

+1,200 HOMES WITHIN 1 MILE RADIUS
AVERAGE HHI +\$265,000



RT. 79 & STEVENSON DR.
MARLBORO, NEW JERSEY

4,000 SF DRIVE-THRU & 8,000 SF RETAIL BUILDING | FOR SALE OR LEASE

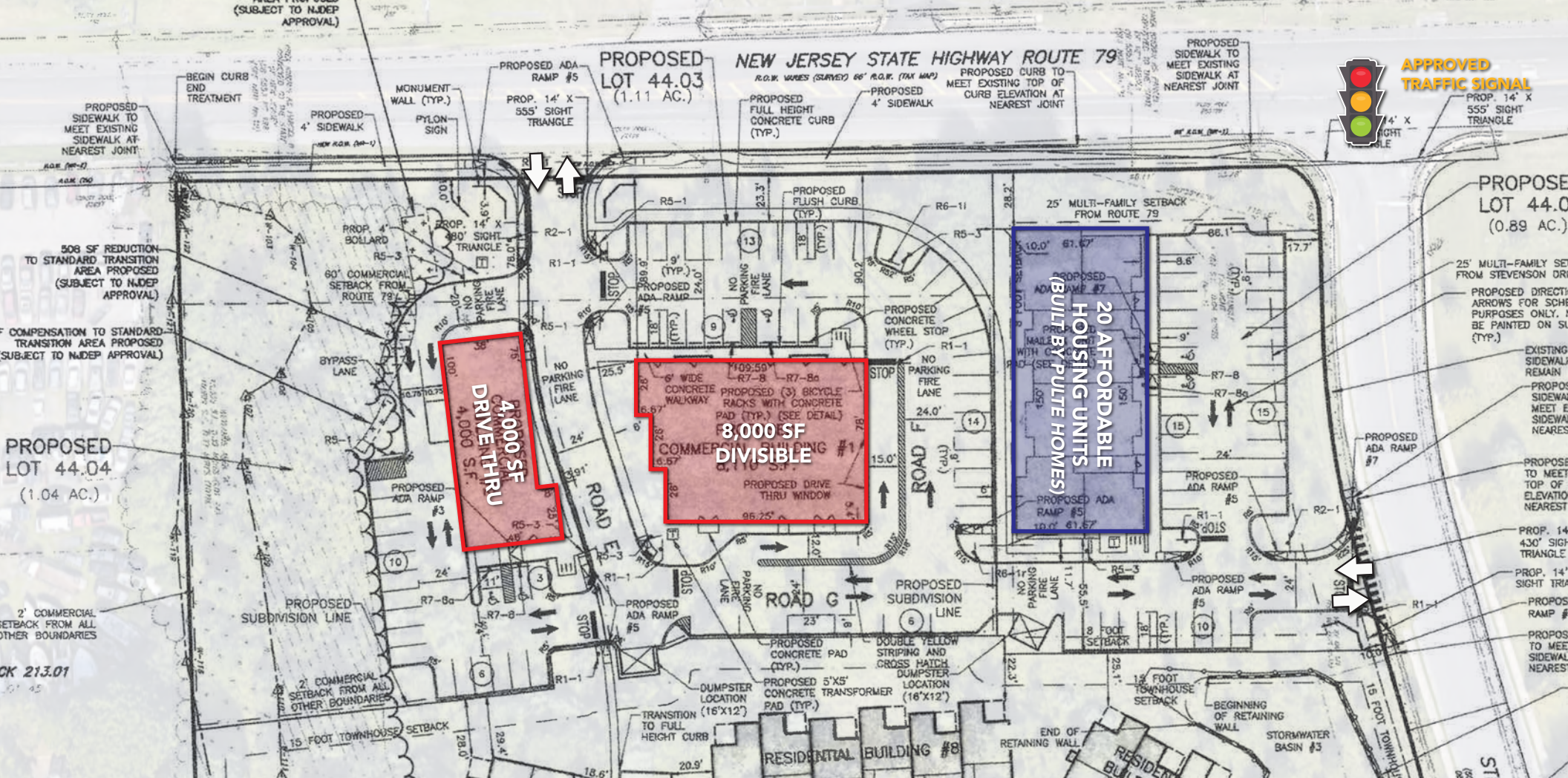
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RT. 79 & STEVENSON DR. MALBORO, NJ

SITE INFORMATION

APPROVED PROJECT FOR SALE OR LEASE

- 4,000 SF BUILDING W/ DRIVE THRU
- 8,000 SF BUILDING
- 20 AFFORDABLE HOUSING UNITS
(Being built by Pulte Homes)

TRAFFIC: 17,571 VPD

PARKING: 95 SPACES

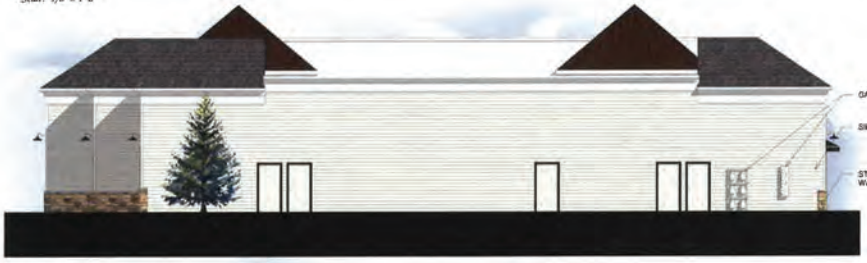
FRONTAGE: 500' ON ROUTE 79

NOTES:

- FULLY APPROVED PROJECT IN FRONT OF 85 TOWNHOME DEVELOPMENT TO BE BUILT BY PULTE HOMES



Front Elevation (Route 79)
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



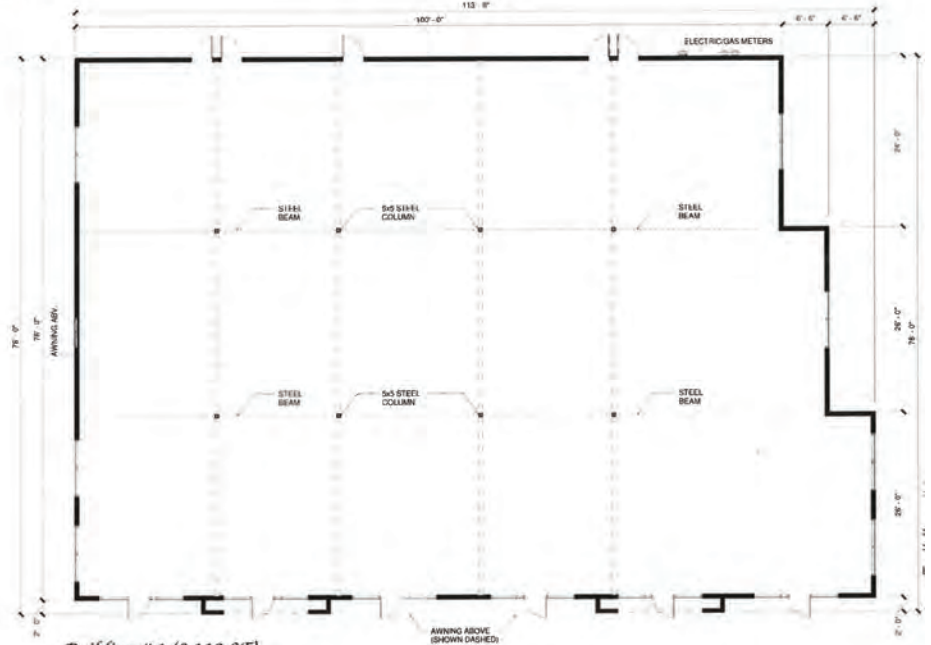
Left Elevation
Scale: 1/8" = 1'-0"



Right Elevation
Scale: 1/8" = 1'-0"



Perspective
Scale:



Building # 1 (8,110 SF)
Scale: 1/8" = 1'-0"

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8,000 SF BUILDING



Front Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



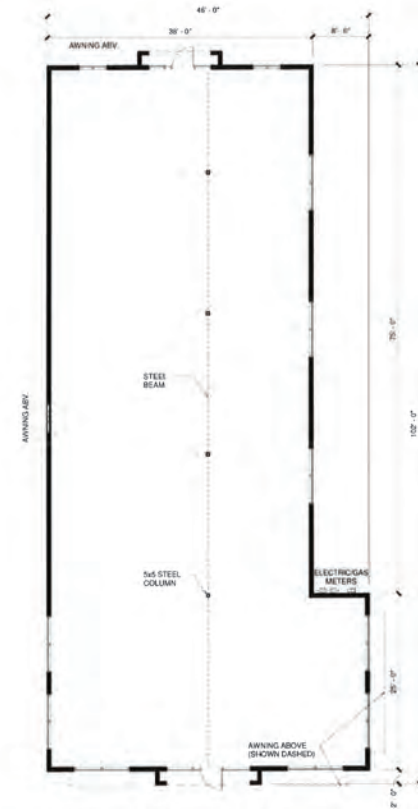
Left Elevation
Scale: 1/8" = 1'-0"



Right Elevation
Scale: 1/8" = 1'-0"



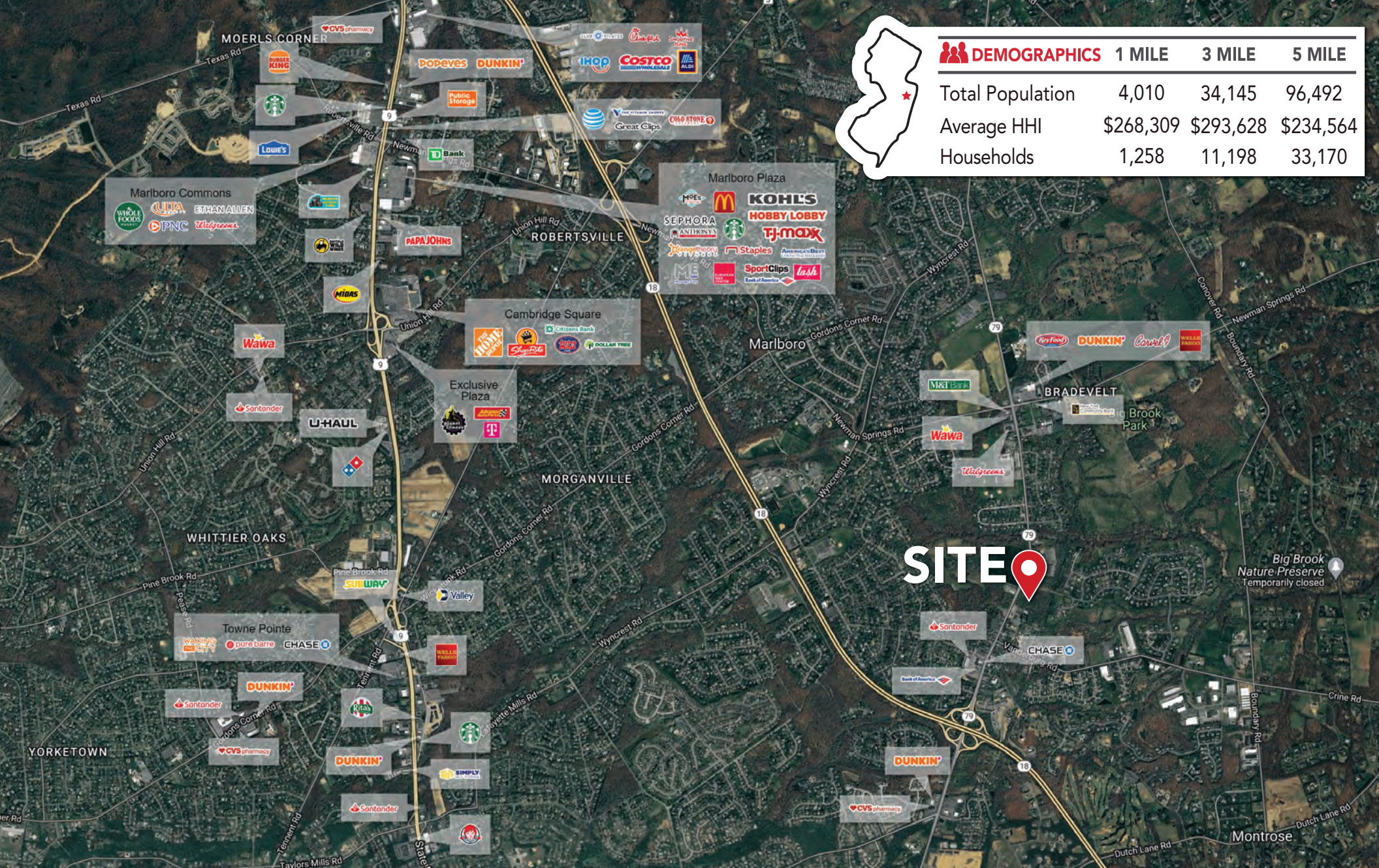
Perspective
Scale:



Building # 2 (4,000 SF)
Scale: 1/8" = 1'-0"

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4,000 SF BUILDING



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MARKET AERIAL