



BRAND NEW CONSTRUCTION, 10-YEAR LEASE WITH INCREASES EVERY 5 YEARS

GREGORYS COFFEE

MANALAPAN, NEW JERSEY



TABLE OF

CONTENTS

PROPERTY INFORMATION	3
INVESTMENT HIGHLIGHTS	4
AERIALS	5-6
DEMOGRAPHICS & MAP	7



PROPERTY INFORMATION

ADDRESS

360 Rt. 9
Manalapan, NJ

PRICE

\$2,550,000

CAP RATE

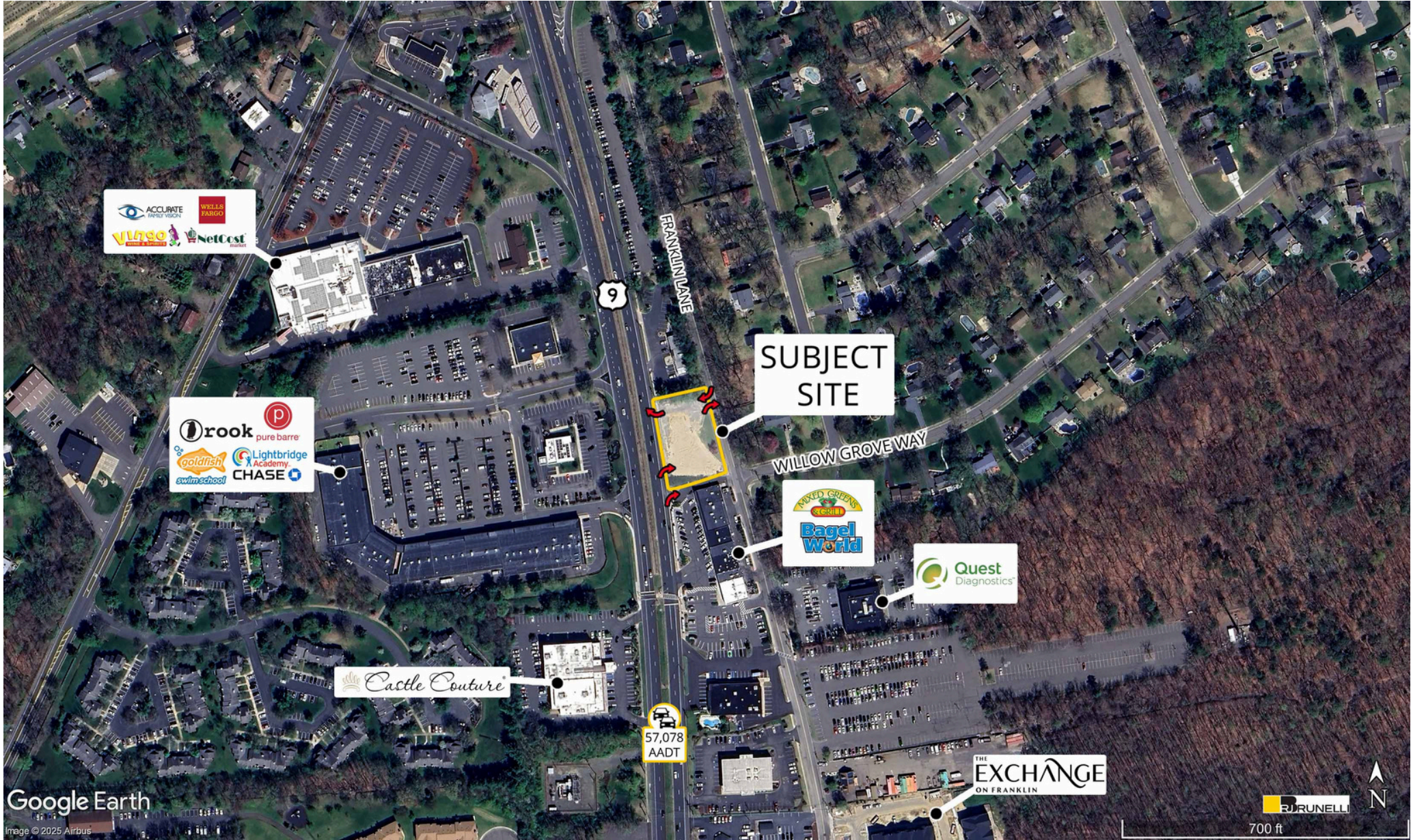
5.9%

INVESTMENT HIGHLIGHTS

Gregory's Coffee is a New York-based coffee roaster and retailer founded in 2006 in Manhattan, New York with a strong focus on quality, innovative products, and world class service. They have now expanded to more than 50 locations throughout the US. Aside from a range of coffee and tea choices, Gregory's Coffee also offers pastries, packaged foods, and a plant-based meal selection curated by an in-house registered dietitian that are prepared from scratch daily.

- New 10 Year Corporate Lease with No Early Termination Clause
- 10% Rental Increases Every 5 Years in the Base Term and Options
- Brand-New High-Quality Construction with a Patio and Drive Thru
- Serving over 51,600 residents in a three-mile radius who have an Average HH Income of \$215,403
- Strong Daytime Population, with over 27,953 employees within a three-mile radius.
- The subject site is accessible via Rt. 9, Willow Grove Way, and Franklin Lane allowing the immediate population to access the site quickly and easily
- The site is located on Rt. 9 North, which is the North/ South retail corridor within Monmouth County. The site captures morning traffic headed to the Garden State Parkway or Rt. 18. The traffic count is 57,078 car/day.
- Notable Manalapan retail consists of the Manalapan Epi Centre where Wegmans, Target, Home Sense, Home Goods and others are located which had 5.7 million visits in the last 12 months per Placer a.i.; and Manalapan Commons including Best Buy and a new Nordstrom Rack will be opening soon.
- Top 3 Tapestry Segments within a three-mile radius are Savvy Suburbanites, Professional Pride, and Top Tier
- The nearest Starbucks location, just .36 miles south of the subject location is ranked number 30 out of 181 locations in NJ per Placer a.i.
- The nearest Gregory's Coffee will be located at the new Regency owned property located 7.5 miles north of the subject site on Rt. 9 South in Old Bridge creating further brand awareness within the immediate trade area, but catering to traffic on the opposite side of Rt. 9 headed south.





ACCURATE FAMILY VISION
WELLS FARGO
Vltso
NetCost

rook pure barre
goldfish swim school
Lightbridge Academy
CHASE

Castle Couture

SUBJECT SITE

AVOID GREENS
Bagel World

Quest Diagnostics

THE EXCHANGE ON FRANKLIN

9

57,078 AADT

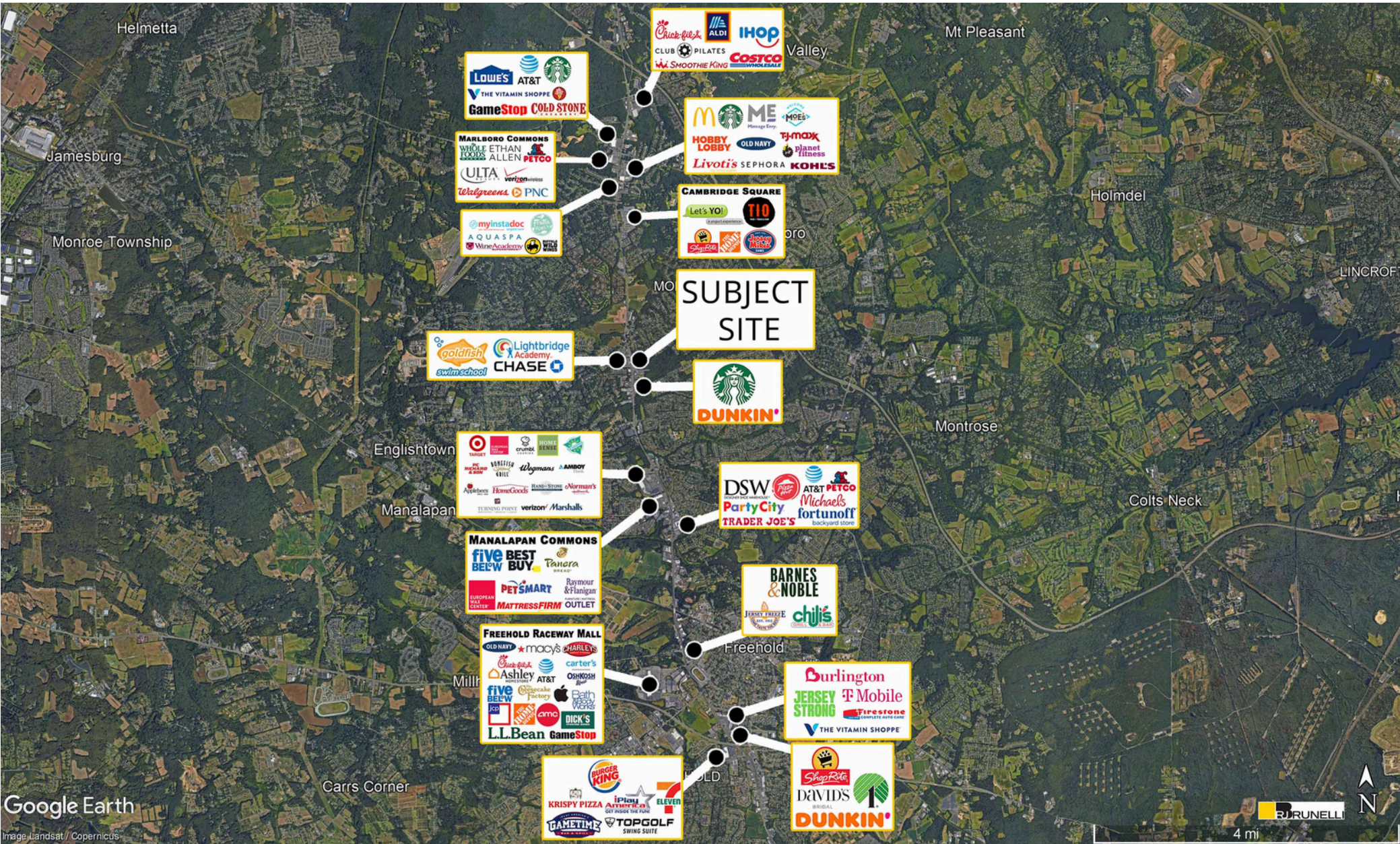
RJRUNELLI

700 ft



Google Earth

Image © 2025 Airbus



Google Earth

Image Landsat / Copernicus

Helmetta

Jamesburg

Monroe Township

Englishtown

Manalapan

Mill

Carrs Corner

SUBJECT SITE

Mt Pleasant

Valley

Holmdel

Montrose

Colts Neck

Freehold

Freehold

LINCROFT

4 mi

RUNELLI



Logos: Lowe's, AT&T, Starbucks, The Vitamin Shoppe, GameStop, Cold Stone

Logos: Marlboro Commons, Whole Foods, Ethan Allen, Petco, Ulta, Verizon Wireless, Walgreens, PNC

Logos: MyInstadoc, Aquaspa, Wine Academy

Logos: Goldfish Swim School, Lightbridge Academy, Chase

Logos: Target, HomeSense, Home Depot, HomeGoods, Hand-Stone, Normant's, Marshall's

Logos: Manalapan Commons, Five Best Buy, PetSmart, Mattress Firm, Raymour & Flanigan

Logos: Freehold Raceway Mall, Old Navy, Macy's, Carter's, Ashley, AT&T, OshKosh, Five Best Buy, Bath Works, L.L.Bean, GameStop

Logos: Burger King, Krispy Pizza, iPlanet, Arteria, Topgolf, Swing Suite

Logos: Chick-fil-A, ALDI, IHOP, Club Pilates, Costco, Smoothie King

Logos: McDonald's, Starbucks, ME, T.J. Maxx, Hobby Lobby, Old Navy, Planet Fitness, Livoti's, Sephora, Kohls

Logos: Cambridge Square, Let's Yo!, TIO, Dunkin', Dunkin'

Logos: Starbucks, Dunkin'

Logos: DSW, Party City, AT&T, Petco, Michaels, Trader Joe's, Fortunoff

Logos: Barnes & Noble, Jersey Price, Chiji's

Logos: Burlington, Jersey Strong, Firestone, T-Mobile, The Vitamin Shoppe

Logos: ShopRite, Davids Bridal, Dunkin'

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Population:

5,891

51,634

116,541

HH Income:

\$235,785

\$215,403

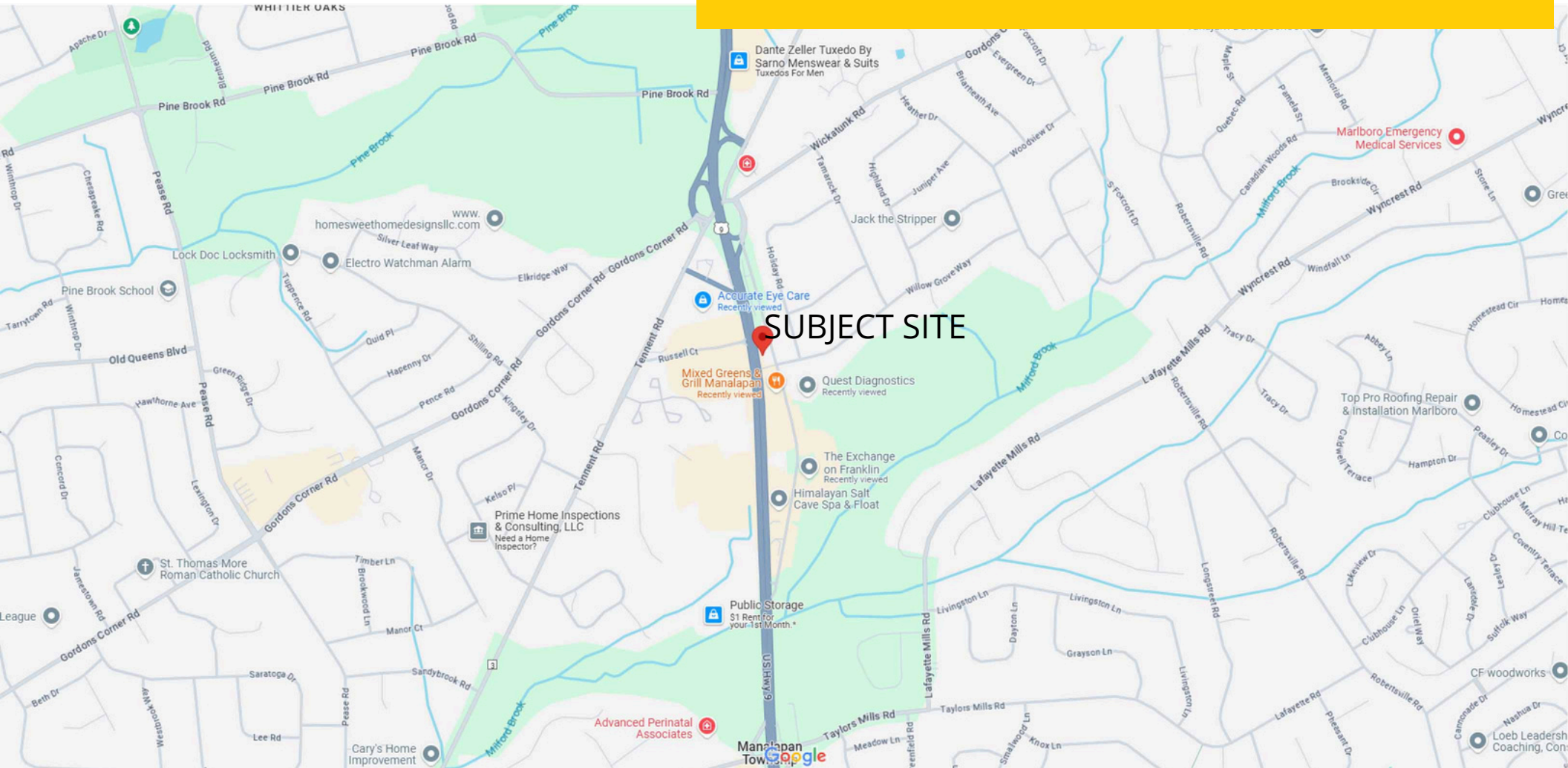
\$197,520

Daytime Pop

5,767

55,625

118,329



CONNECT WITH US TODAY



DANIELLE BRUNELLI

dbrunelli@rjbrunelli.com

732-721-5800, exit. 29



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com