

**The Racquet Place
450 Route 34
Matawan, New Jersey**



**AVAILABLE FOR SALE
OR LEASE
27,000 SQ. SF On
3.5 +/- ACRES**

**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.
- First floor is 16,000 SF plus 11,000 SF on the second floor.
- 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 364ft of frontage 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

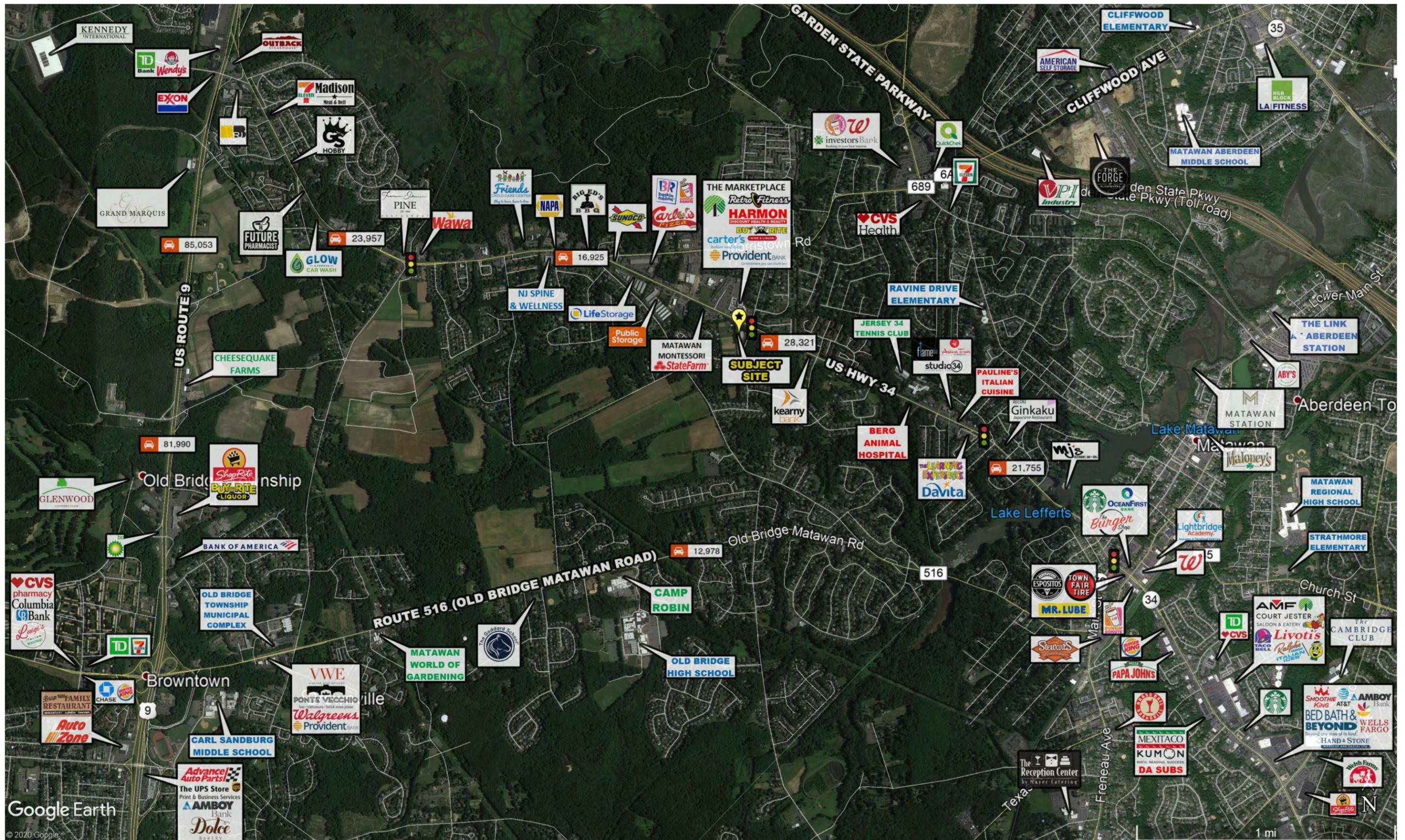
DEMOGRAPHICS 2020

| | 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

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