

# FOR SALE

## NY SPORTS CLUB ANCHORED SHOPPING CENTER WITH OUTSTANDING REDEVELOPMENT OPPORTUNITY

32 ACRE DEVELOPMENT WITH OVER 712' ROUTE 9 FRONTAGE OPPOSITE LOWE'S , WHOLE FOODS, & ADJACENT TO COSTCO

<b>ADDRESS</b>	34 State Route 9 North, Marlboro Twp. NJ 07751
<b>PROPERTY SIZE</b>	±32 acres
<b>NUMBER OF BUILDINGS</b>	<ol style="list-style-type: none"><li>1. NYSC Fitness Center: ± 35,000 SF;</li><li>2. Dunkin Donuts Pad ±½ acre w/2,500 SF drive thru;</li><li>3. 46,618 SF Pad w/3,200 SF drive thru (available for lease)</li></ol>
<b>EXPANSION OPPORTUNITY</b>	Approximately 4 acres
<b>ZONING</b>	C4- Regional Commercial District
<b>UTILITIES</b>	Public
<b>OFFERING PRICE</b>	Contact broker for price



### FOR INFORMATION OR INSPECTION CONTACT:

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