



Eagle Realty USA

For Sale: Chadwick Square Plaza: 3333 Route 9, Freehold, Monmouth County, NJ Block 80, Lot 5

[Link to Google Aerial](#)



Eagle Realty USA

Licensed Real Estate Broker

35 Righter Road, Suite B

Randolph, NJ 07869

"We Close Deals... That's the Bottom Line"

For More Information Please Contact:

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Member-Broker of Record

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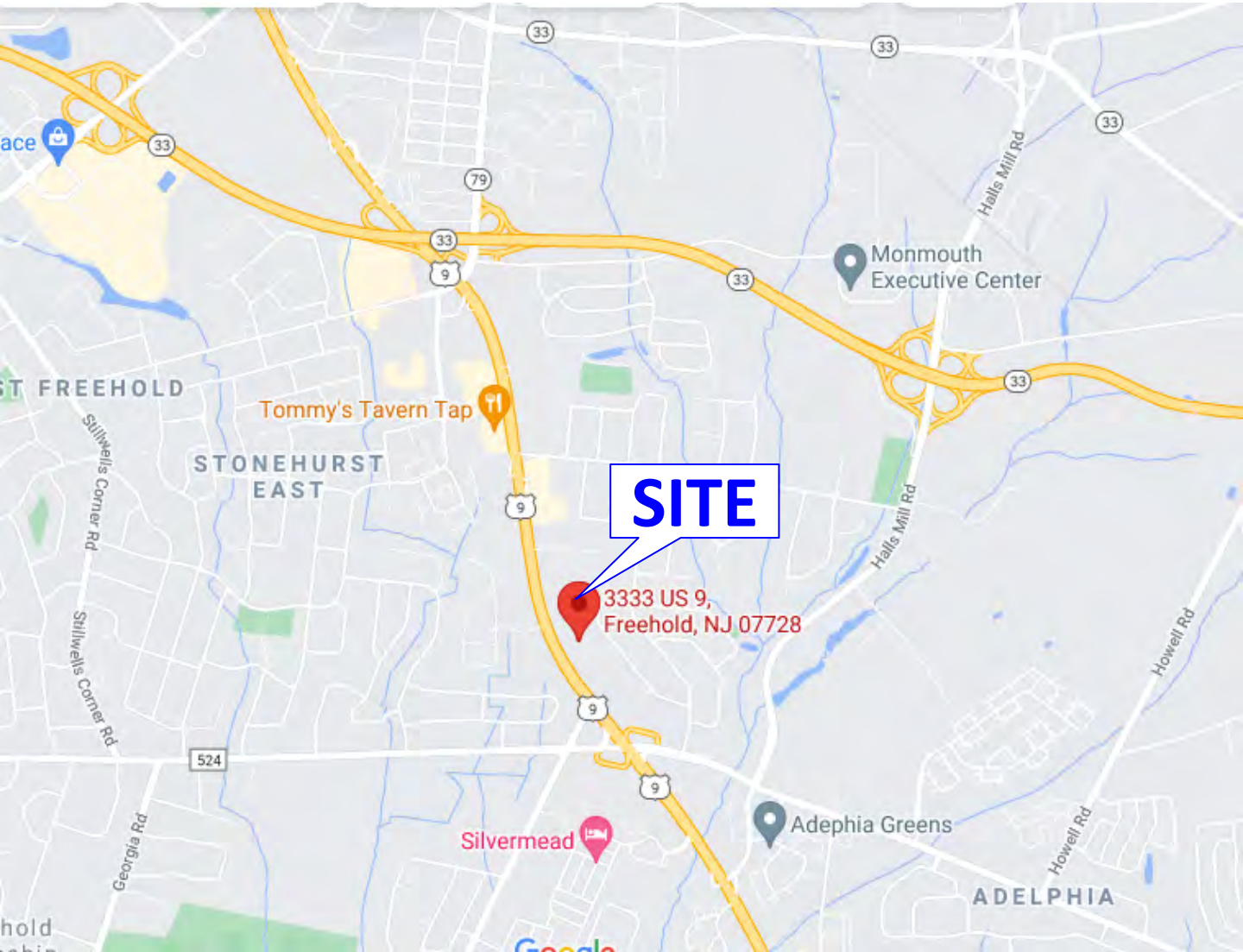
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LOCATION MAP

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AERIAL PHOTO

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**Chadwick Square
Shopping Center**



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PYLON PHOTO

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SITE PHOTOS

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PROPERTY HIGHLIGHTS

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Offering Summary:

- Sale Price: \$4,900,000
 - Price Per Sq Ft: \$142.94
 - NOI: \$296,291
 - Cap Rate: 6.00%
- *Projected additional NOI from tenanting vacant space +/- \$78,000
Projected Cap Rate: 7.6%

Disclaimer:

The information contained in this Marketing Brochure may have been obtained from sources considered to be reliable, but no guarantee of accuracy is made by this company with respect to information which this company has obtained from third party sources and no representation is made respecting financials, zoning, condition of title, dimensions, or any matters of legal or environmental nature. Such matters should be referred to legal counsel for determination. Subject to errors, omissions, or withdrawal without notice. All potential buyers should take appropriate measures to verify all of the information set forth herein and are urged to conduct whatever independent investigation they, their attorney, accountant and/or advisors deem necessary to confirm the accuracy of the information provided and that the property is suitable for their needs. Eagle Realty USA (Broker) makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Property Highlights:

- Property Type: Retail
- Year Built: 1985
- Utilities: Public
- Pylon or Signage: Yes
- Taxes: \$109,264.24 (2021)
- Market: Central New Jersey
- Sub Market: Freehold
- Building Size: +/-34,280 Sq Ft
- Stories: 1
- Parking: 184 Spaces
- Total Lot Size: +/- 4 Acres
- Zoning: CMX3 (Corporate Multi-Use Development Zone)
- Traffic Count: 40,105 AADT Source: New Jersey DOT 2020
- Demographics: Source: Demographix 2021

Neighborhood Tenants Include:

Shop Rite, Acme, Santander Bank, Provident Bank, Valley Bank, TD Bank, Investors Banks, 1st Constitution Bank, Walgreens, McDonalds, Burger King, Jersey Mike's Subs, Dunkin Donuts, Golden Corral, 7-Eleven, Dollar Tree, Enterprise Rent a Car, Sherwin Williams, Top Golf, CubeSmart and recently opened Wawa, Chick Fil A and Taco Bell

Occupancy: 17 Total Units

2 Available

(+/-1,200 & +/- 2,400 SqFt)

Radius:	Population:	Median Income:	Households:
1 Mile	8,000	\$88,384	3,112
3 Mile	50,000	\$84,500	18,624
5 Mile	83,650	\$95,150	30,400

Location Overview:

- Chadwick Square Plaza is located on the northbound side of Route 9 in Freehold. The Plaza is minutes from the Route 9 & Route 33 intersection.



FREEHOLD HIGHLIGHTS

Chadwick Square Plaza: 3333 Route 9, Freehold, Monmouth County, NJ Block 80, Lot 5

[Link to Google Aerial](#)

Freehold is a suburban borough in Monmouth County, New Jersey, United States. It is the county seat of Monmouth County. Located about 35 miles (56 km) from Manhattan and 15 miles (24 km) from Staten Island, the borough has grown to become a bedroom suburb of New York City. As of the 2010 United States Census, the borough's population was 12,052, reflecting an increase of 1,076 (+9.8%) from the 10,976 counted in the 2000 Census, which had in turn increased by 234 (+2.2%) from the 10,742 counted in the 1990 Census.

The Freeholds region, which includes the borough and Freehold Township (which completely surrounds the borough), is a commercial hub for central New Jersey. The borough is located within the larger Raritan Valley region, while also being relatively close to the Raritan Bayshore communities to the north, such as The Amboys, Old Bridge, Matawan, Keyport, Keansburg, and Middletown, along with being relatively close to the Tri-City region of Jersey Shore municipalities (and their vicinities) to the east, including Red Bank, Long Branch, and Asbury Park.

Source: [Freehold Borough, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN MONMOUTH COUNTY

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Monmouth County's 2022 Top Ten Employers

1. [Hackensack Meridian Health](#)
Location: Wall
Number of Employees: 12,794
2. [Saker Shoprites Inc.](#)
Location: Freehold
Number of Employees: 3,319
3. [CentraState Healthcare Inc.](#)
Location: Freehold
Number of Employees: 2,646
4. [Visiting Nurse Association Health Group](#)
Location: Red Bank
Number of Employees: 2,500
5. [Commvault](#)
Location: Tinton Falls
Number of Employees: 2,501
6. [RWJ Barnabas - Monmouth Medical Center](#)
Location: Long Branch
Number of Employees: 1,920
7. [Monmouth University](#)
Location: West Long Branch
Number of Employees: 1,106
8. [NJ Resources](#)
Location: Wall
Number of Employees: 1,251
9. [Erickson Living - Seabrook Village](#)
Location: Tinton Falls
Number of Employees: 850
10. [Food Circus Supermarkets Inc.](#)
Location: Middletown
Number of Employees: 495

Source: [Economic Development Top Ten Employers \(visitmonmouth.com\)](#)

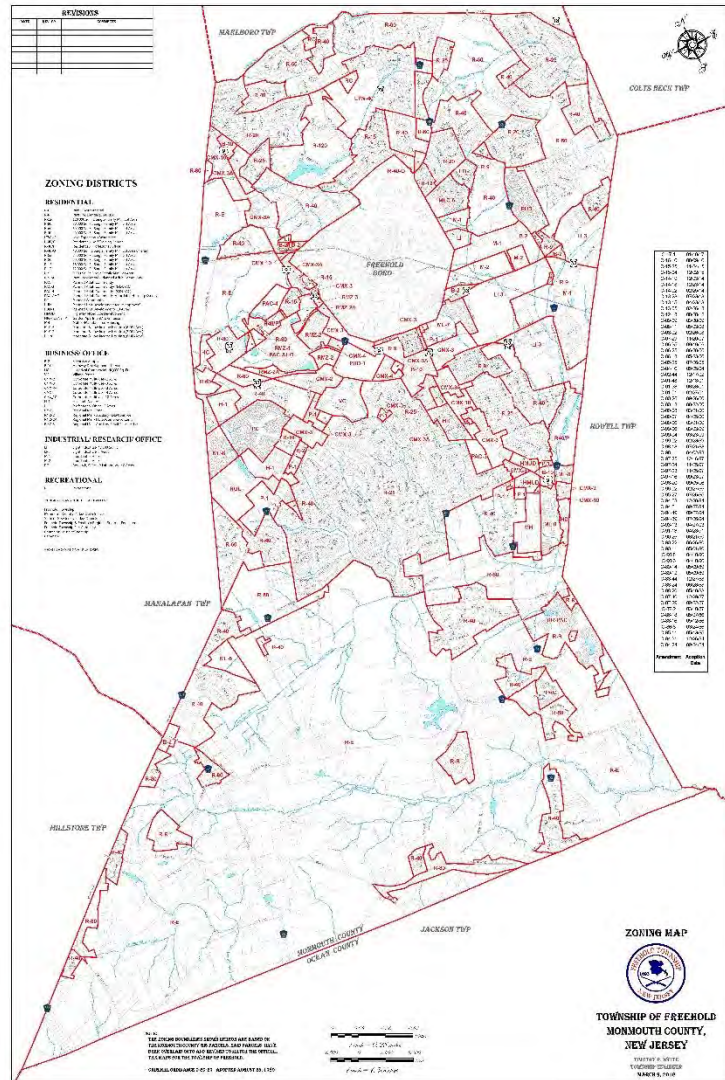
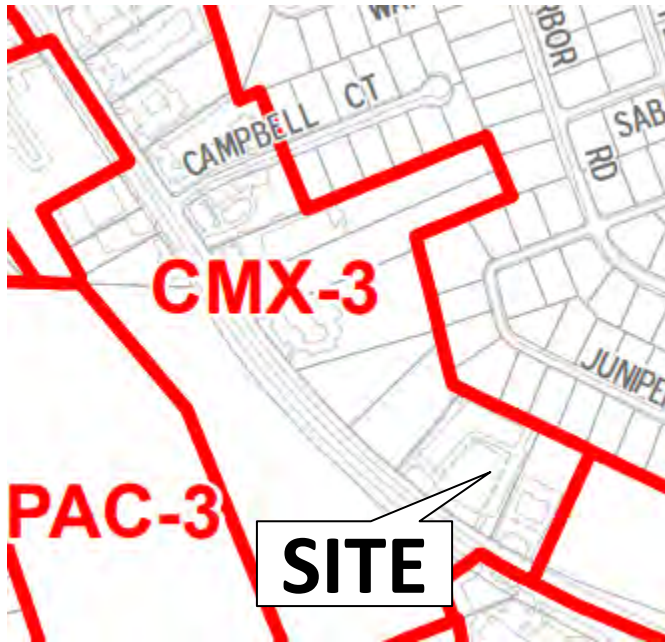
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ZONING MAP

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[Zoning Map](#)

[Zoning Code](#)

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