

Pelican Plaza
491 Manalapan Road
Spotswood, New Jersey



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AVAILABLE UNITS
*1,500 SF, 1,650 SF, 2,500 SF and
more on 9.80 AC
Plus Pad up to 20,000 SF*



Total GLA = 19,000 SF on 11.60 AC

Traffic Count on Manalapan Road = 10,764 cars per day

DEMOGRAPHICS 2019			
	1 mile	3 miles	5 miles
POPULATION	6,973	55,726	134,054
AVG. HOUSEHOLD INCOME	\$117,389	\$136,315	\$128,287
DAYTIME POPULATION	3,806	39,242	114,729

For more information please contact:

EXCLUSIVE BROKER
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PROPERTY HIGHLIGHTS:

- Well established neighborhood shopping center with 8,150 SF available on 9.80 acres
- Join Step Up Dance Studio, Bagel Bazaar VIII, Sunny Dry Cleaners, and more!
- Strong residential population with high Average Annual Income.
- Ample Parking = 120 Spaces
- Approved for daycare
- Seeking Dollar Stores, Convenience Store, Italian Restaurant, Medical Use, Daycare, & More

