

# 3300 Route 9

Old Bridge, New Jersey

#### **Building Size**

• +/- 2,200 SF

#### Traffic Count

• 63,212 VPD

#### Lot Size

• +/- 0.51 Acres / 22,085 SF

## Sale Price or Ground Lease

• \$750,000 or \$75,000 Ground Lease

## **Zoning - CC - Community Commercial**

- Bakery
- Fast Food
- Gas Station
- Medical Equipment

- Physician's Office
- Service Station
- And More...

## Demographics

Radius	Population	<b>Total Daytime Population</b>	Median Household Income
1 Mile	12,518	13,552	\$110,252
3 Mile	48,774	43,363	\$111,832
5 Mile	160,948	136,804	\$115,149

## Contact

Ryan Starkman Ph. 732-724-4501 ryan@piersonre.com



Jacobs Enterprises, Inc.



## **3300 Route 9** Old Bridge, New Jersey

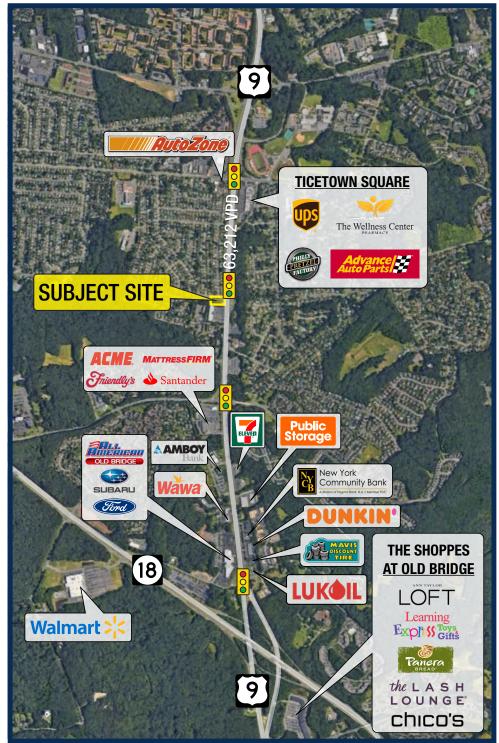
## **Site Description**

- Former gas and service station available for sale in the heart of Route 9 corridor
- Strong incomes north of \$100,000
- Surrounded by dense residential and neighborhood retail centers
- Traffic light controlled corner

## State Map



## Market Aerial



# Contact

Ryan Starkman Ph. 732-724-4501 ryan@piersonre.com





© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.