



Eagle Realty USA

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

[Link to Google Aerial](#)

Join Ashley Plaza



Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

“We Close Deals...That’s the Bottom Line”

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PROPERTY HIGHLIGHTS

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

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- +/- 1,280 Sq Ft Available – Space A
- +/- 1,280 Sq Ft Available – Space B
- +/- 10, 240 SF GLA Retail Strip Center
- Pylon Signage Available
- Parking: Per Code
- Co - Tenants: Cleaners, Latin Bites, Tickets, Push Hair Salon, Minuteman Press Printing and Ditommaso Real Estate
- Area Retailers 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.
- Utilities: Public
- Zoning: C-3
- Zoning Map: [manalapan_zoning_map.pdf \(mtnj.org\)](#)
- Zoning Code: [MA0726-095e Schedule of Permitted Uses.pdf \(ecode360.com\)](#)
- Demos:

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

Source: Demographix 2022

- Traffic Count: AADT 57,078 NJDOT 2020



SITE PHOTO

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

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Space A: +/- 1,280 Sq Ft



Space B: +/- 1,280 Sq Ft



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PYLON PHOTO

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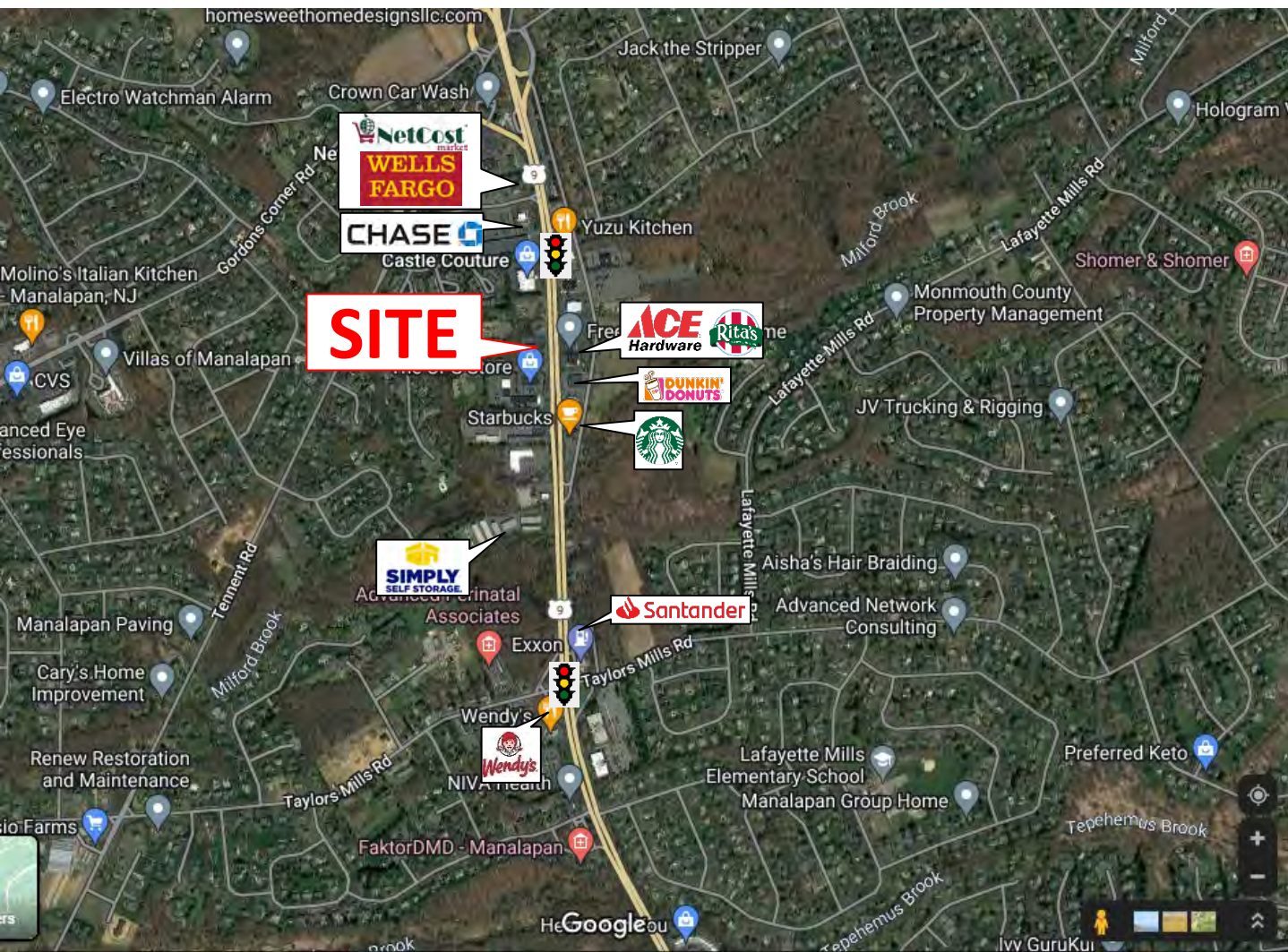
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AERIAL

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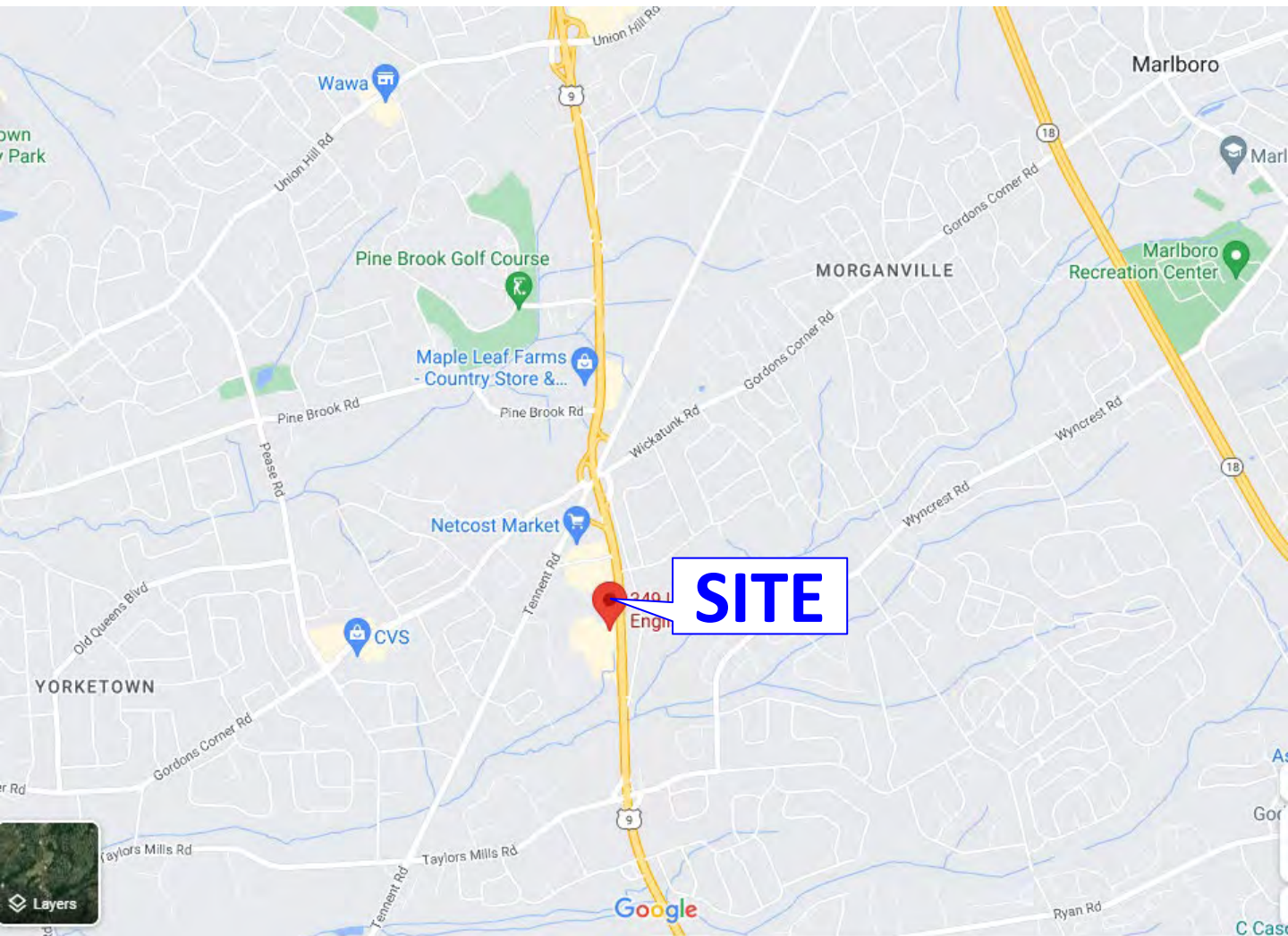
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LOCATION MAP

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MANALAPAN HIGHLIGHTS

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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

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 \(visitmonmouth.com\)](#)

Source: [Monmouth County, NJ | Overview and Labor Information | Choose NJ](#)

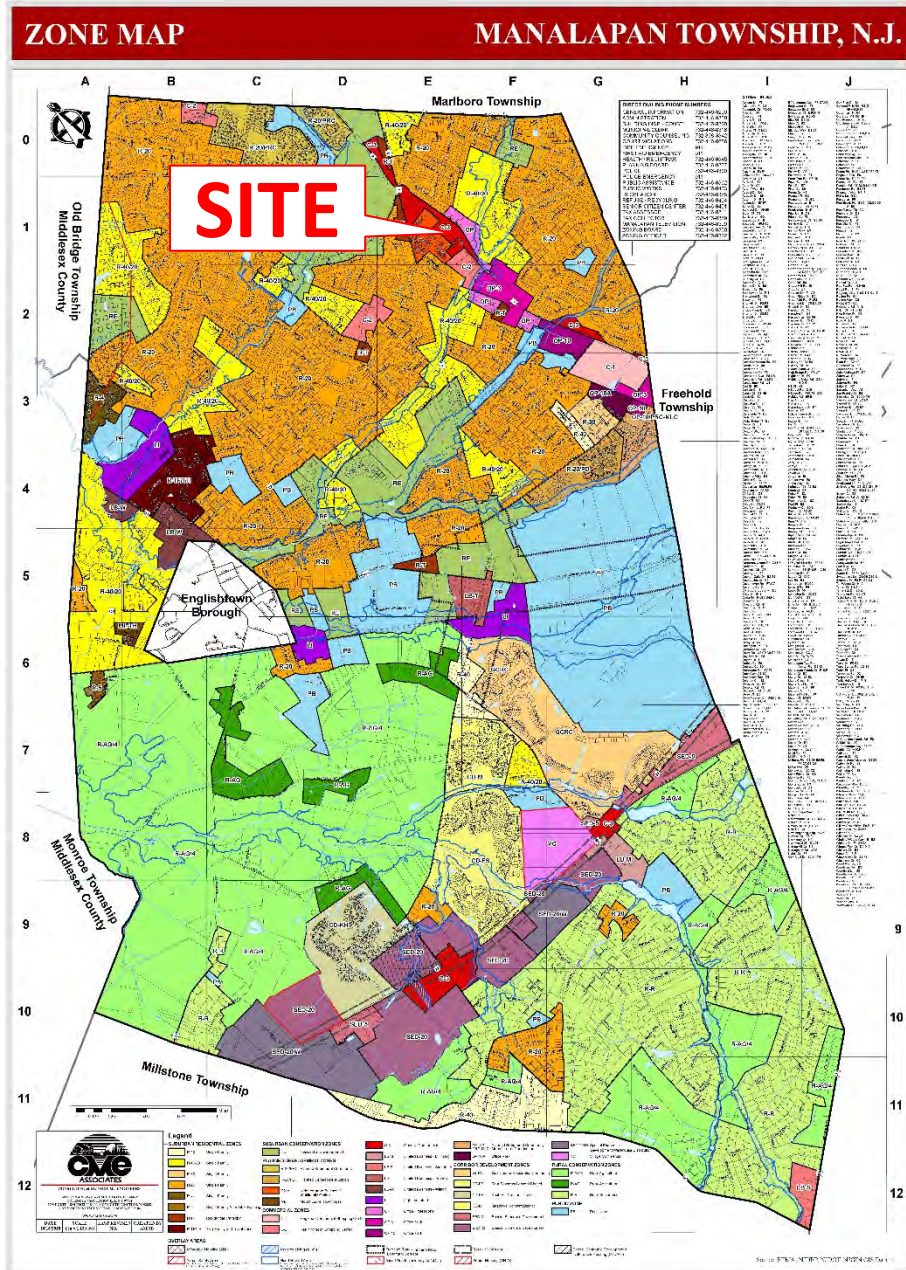
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ZONING MAP

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[Zoning Map](#)

[Zoning Code](#)

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Type of Use	C-1	C-2	C-2M	C-3
Residential				
Multifamily development			C	
Adult multifamily development			C	
Single-family detached dwellings				
Retail/Service/Office				
Restaurant, Category One ⁽¹¹⁾	P ⁽⁷⁾	P	P	P
Restaurant, Category Two ⁽¹¹⁾	P ⁽⁷⁾	P	P	P
Restaurant, Category Three ⁽¹¹⁾				P
Bars		P	P	P
Planned office parks				
Planned office-industrial parks				
Professional offices	P	P	P	P
Business offices or clerical, research and services not related to goods and merchandise	P	P	P	P
Banks	P	P	P	P
Motels		P		P
Convention centers				
Commercial shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building and further provided that the use of forklifts to load a customer vehicle is prohibited	P			
Personal services	P	P	P	P
Banking and fiduciary institutions	P	P	P	P
Indoor athletic, exercise, or recreation facilities	P			P
Retail/Service/Office (cont'd)				
Neighborhood shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building, unless otherwise permitted in the zone, and further provided that the use of forklifts to load a customer vehicle is prohibited		P	P	P
Lumberyards				P
Indoor recreation centers				P
Motor vehicle service stations and public garage		C	C	C
Motor vehicle repair garage				
Research establishments and laboratories				
Commercial recreation and leisure-time uses such as indoor and outdoor tennis courts, health spas and indoor movie theaters	P			
Hospitals, philanthropic and eleemosynary uses	C	C	C	C
Funeral homes				P
Child-care centers	P	P	P	P
Garden supply and nursery centers				P
Headquarters, mixed use				
Golf training centers				
Adult day-care facilities				
Business support services				
Data centers				P ⁽¹²⁾
Fitness/health clubs				
Flex space				P ⁽¹²⁾
Hotels, including extended-stay hotels				
Laboratory testing				
Laboratory, dental				
Media production				
Medical offices				
Supermarkets ⁽¹¹⁾				

[Zoning Map](#)

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Type of Use	C-1	C-2	C-2M	C-3
Industrial/Transportation/Communication				
Warehouse/distribution centers				
Wholesale trade				
Light manufacturing				
Helistops				
Wireless telecommunications towers and antennas (§ 95-7.20)				
Artisan/craft product manufacturing				
Educational				
Public elementary and secondary schools				
Commercial schools				
Training centers				
Institutional and vocational uses				P ⁽¹⁾
Instructional, tutoring and vocational schools	P	P	P	P
Public/Quasi-Public				
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P
Municipal, county or state parks, playgrounds and swimming areas	P	P	P	P
Public utilities/local utilities	C	C	C	C
Post office	P	P	P	P
Public library	P	P	P	P
Commuter parking facilities	P		P	P
Agricultural				
Farms	P	P	P	P
Farm stands (See § 95-7.35.)	A	A	A	A
Breeding, training and boarding of horses				
Animal hospitals				P
Kennels, animal boarding, animal day care				
Other				
Private garages (See § 95-7.25.)				
Signs (See § 95-8.7.)	A	A	A	A
Fences and walls	A	A	A	A
Off-street parking ⁽⁴⁾	A	A	A	A
Temporary building for construction	P	P	P	P
Loading and unloading areas ⁽⁴⁾	A	A	A	A
Workers' cafeteria				
Essential services	A	A	A	A
Retail stack storage ⁽⁷⁾	P			
Billboards (See § 95-6.22)		C		C
Renewable energy/small energy systems				
Planned commercial development				

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