

BELOW MARKET RENTS!

MONMOUTH COUNTY
COURTHOUSE COMPLEX

Santander

CVS

SUBWAY

WEST MAIN ST. 17,881 VPD

THROCKMORTON ST. 8,000 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,560	47,572	103,992
Households	5,569	16,483	35,851
Average HHI	\$104,071	\$151,861	\$159,405

21 WEST MAIN ST.
FREEHOLD, NEW JERSEY

1,100 SF AVAILABLE | 2ND FLOOR
2,703 SF AVAILABLE | 3RD FLOOR

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

Member of
International Council
of Shopping Centers
SITE SOURCE
REAL ESTATE NETWORK



2ND FLOOR INTERIOR PHOTOS

21 WEST MAIN ST. FREEHOLD, NJ

SITE INFORMATION

GLA: 5,415 SF
AVAILABLE: 1,100 SF 2ND FLOOR
 2,703 SF 3RD FLOOR
RENT: CALL FOR QUOTE
NNN: \$4.50 PSF

FRONTAGE: 29' FT ON W. MAIN
ZONING: B-1 OFFICE/COMMERCIAL
PARKING: MUNICIPAL PARKING LOT
 THROUGH ENTRANCE IN
 REAR AND STREET
 PARKING IN FRONT

NOTES:

- Second and Third Floor spaces for lease in a retail/office building
- Elevator in place
- In Freehold Redevelopment Zone
- Minutes from the Monmouth County Courthouse
- In the heart of vibrant Freehold Borough surrounded by restaurants, extensive employee base, and retailers

BUILDING FACADE /
GROUND FLOOR TENANT



21 WEST MAIN ST. FREEHOLD, NJ

BUILDING PHOTOS

3.a. PERMITTED AND CONDITIONAL USES

Uses are permitted by zone according to the chart. Moreover, the following uses are permitted only if they occupy a Building Type that permits the use. For example, commercial uses are only permitted in mixed use buildings. Uses permitted within a specific Building Type shall conform to the standards provided in the Building Type definitions.

1. Permitted and Conditional Uses		Zone	
		Downtown	Neighborhood
Residential			
A	Residential	P	P
Commercial			
B	Bars	P	NP
C	Co-working spaces	P	NP
D	Entertainment venues	P	NP
E	Fitness centers, commercial	P	NP
F	Hotels	P	NP
G	Microbreweries and brewpubs	P	NP
H	Personal service establishments	P	P
I	Product service establishments	P	NP
J	Professional offices	P	P
K	Restaurants, coffee shops, and cafes	P	NP
L	Retail food establishments and specialty grocery	P	NP
M	Retail sales establishment	P	NP
N	Auto-related uses	C	NP
Public and Semi-public uses			
O	Government / Institutional / Civic uses	P	P
P	Public and semi-public open spaces	P	P
Q	Schools	NP	P
R	Houses of worship	NP	P
S	Parking garages	P	NP

P = Permitted | NP = Not Permitted | C = Permitted with Conditions

21 WEST MAIN ST. FREEHOLD, NJ

PERMITTED USAGE



21 WEST MAIN ST. FREEHOLD, NJ

MARKET AERIAL