



LEGACY

COMMERCIAL REALTY_{LLC}

Market Place II Mall - Prime Space for Lease



419 Route 34 - Old Bridge (Matawan), NJ 08857

PROPERTY DETAILS:

- ◆ 2 Prime Retail Spaces Available.
- ◆ Space #1: +/- 4,600 SF (End Cap Unit)
- ◆ Rental Rate: \$16.00 / SF NNN
- ◆ Space #2: +/- 2,750 SF (Current Occupied by Dress Shop)
- ◆ Rental Rate: \$15.00 / SF NNN
- ◆ NNN Charges: Approximately \$5.50 / SF
- ◆ Ideal for: Retail, Restaurants, & Medical.
- ◆ Market Place II Mall is a 50,000 square foot retail neighborhood shopping center located directly on heavily traveled Route 34 (+/- 20K Cars Daily).
- ◆ Accessible from exit 120 off the Garden State Parkway south and close proximity to Route 9.
- ◆ Come Join: Retro Fitness, Harmon Stores, Old Bridge School of Dance, Art Nails, Etc.
- ◆ Zoning: Zoning: EDO1 (Economic Development Opportunity).

Matt Miller, Sales Associate

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



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