



Eagle Realty USA

For Lease: 3333 Route 9, Freehold, Monmouth County, NJ

[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:

Gary J. Drechsel, Sr.

Member–Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

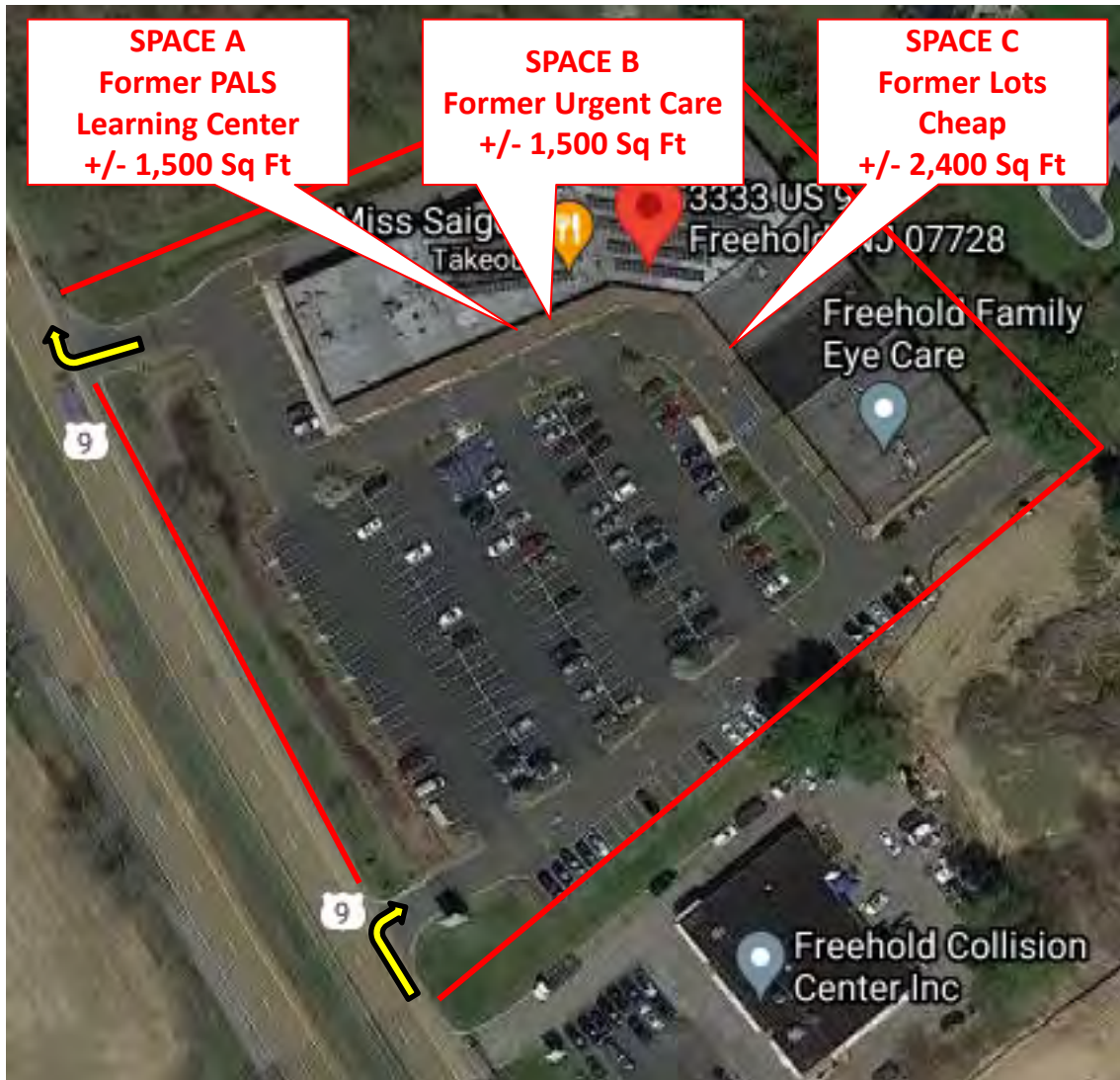
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AERIAL CLOSE UP

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PROPERTY HIGHLIGHTS

3333 Route 9, Freehold, Monmouth County, NJ

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- LEASED!
- +/- 1,500 Space A Available – Former PALS Learning Center
- +/- 1,500 Space B Available – Former Urgent Care
- +/- 2,400 Space C Available – Former Lots Cheap
- +/- 34,980 SF GLA Retail Strip Center
- Pylon Signage Available
- Parking: Per Code
- Co - Tenants: Sushi By Kaza, PC Computers Warehouse, Beacon Yoga, Tactchens, Style Salon & Barber, Miss Saigon Vietnamese Cuisine, Health and Fitness, Jiu Jitsu, Extreme Nails, Tony's Pharmacy, Any Garment Cleaners, US Army Career Center, US Marine Corps Career Center, Freehold Family Eye Care
- Area Retailers 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, Perkins, 7-Eleven, Dollar Tree, Enterprise Rent a Car, Sherwin Williams, Top Golf, CubeSmart and coming soon Wawa, Chick Fil A and Taco Bell
- Utilities: Public
- Zoning: CMX3 (Corporate Multi-Use Development Zone)
- Zoning Map: <https://twp.freehold.nj.us/assets/files/Maps/zoning.pdf>
- Zoning Code: <https://ecode360.com/9103799>

▪ Demos:

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

Source: Demographix 2021

- Traffic Count: 38,881 SB AADT
21,531 NB AADT

Source: New Jersey DOT 2012

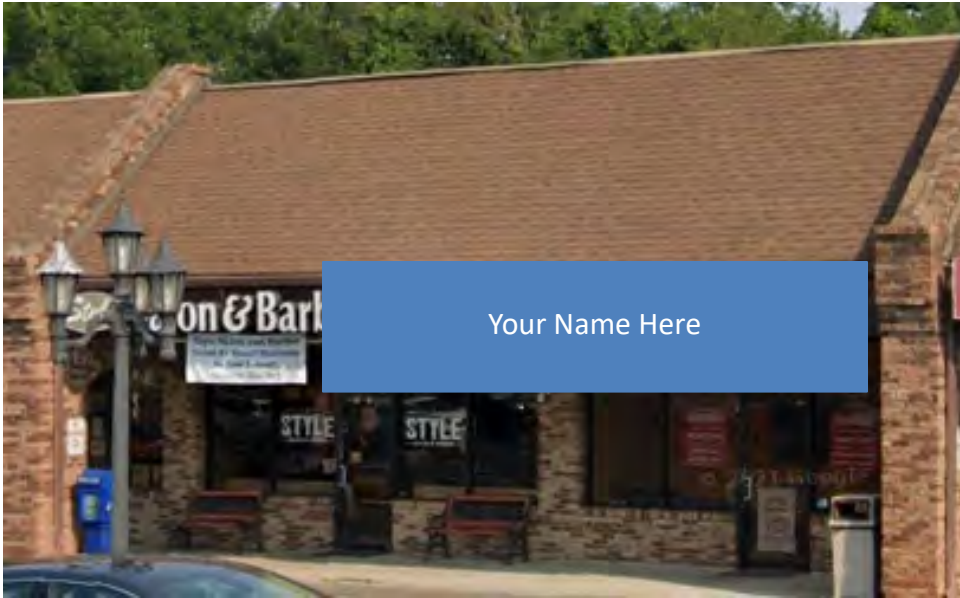


SITE PHOTO

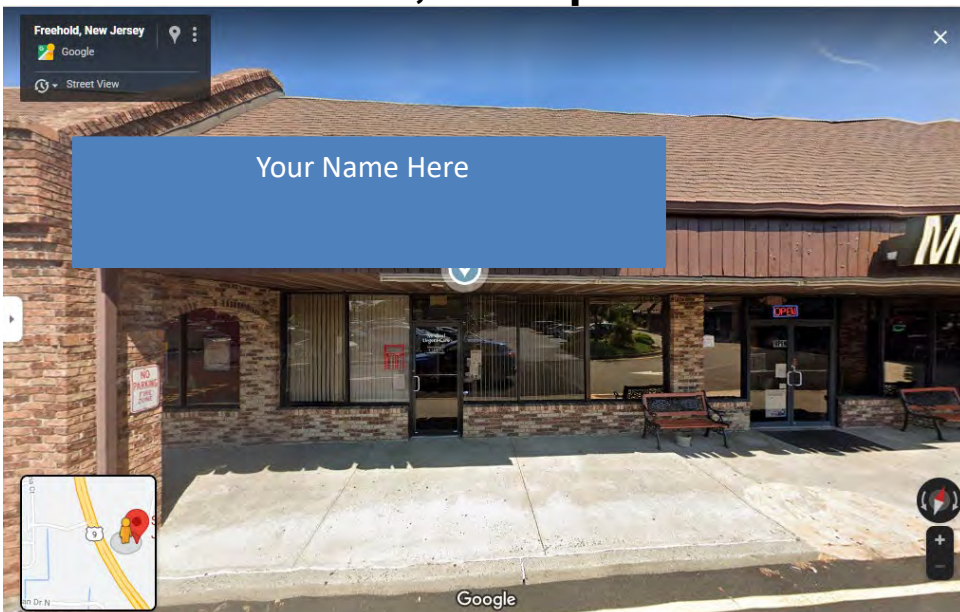
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Space A: Former PALS Learning Center +/-1,500 Sq Ft



Space B: Former Urgent Care +/-1,500 Sq Ft



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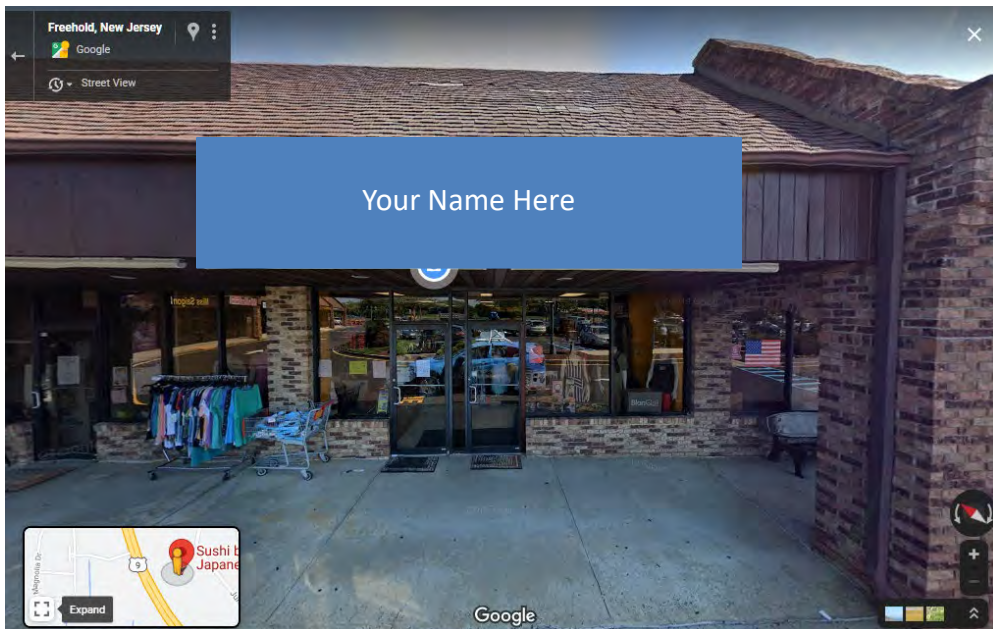


SITE PHOTO

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**Space C: Former Lots Cheap
+/-2,400 Sq Ft**





PYLON PHOTO

3333 Route 9, Freehold, Monmouth County, NJ

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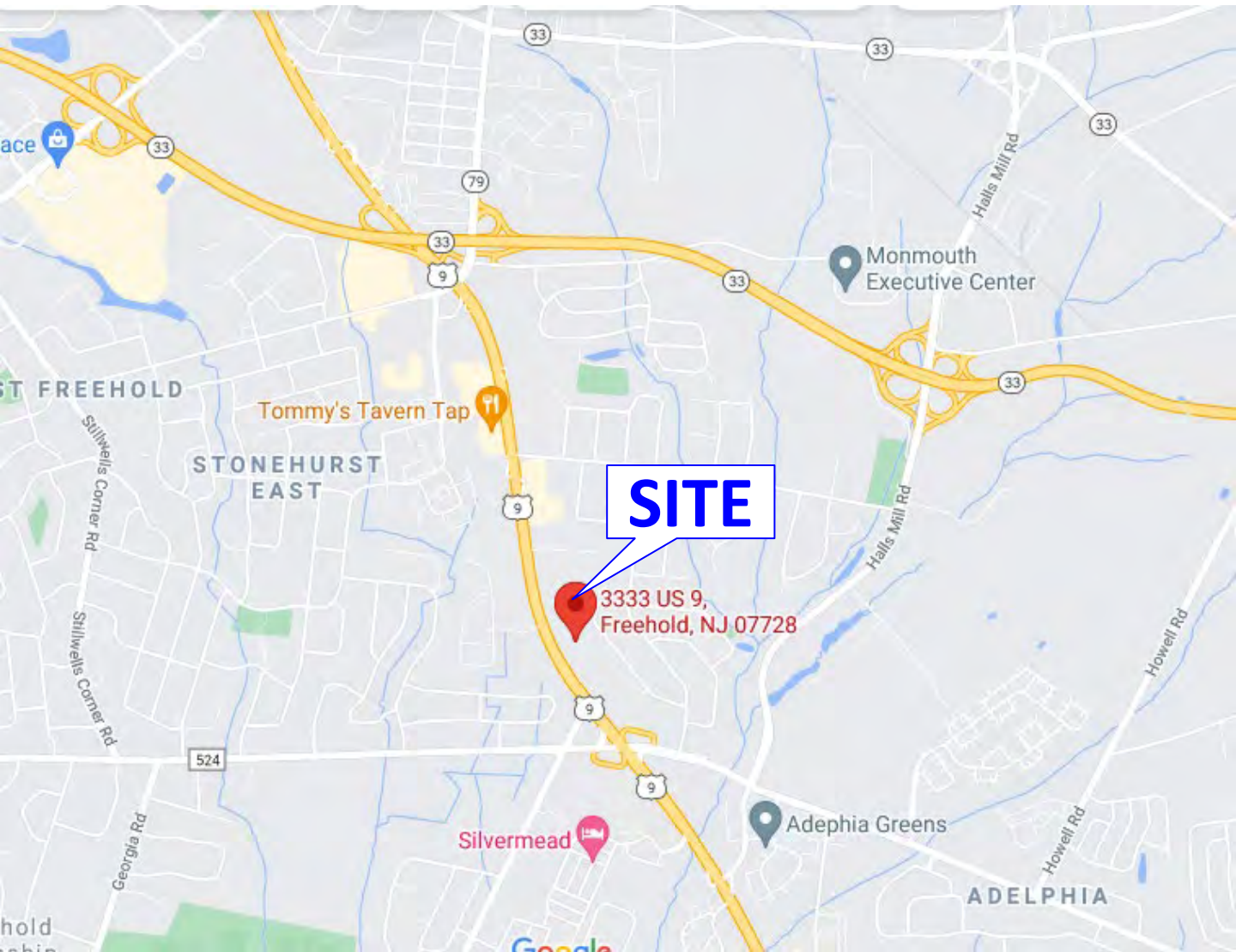
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LOCATION MAP

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FREEHOLD HIGHLIGHTS

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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

3333 Route 9, Freehold, Monmouth County, NJ

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Monmouth County's 2019 Top Ten Employers

1. [Hackensack Meridian Health](#)
Location: Wall
Number of Employees: 11,560
2. [Saker Shoprites Inc.](#)
Location: Freehold
Number of Employees: 3,327
3. [CentraState Healthcare Inc.](#)
Location: Freehold
Number of Employees: 2,681
4. [RWJ Barnabas - Monmouth Medical Center](#)
Location: Long Branch
Number of Employees: 1,932
5. [Monmouth University](#)
Location: West Long Branch
Number of Employees: 1,525
6. [Visiting Nurse Association of Central Jersey](#)
Location: Red Bank
Number of Employees: 1,099
7. [Commvault](#)
Location: Tinton Falls
Number of Employees: 944
8. [Renaissance Gardens- Seabrook Village](#)
Location: Tinton Falls
Number of Employees: 850
9. [NJ Resources](#)
Location: Wall
Number of Employees: 834
10. [Food Circus Supermarkets Inc.](#)
Location: Middletown
Number of Employees: 800

Source: [Economic Development Top Ten Employers \(visitmonmouth.com\)](http://EconomicDevelopmentTopTenEmployers(visitmonmouth.com))

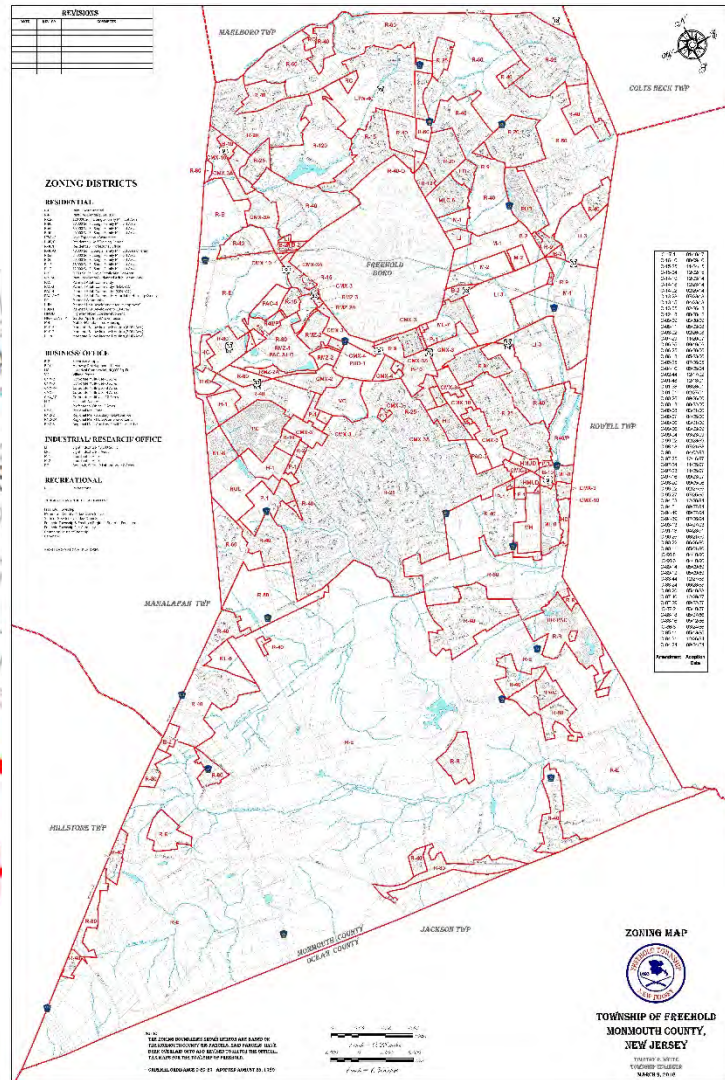
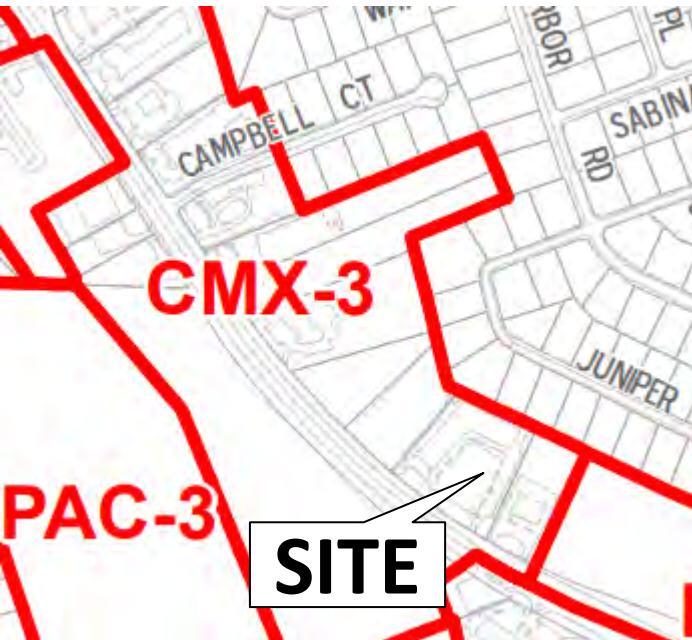
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ZONING MAP

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[Zoning Map](#)

[Zoning Code](#)

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