

Matawan Mall

952 Route 34 Matawan, NJ

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



Matawan Mall

952 Route 34 Matawan, NJ

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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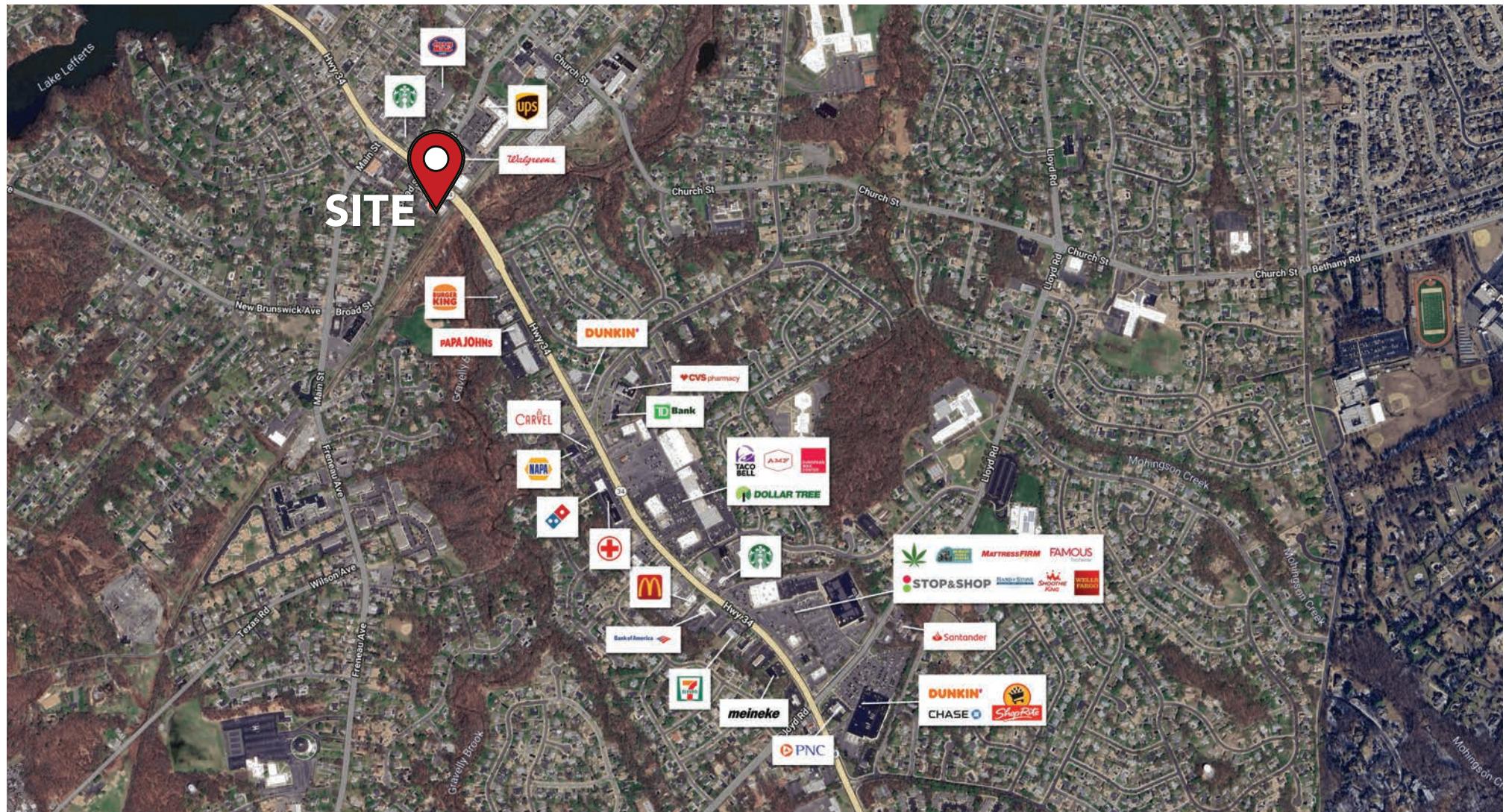
 Site Photos



Matawan Mall

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 Market Map



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

