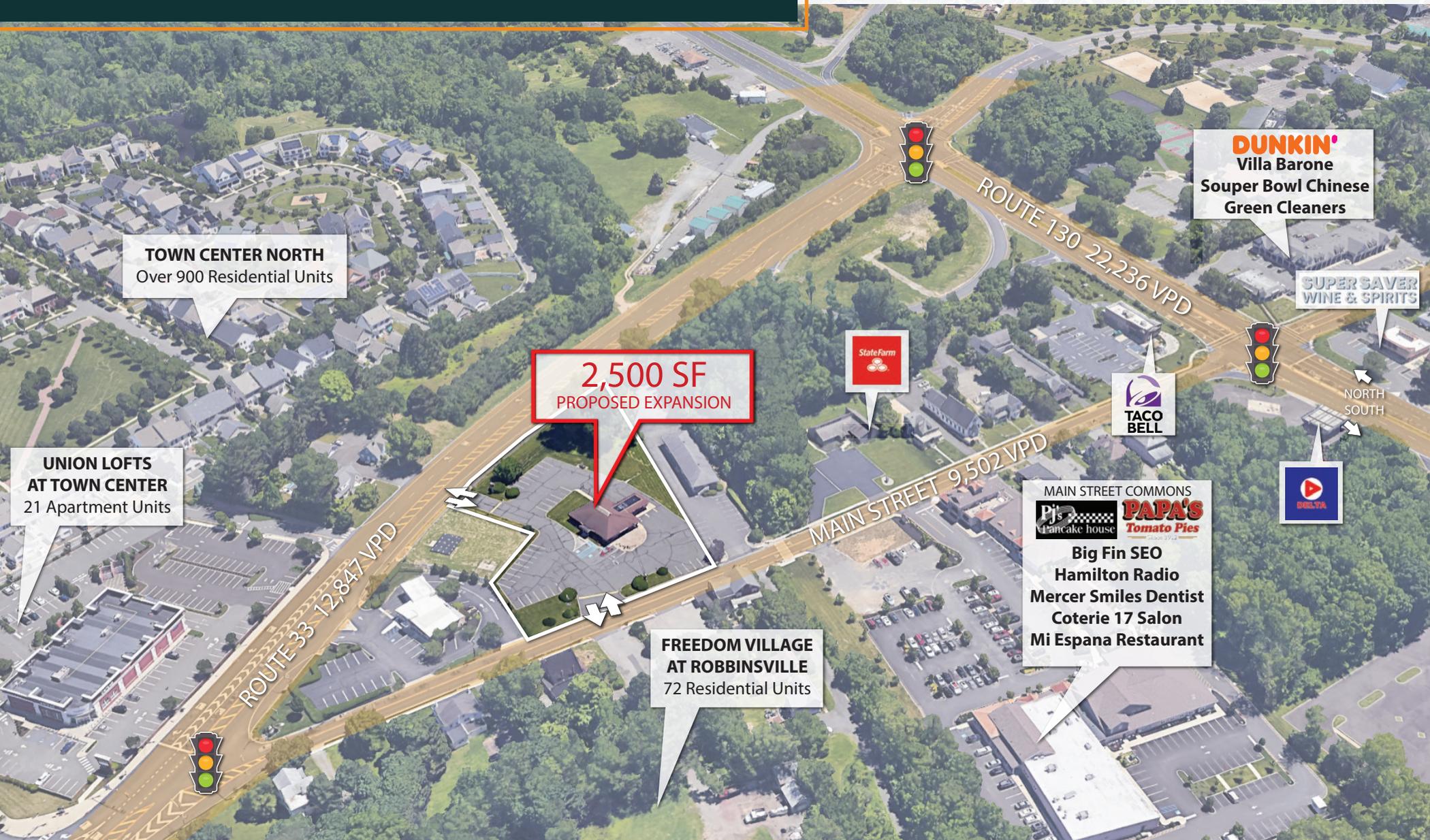


REDEVELOPMENT OPPORTUNITY 2,500 SF FREESTANDING

12 MAIN STREET ROBBINSVILLE, NJ



FOR MORE INFORMATION

MATT KENDERIAN
WILLIAM FARKAS

mk@catalystrenj.com C: 732.547.8571
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 | info@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.



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

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**REDEVELOPMENT
OPPORTUNITY**



52 Parking Spaces

900 SF

2,500 SF

CONCEPT A

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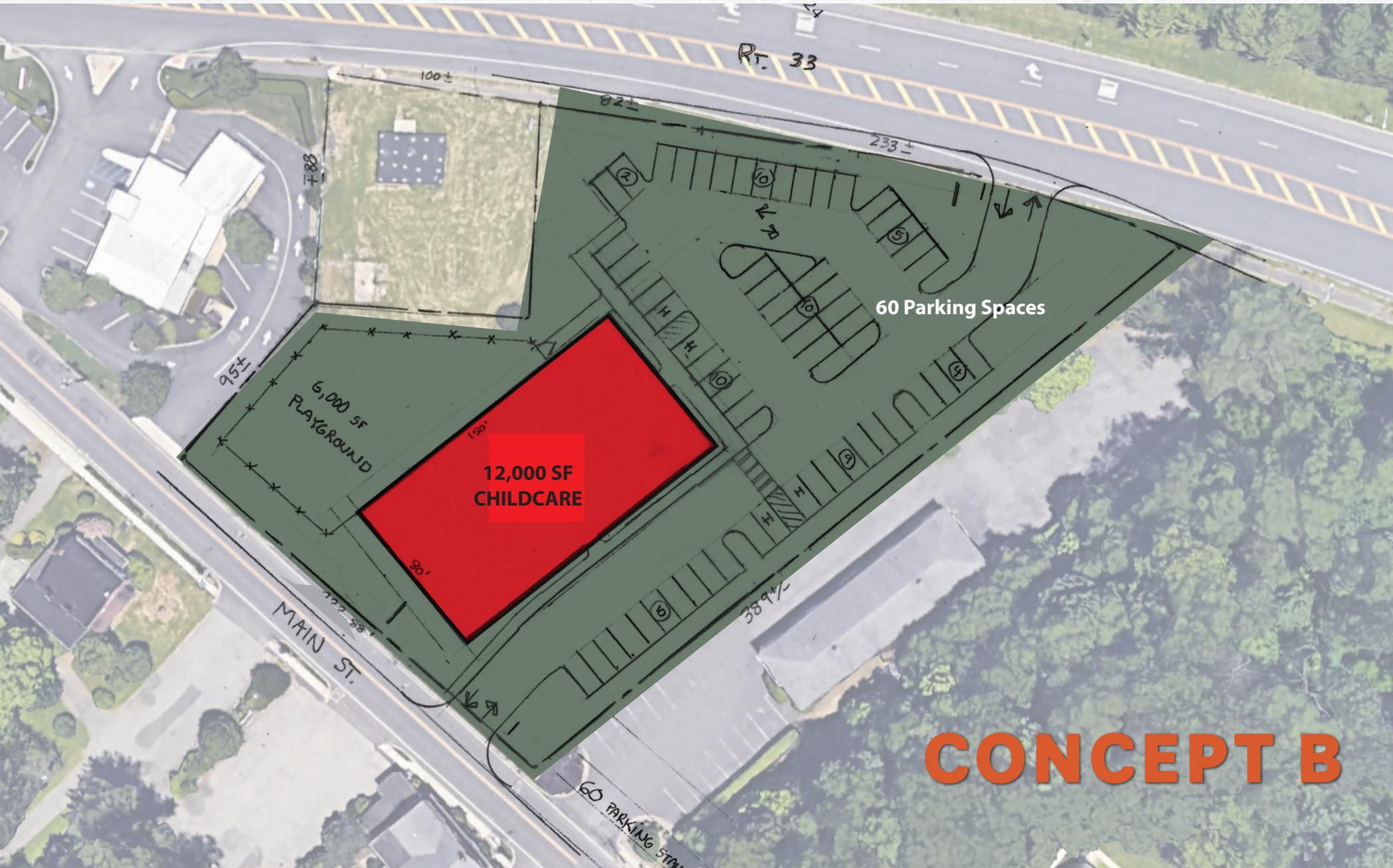
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2,500 SF AVAILABLE

12 MAIN STREET
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**REDEVELOPMENT
OPPORTUNITY**



CONCEPT B

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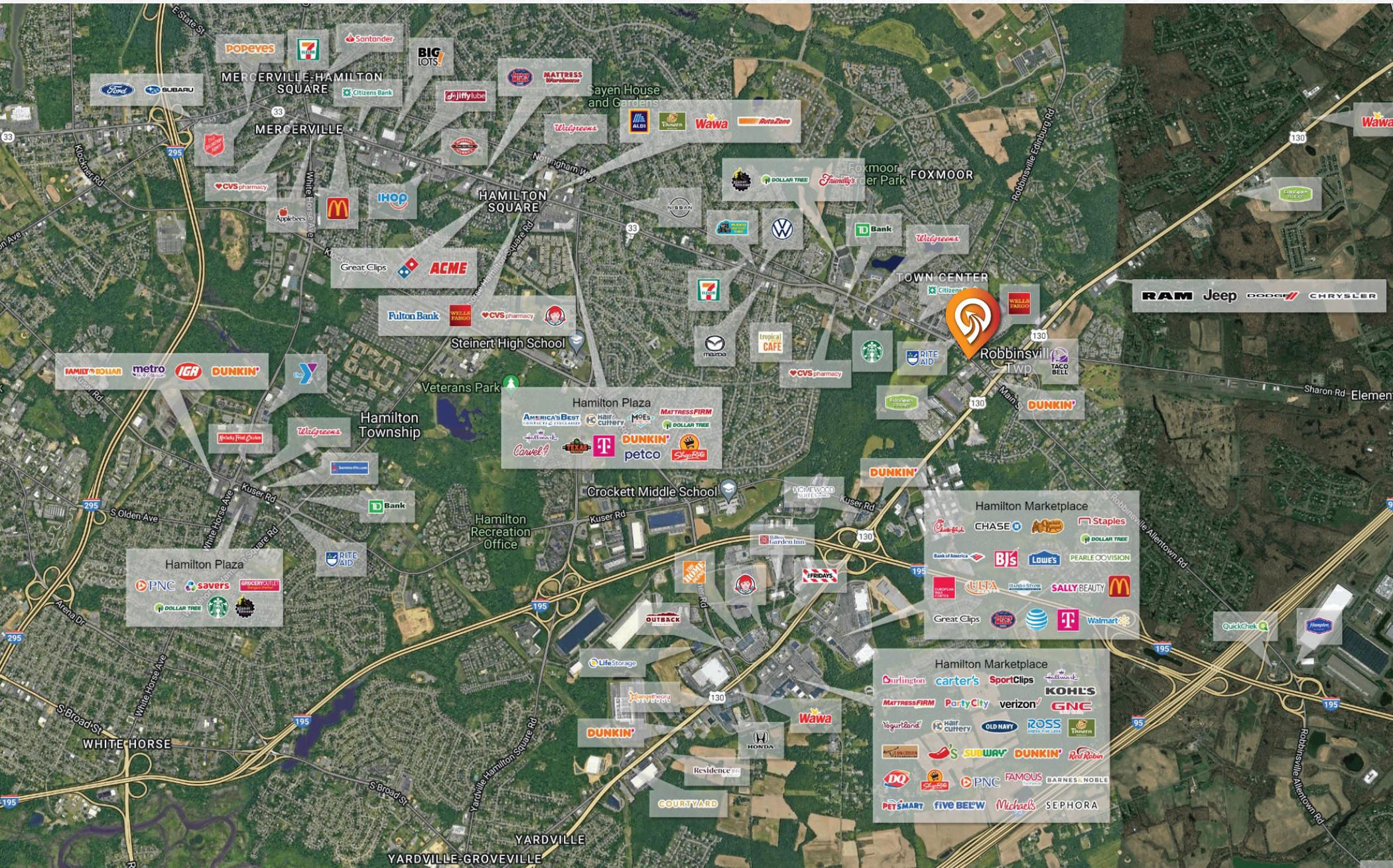
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2,500 SF AVAILABLE

12 MAIN STREET ROBBINSVILLE, NJ

REDEVELOPMENT OPPORTUNITY



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