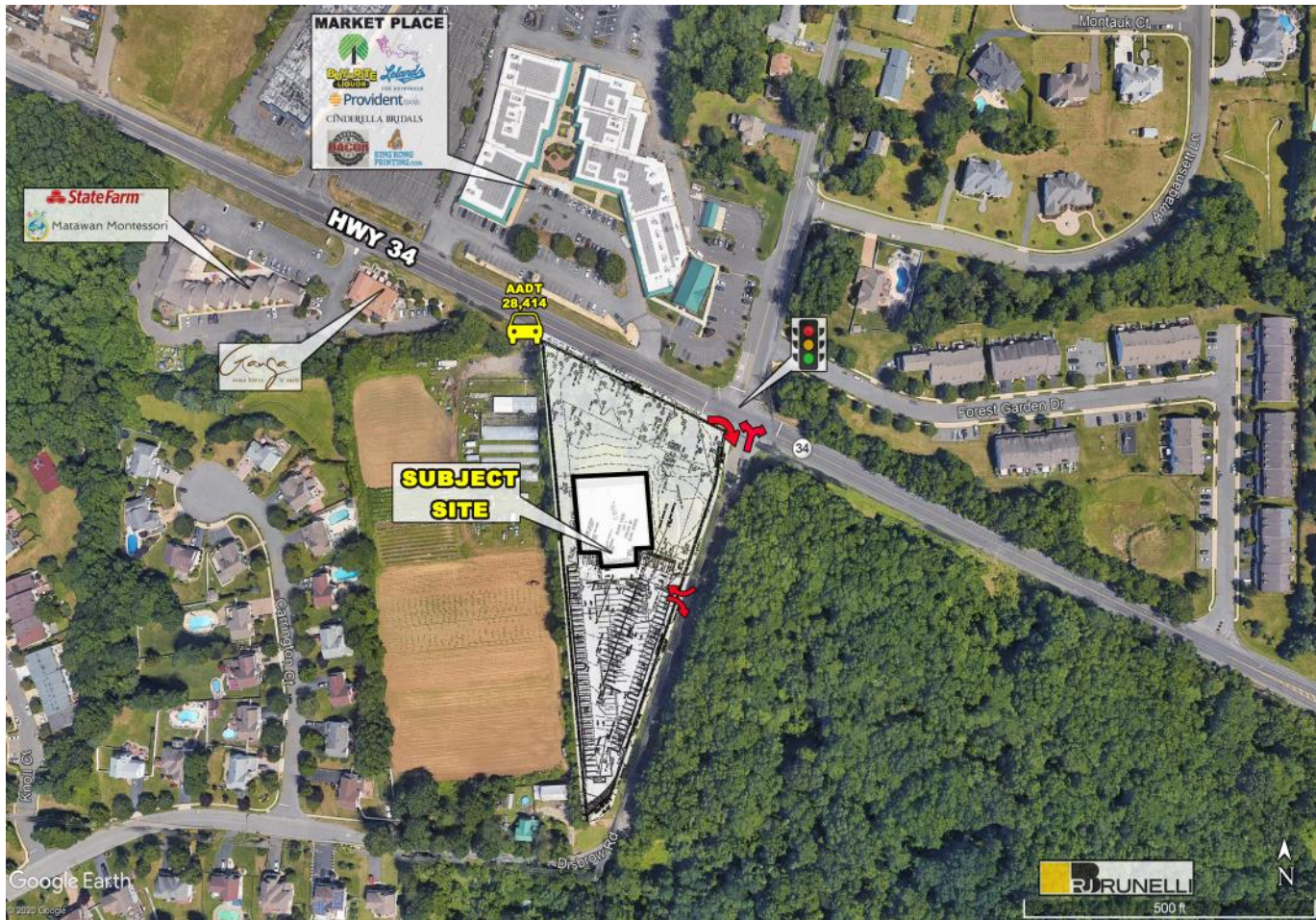


The Racquet Place
450 Route 34
Matawan, New Jersey



AVAILABLE SALE
OR LEASE

The Racquet Place
450 Route 34
Matawan, New Jersey



PROPERTY HIGHLIGHTS:

- A freestanding, landmark property located in Matawan on the border of Old Bridge. Formerly The New York Sports Club for over 20 years.
- Located on busy Route 34 and Disbrow Road at a traffic controlled intersection, directly across from the Marketplace at Matawan.
- Hard corner location with excellent visibility, and 325 ft of front-age along Route 34.
- Within close proximity to The Garden State Parkway and Route 9.
- Densely populated market with a total residential population of over 69,000 within 3 miles. Over 28,000 cars per day.



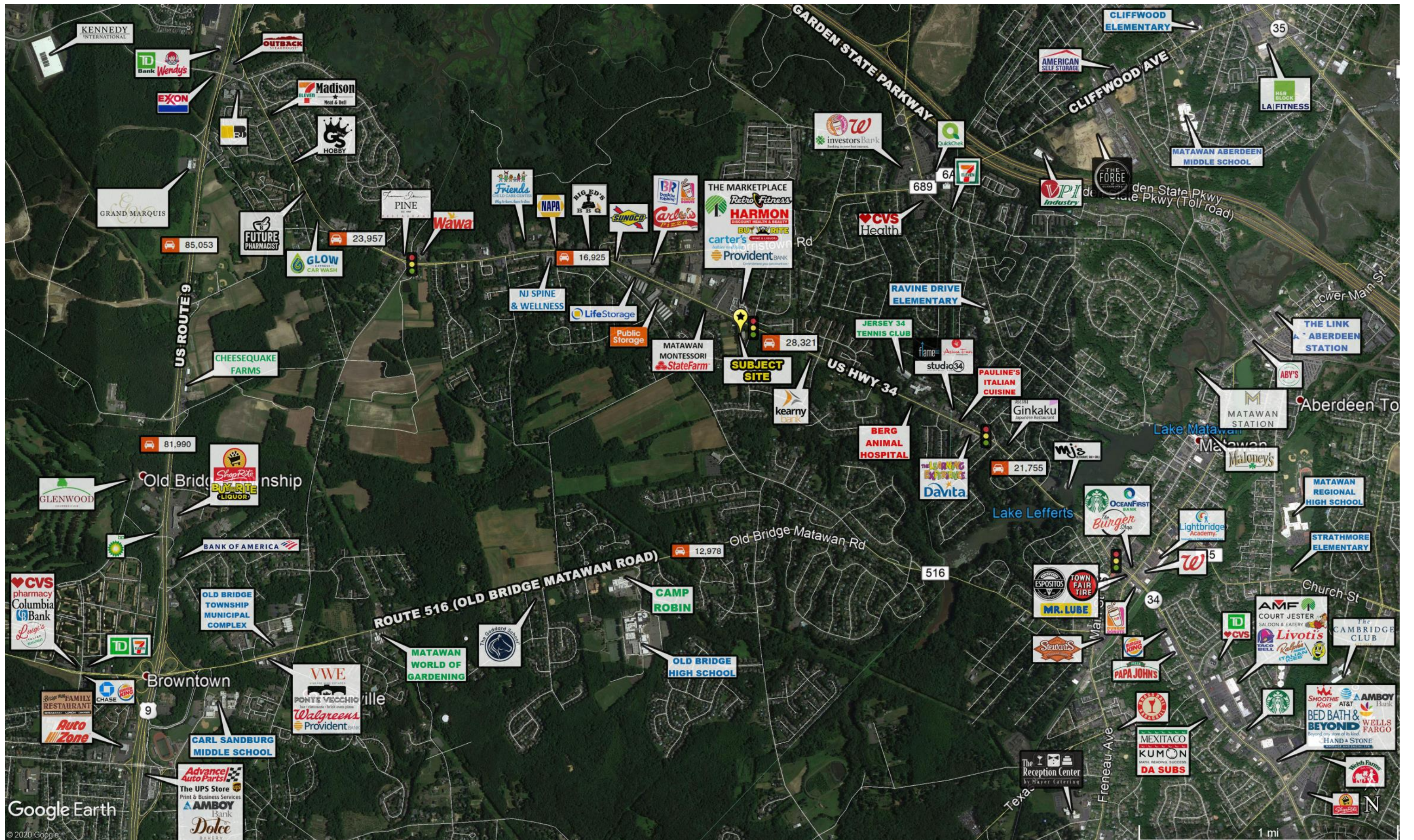
R.J. Brunelli & Co. LLC, Exclusive Listing Agent
Total GLA = 27,000 SF
Parking– 114 spaces
Traffic Count on Route 34 = 28,414 cars per day

DEMOGRAPHICS 2020

	1 mile	3 miles	5 miles
POPULATION	6,981	69,234	164,164
AVG. HOUSEHOLD INCOME	\$124,467	\$118,054	\$120,316
DAYTIME POPULATION	7,604	61,419	149,358

For more information please contact:

EXCLUSIVE BROKER
ALEXIS S. FIORE
SALES ASSOCIATE
R.J. Brunelli & Co., LLC
400 Perrine Road, Suite 405
Old Bridge, NJ 08857
Phone: 732-721-5800, ext. 11
Email: afiore@rjbrunelli.com
Visit our website: www.rjbrunelli.com



Google Earth

© 2020 Google