



# Monroe Crossing

Route 33 and Joan Warren Way, Monroe

## Co-Tenants



**STARBUCKS**

Fast-Food User  
(Signed Lease)

Fast-Casual  
Restaurant  
(Signed Lease)

## Availabilities

### BUILDING

- +/- 1,981-6,189 RSF (Divisible)

### PAD

- Pad Available

## Traffic Counts

- Route 33: 35,923 VPD

- Applegarth Road: 12,651 VPD

## Demographics

Radius	Population	Median HH Income	Daytime Population	5 Year Population Change
1 Mile	12,625	\$117,945	8,045	7.6%
3 Mile	34,000	\$118,547	28,310	7.9%
5 Mile	70,161	\$102,320	72,852	4.6%

## Retail for Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
gregg@piersonre.com

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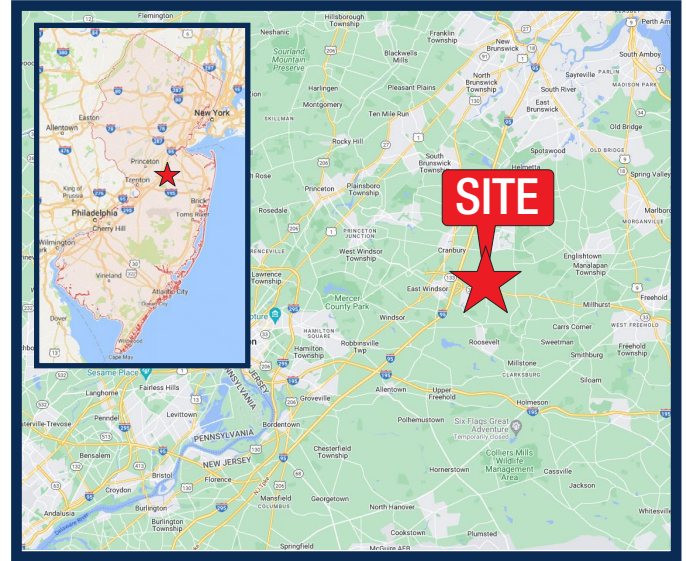
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## Site Description

- Mixed-use development along the flourishing Route 33 corridor, consisting of approximately 186 townhomes, 48 residential units, with an approximate 11,000 SF retail building constructed with availability of up to 6,189 SF, along with one pad development available adjacent to a fast-food user currently seeking approvals
- Route 33 provides for quick access to the New Jersey Turnpike, Route 133 and Route 130
- Strong median income levels of approximately \$118,000 within 3 miles and a growing daytime population density of approximately 72,000 within 5 miles, due to the addition of warehousing within the market
- Strong residential growth and surrounded by national/regional retailers, several public & private schools, office complexes, logistics centers and several pharmaceutical companies

## State Map



## Market Aerial



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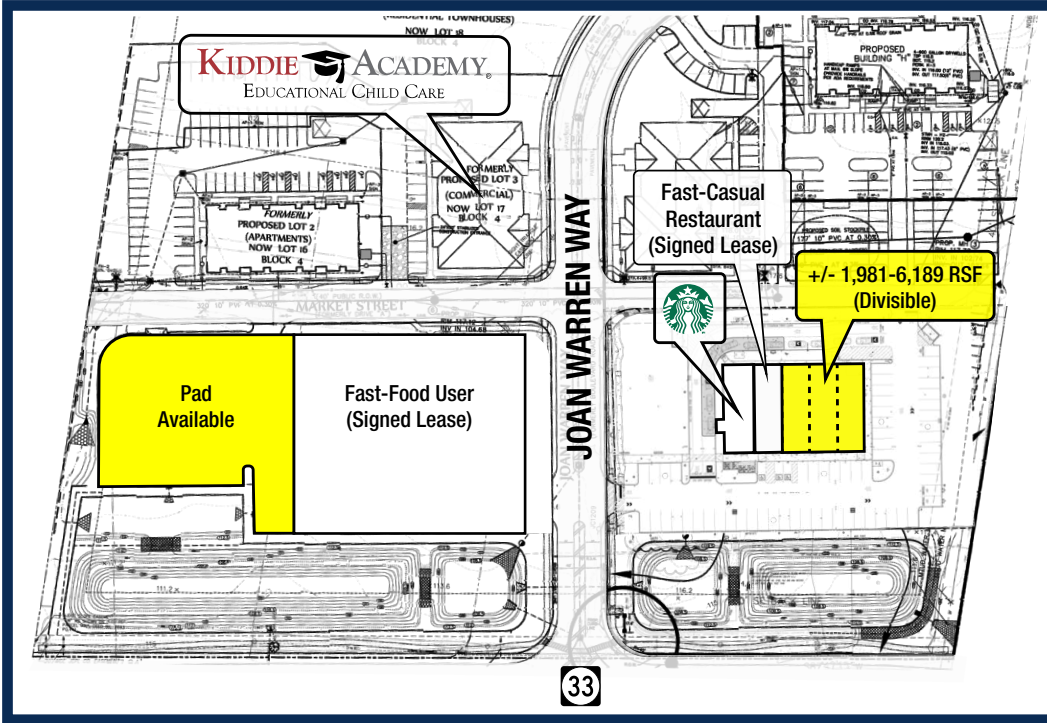
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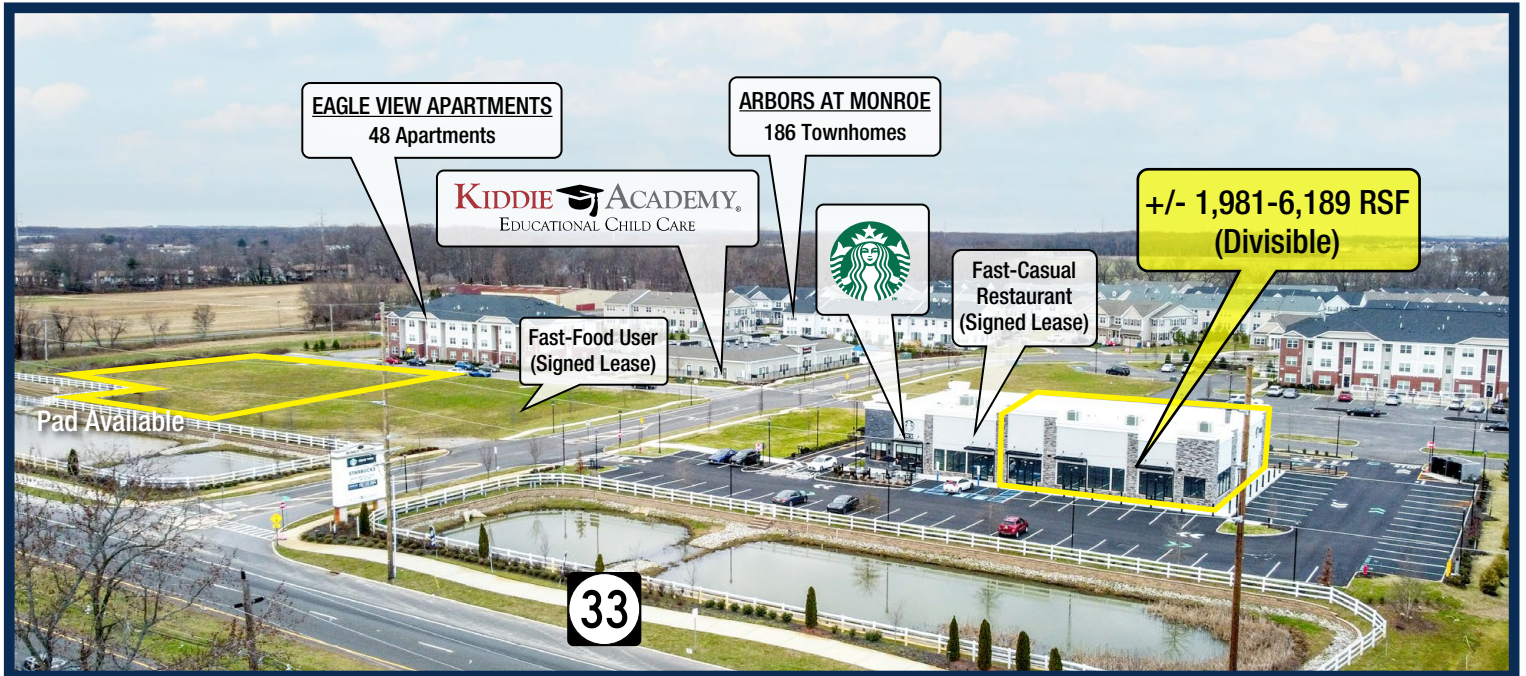
## Site Plan



## Pylon



## Aerial View



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