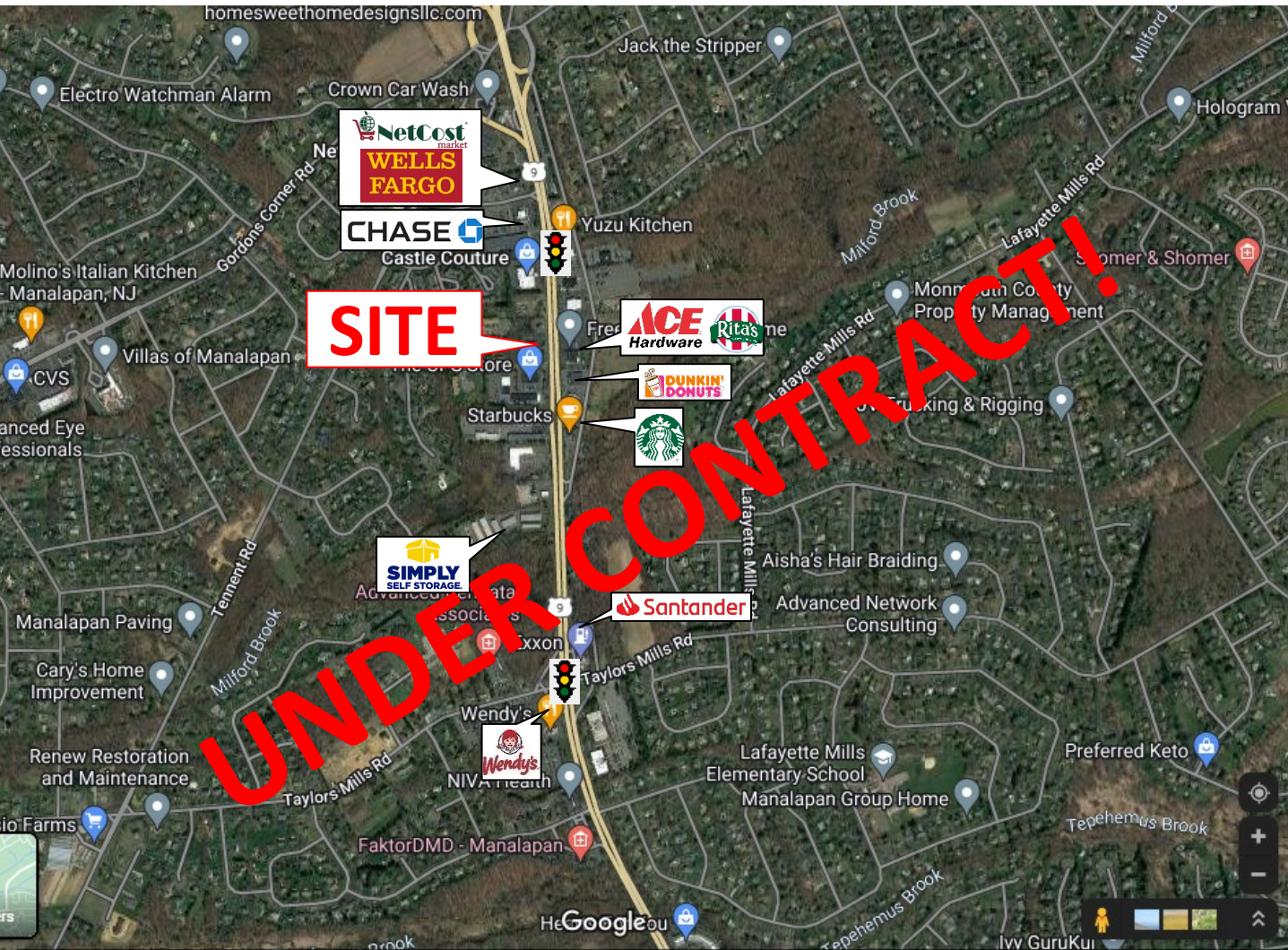




Eagle Realty USA

For Sale: Ashley Plaza: 349 US-9, Englishtown (Manalapan Twp.), Monmouth County, NJ Block: 10 Lot: 7.02

[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

Gary@EagleRealtyUSA.net

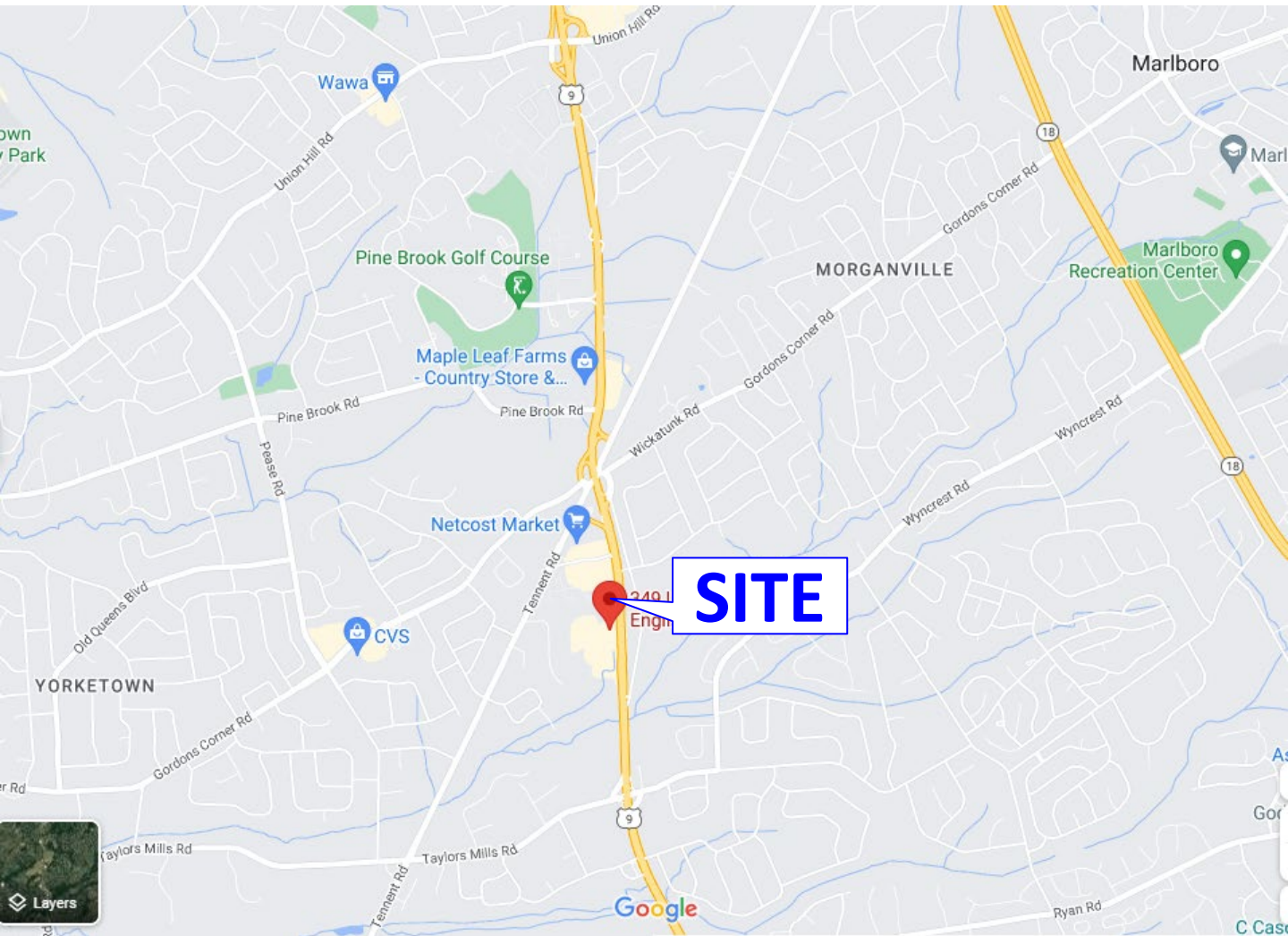
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LOCATION MAP

Ashley Plaza: 349 US-9, Englishtown (Manalapan Twp.), Monmouth County, NJ Block: 10 Lot: 7.02

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AERIAL PHOTO

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PYLON PHOTO

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SITE PHOTOS

Ashley Plaza: 349 US-9, Englishtown (Manalapan Twp.), Monmouth County, NJ Block: 10 Lot: 7.02

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PROPERTY HIGHLIGHTS

Ashley Plaza: 349 US-9, Englishtown (Manalapan Twp.), Monmouth County, NJ Block: 10 Lot: 7.02

[Link to Google Aerial](#)

Offering Summary:

- Sale Price: \$2,100,000
- Price Per Sq Ft: \$205.07
- NOI: \$129,036
- Cap Rate: 6.14 %

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: 1988
- Utilities: Public
- Pylon or Signage: Yes
- Taxes: \$38,945.76 (2021)
- Market: Central New Jersey
- Sub Market: Manalapan
- Building Size: +/- 10,240 Sq Ft
- Parking Spaces: 55 Spaces
- Stories: 1
- Total Lot Size: +/- 1.29 Acres
- Zoning: C-3
- Demographics: Source: Demographix 2022

Neighborhood Tenants Include:

Wegmans, Trader Joe's, DSW Shoes, Staples, Fortunoff Backyard Store, Michaels, Best Buy, Five Below, Pet Smart, Bed, Bath & Beyond, Target, Marshalls, Home Goods, Panera Bread, Applebee's, Starbucks, Dunkin Donuts, Rita's Italian Ice, Wendy's, Santander Bank, Wells Fargo, Chase Bank, Provident Bank, Amboy Bank and PNC Bank

Occupancy: 7 Total Units
1 Vacancies

Radius:	Population:	Households:	Median Income:
1 Mile	7,682	2,488	\$116,864
2 Mile	30,322	11,349	\$111,427
3 Mile	51,496	17,743	\$115,609

Location Overview:

- Ashley Plaza is located on the southbound side of Route 9 in Manalapan. The shopping center is minutes from the Route 9 & Route 33 & Route 9 & Route 18 intersection.



MANALAPAN HIGHLIGHTS

Ashley Plaza: 349 US-9, Englishtown (Manalapan Twp.), Monmouth County, NJ Block: 10 Lot: 7.02

[Link to Google Aerial](#)

Manalapan Township is a township in Monmouth County, New Jersey, United States. The township is centrally located within the Raritan Valley region and is a part of the New York Metropolitan Area. As of the 2010 United States Census, the township's population was 38,872, representing an increase of 5,449 (+16.3%) from the 33,423 counted in the 2000 Census, which had in turn increased by 6,707 (+25.1%) from the 26,716 counted in the 1990 Census. The name "Manalapan" is derived from a word in the Lenape language that would mean either "land of good bread", "good land to settle upon", "good bread" or "covered swamp with edible roots". The Battle of Monmouth was fought in 1778 on land that is now part of Manalapan and Freehold townships. Monmouth Battlefield State Park occupies 2,928 acres (1,185 ha) in the two townships. Manalapan Township was formed by an act of the New Jersey Legislature on March 9, 1848, from portions of Freehold Township. Englishtown was formed as a borough from portions of Manalapan on January 4, 1888, based on the results of a referendum held the previous day.

2000 Census As the 2000 United States Census there were 33,423 people, 10,781 households, and 9,002 families residing in the township. The population density was 1,084.6 people per square mile (418.7/km²). There were 11,066 housing units at an average density of 359.1 per square mile (138.6/km²). In the township the population was spread out, with 30.3% under the age of 18, 5.8% from 18 to 24, 27.7% from 25 to 44, 24.5% from 45 to 64, and 11.6% who were 65 years of age or older. The median age was 38 years. For every 100 females, there were 92.2 males. For every 100 females age 18 and over, there were 89.5 males. The median income for a household in the township was \$83,575, and the median income for a family was \$94,112. Males had a median income of \$72,198 versus \$39,921 for females. The per capita income for the township was \$32,142. About 3.2% of families and 3.8% of the population were below the poverty line, including 5.1% of those under age 18 and 5.7% of those age 65 or over.

Source: [Manalapan Township, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN MONMOUTH COUNTY

Ashley Plaza: 349 US-9, Englishtown (Manalapan Twp.), Monmouth County, NJ Block: 10 Lot: 7.02

[Link to Google Aerial](#)

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 \(visitmonmouth.com\)](#)

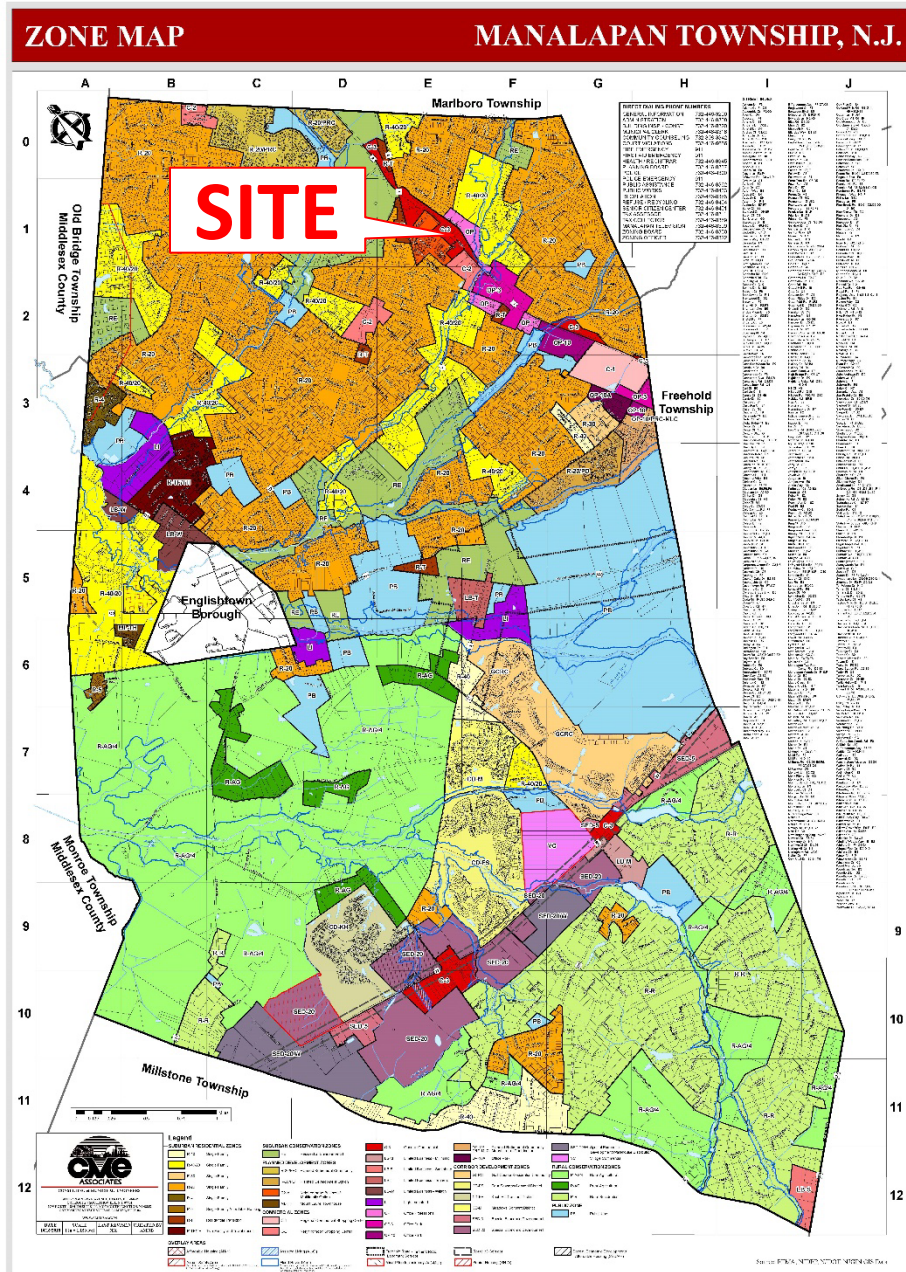
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ZONING MAP

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[Zoning Map](#)

[Zoning Code](#)

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