

Matawan Mall

952 Route 34 Matwan, NJ

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For Lease | 1,566 & 1,761 SF Retail | Up to 1,875 SF Office Space



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 **1st Floor Retail**

FIRST FLOOR RETAIL

1. Gems Bagels 1879 SF
2. Camelot Liquors 1723 SF
3. Smoker's Haven 1645 SF
4. Vegan Tree 1469 SF
5. **VACANT 1566 SF**
6. Shanghai Bun 1568 SF
7. Vape Hub 1393 SF
8. Fashion Nail Salon 923 SF
9. **VACANT 1761 SF**



GLA: 77,809 SF EXISTING
AVAILABLE: 1,566 - 1,761 SF RETAIL
461 - 1,875 SF OFFICE
RENT: ASKING \$27.50 PSF RETAIL

CAM: EST. \$8.50 PSF
PARKING: 71 SPACES
FRONTAGE: 649' ON BERDAN AVE.
TRAFFIC: 18,799 VPD RT. 34

NOTES: FIRST FLOOR RETAIL OPPORTUNITY AT
SIGNALIZED INTERSECTION
SECOND FLOOR OFFICE SPACE - MULTIPLE
LAYOUTS AND AVAILABILITIES

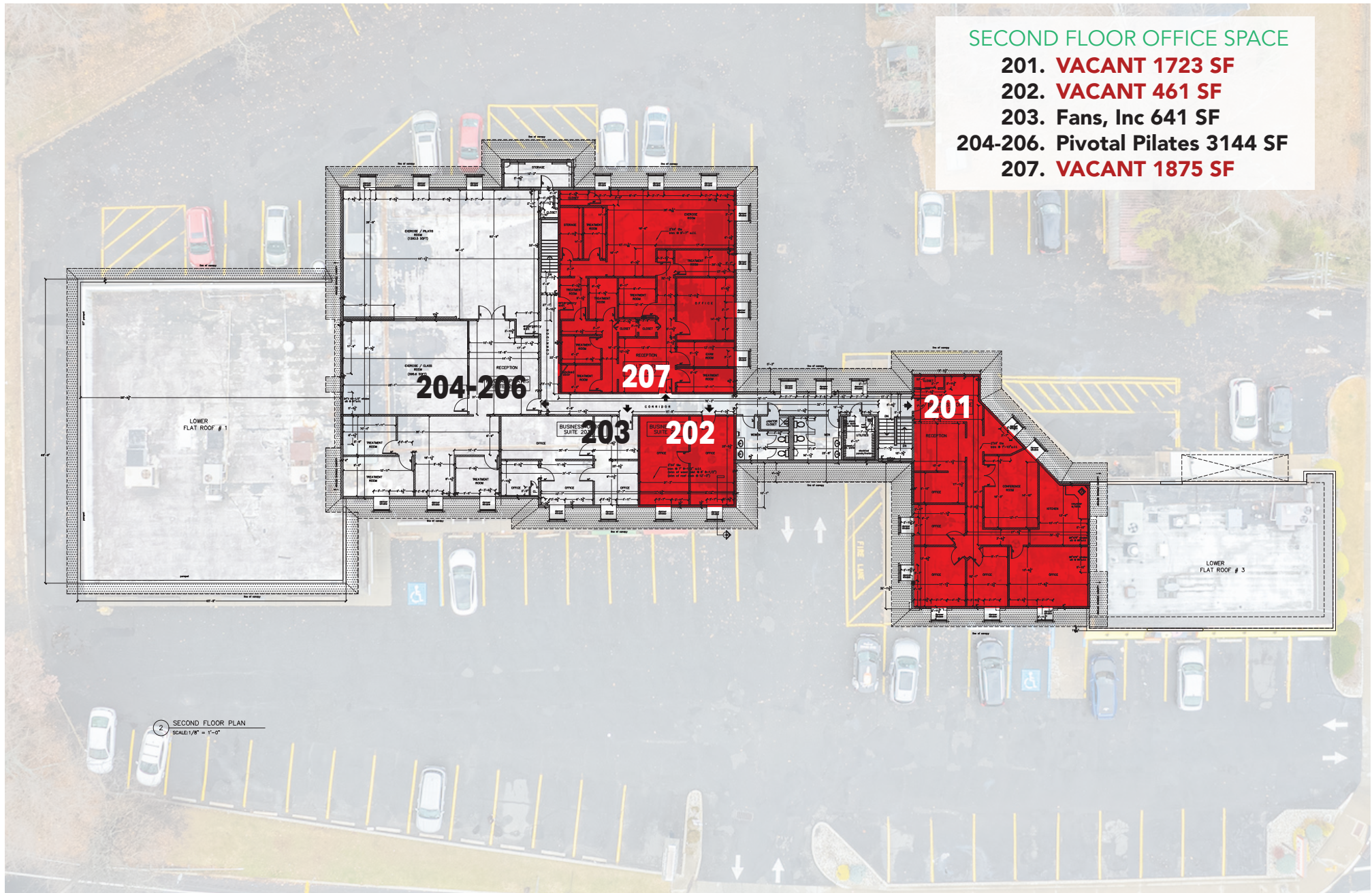
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2nd Floor Office

SECOND FLOOR OFFICE SPACE

- 201. **VACANT 1723 SF**
- 202. **VACANT 461 SF**
- 203. Fans, Inc 641 SF
- 204-206. Pivotal Pilates 3144 SF
- 207. **VACANT 1875 SF**



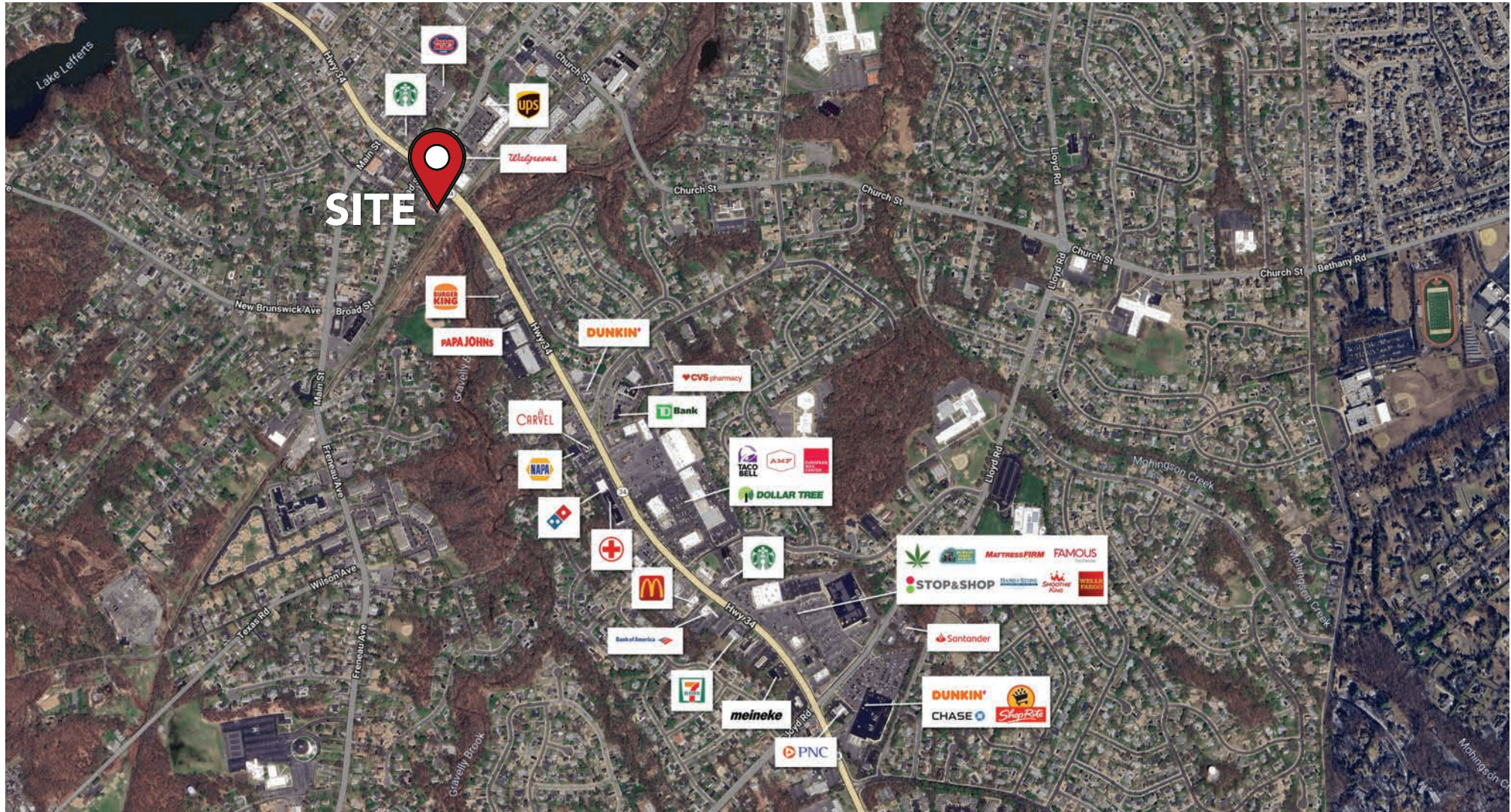
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 DEMOGRAPHICS	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	10,519	\$163,377	4,124	653	4,270
3 Miles	66,275	\$163,507	25,603	2,640	21,391
5 Miles	149,756	\$162,990	56,715	5,367	48,413