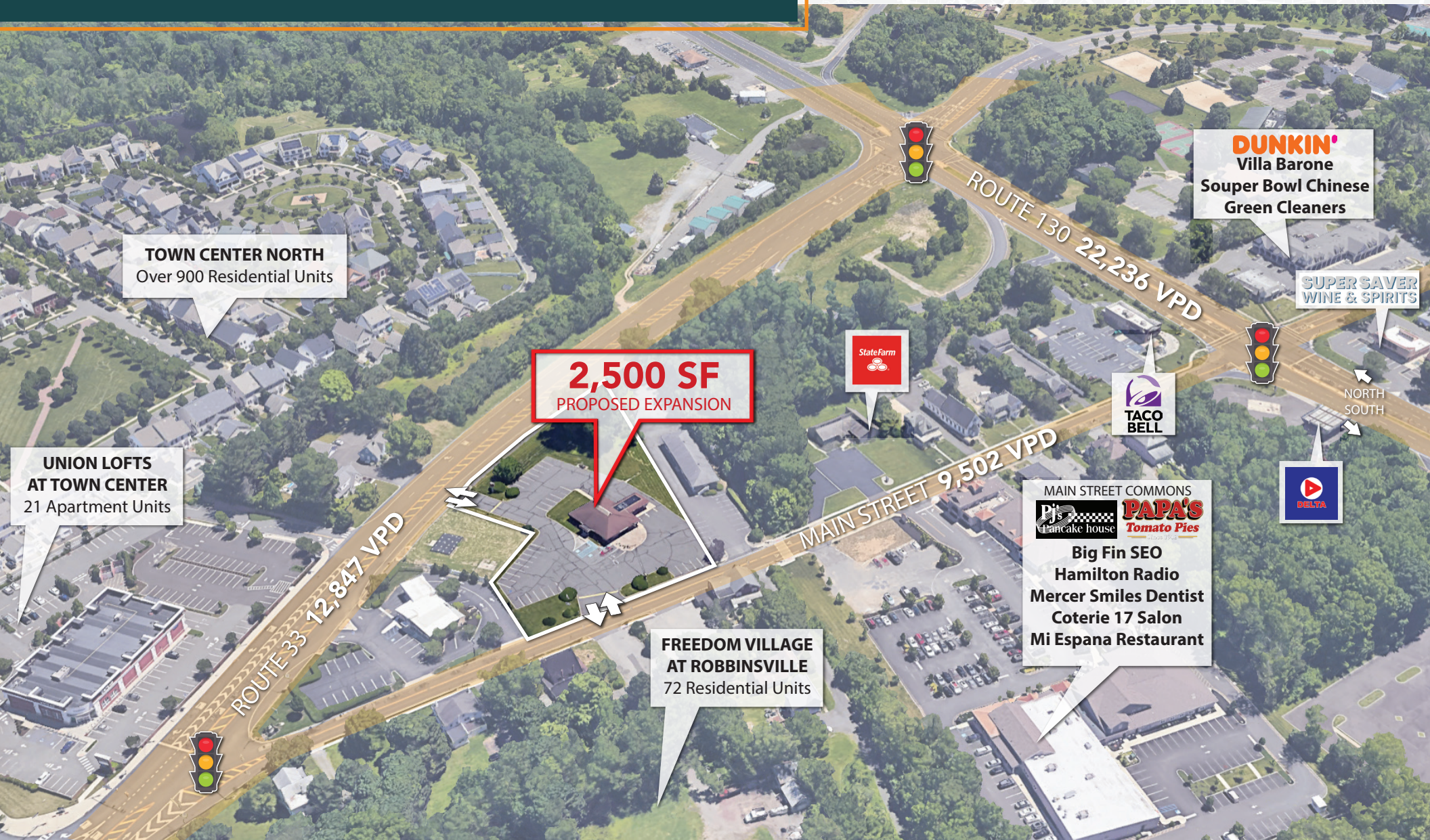


# REDEVELOPMENT OPPORTUNITY 2,500 SF FREESTANDING

# 12 MAIN STREET ROBBINSVILLE, NJ



**DUNKIN'**  
Villa Barone  
Souper Bowl Chinese  
Green Cleaners

**SUPER SAVER**  
WINE & SPIRITS

**TOWN CENTER NORTH**  
Over 900 Residential Units

**2,500 SF**  
PROPOSED EXPANSION



MAIN STREET COMMONS  
**PAPA'S**  
Tomato Pies

Big Fin SEO  
Hamilton Radio  
Mercer Smiles Dentist  
Coterie 17 Salon  
Mi Espana Restaurant

**UNION LOFTS**  
AT TOWN CENTER  
21 Apartment Units

**FREEDOM VILLAGE**  
AT ROBBINSVILLE  
72 Residential Units



FOR MORE  
INFORMATION

**MATT KENDERIAN**  
**WILLIAM FARKAS**

mk@catalystrenj.com C: 732.547.8090  
bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.  
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A Red Bank, NJ, 07701 | 732.333.8571 | CatalystRENJ.com

**2,500 SF AVAILABLE**

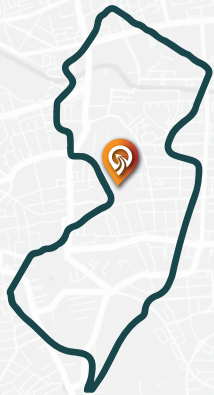
**12 MAIN STREET  
ROBBINSVILLE, NJ**

**REDEVELOPMENT  
OPPORTUNITY**



**GLA:** 2,500 SF  
**AVAILABLE:** 3,400 SF  
PROPOSED EXPANSION  
**RENT:** CALL FOR QUOTE  
**PARKING:** 31 SPACES  
**TRAFFIC:** 12,847 VPD RT. 33  
9,502 VPD MAIN ST.

- Rare - existing drive thru opportunity
- Located just off the intersection of Route 130 & Route 33
- Multiple points of access to the property from Route 33 and Main St.

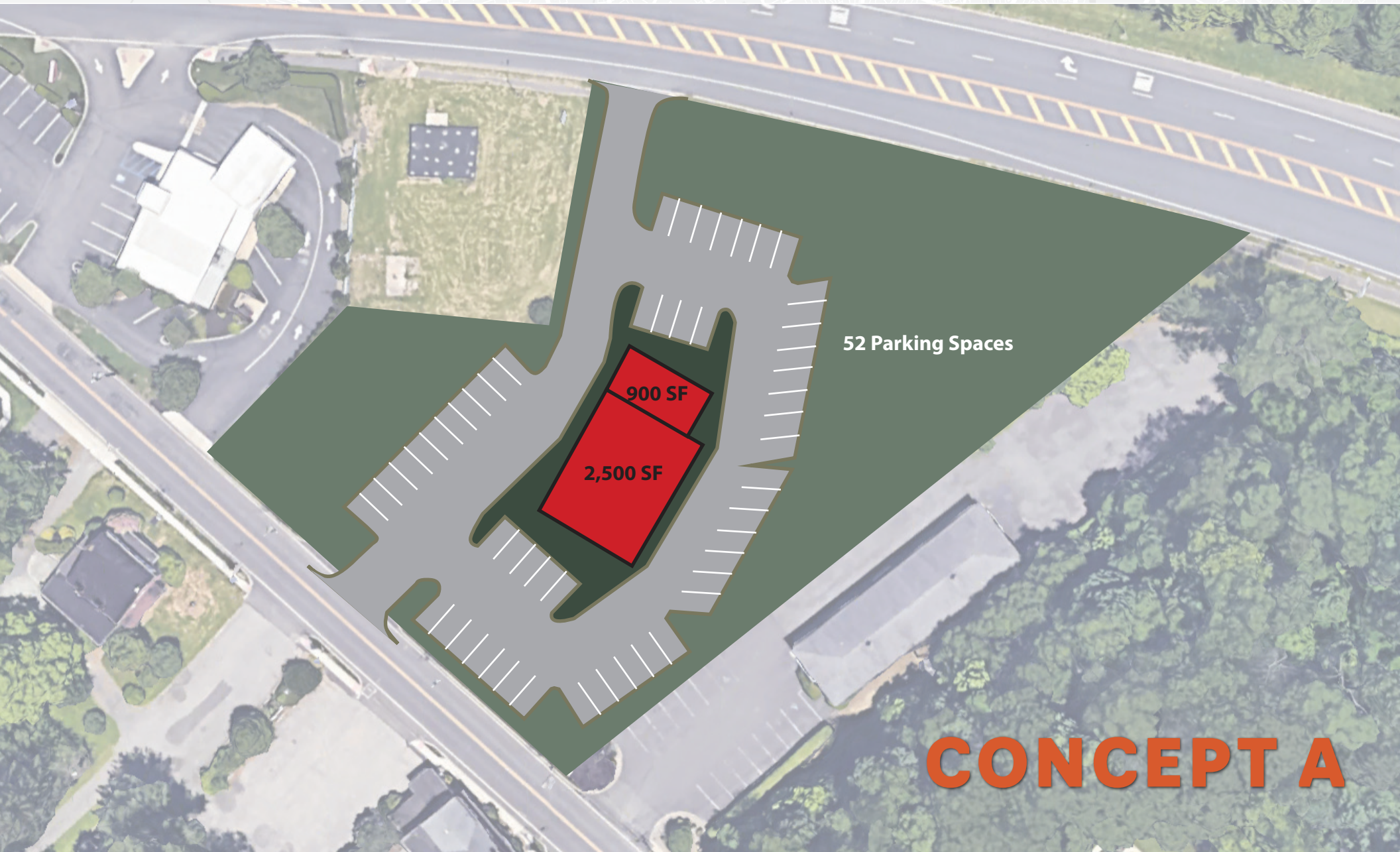


	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
POPULATION	<b>7,255</b>	<b>34,777</b>	<b>103,919</b>
AVG. HOUSEHOLD INCOME	<b>\$172,507</b>	<b>\$170,874</b>	<b>\$158,998</b>
HOUSEHOLDS	<b>2,763</b>	<b>13,233</b>	<b>40,747</b>
DAYTIME POPULATION	<b>4,296</b>	<b>31,134</b>	<b>84,033</b>
NUMBER OF EMPLOYEES	<b>2,131</b>	<b>18,742</b>	<b>45,853</b>
AVERAGE HOUSEHOLD SIZE	<b>2.6</b>	<b>2.6</b>	<b>2.5</b>

**2,500 SF AVAILABLE**

12 MAIN STREET  
ROBBINSVILLE, NJ

**REDEVELOPMENT  
OPPORTUNITY**

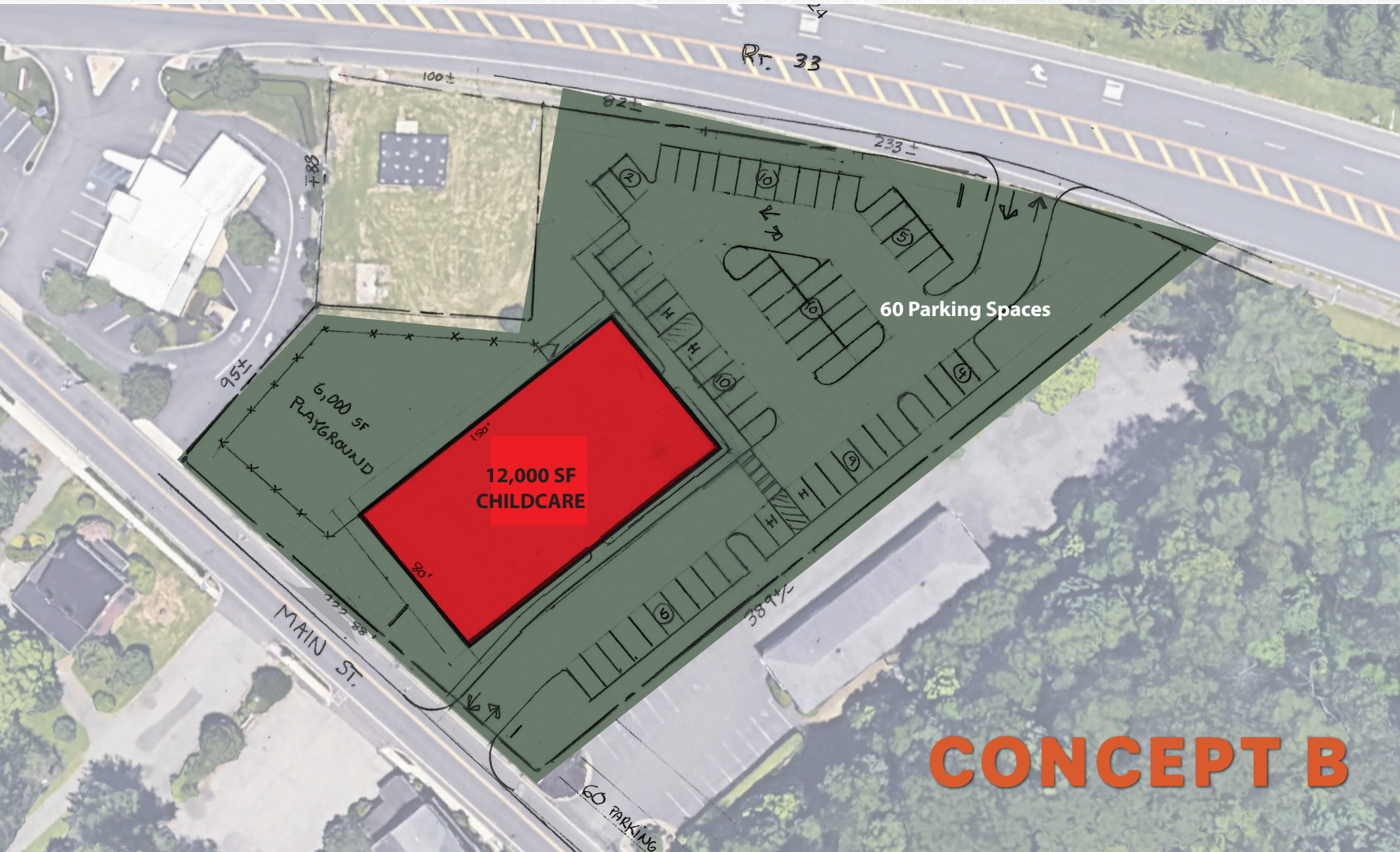


**CONCEPT A**

**2,500 SF AVAILABLE**

12 MAIN STREET  
ROBBINSVILLE, NJ

**REDEVELOPMENT  
OPPORTUNITY**

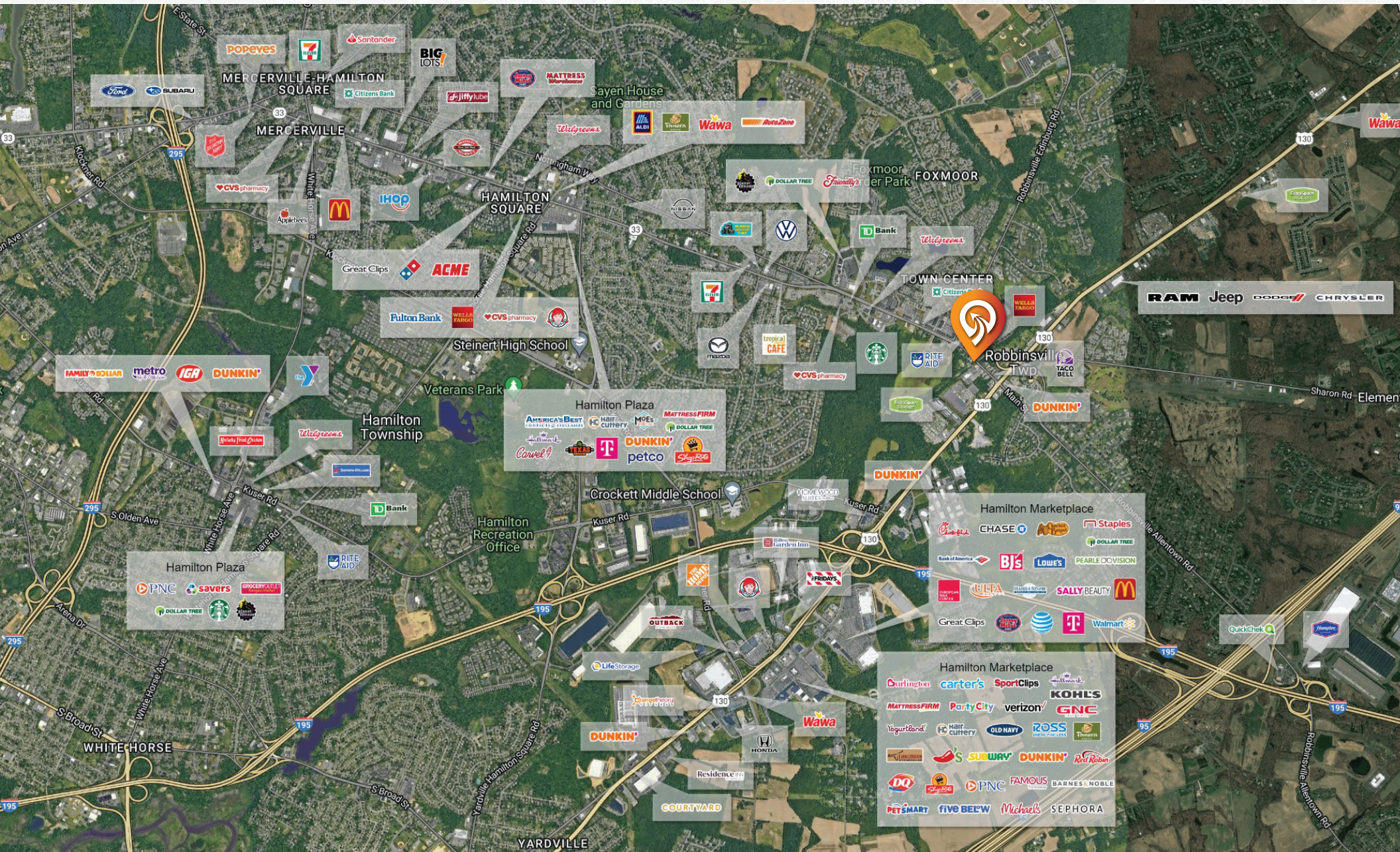


**CONCEPT B**

2,500 SF AVAILABLE

# 12 MAIN STREET ROBBINSVILLE, NJ

# REDEVELOPMENT OPPORTUNITY



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