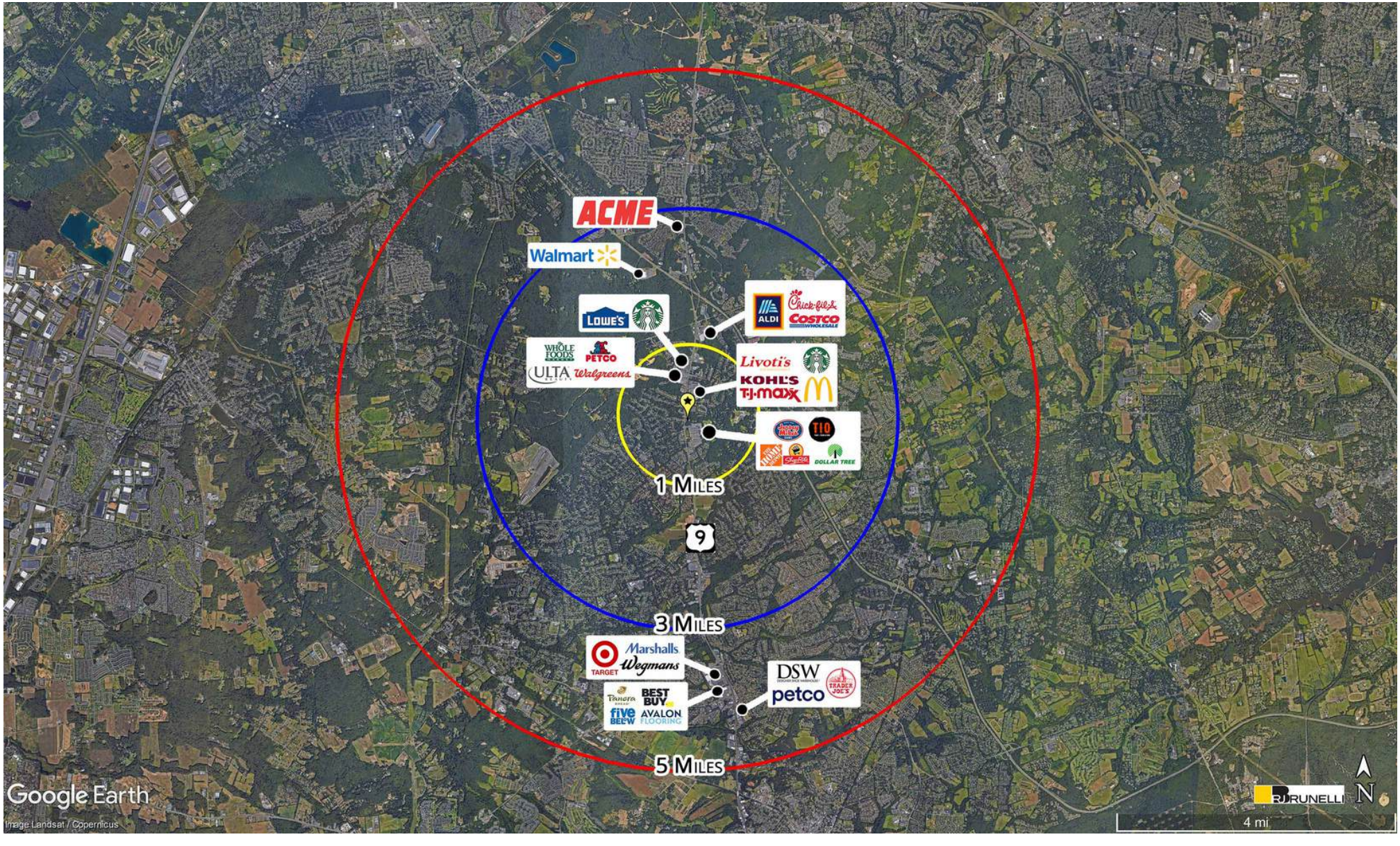

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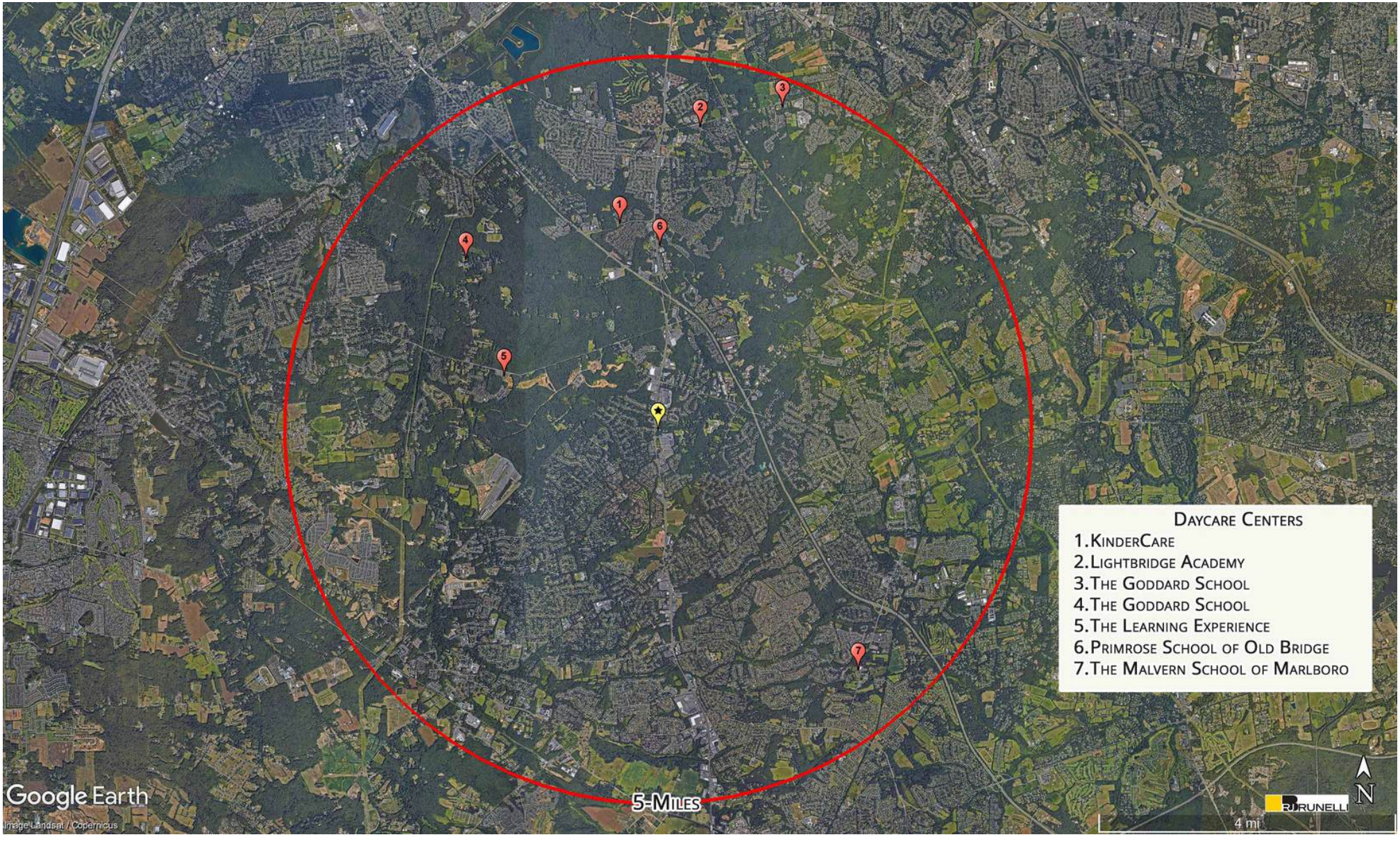

CONNECT WITH US TODAY

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