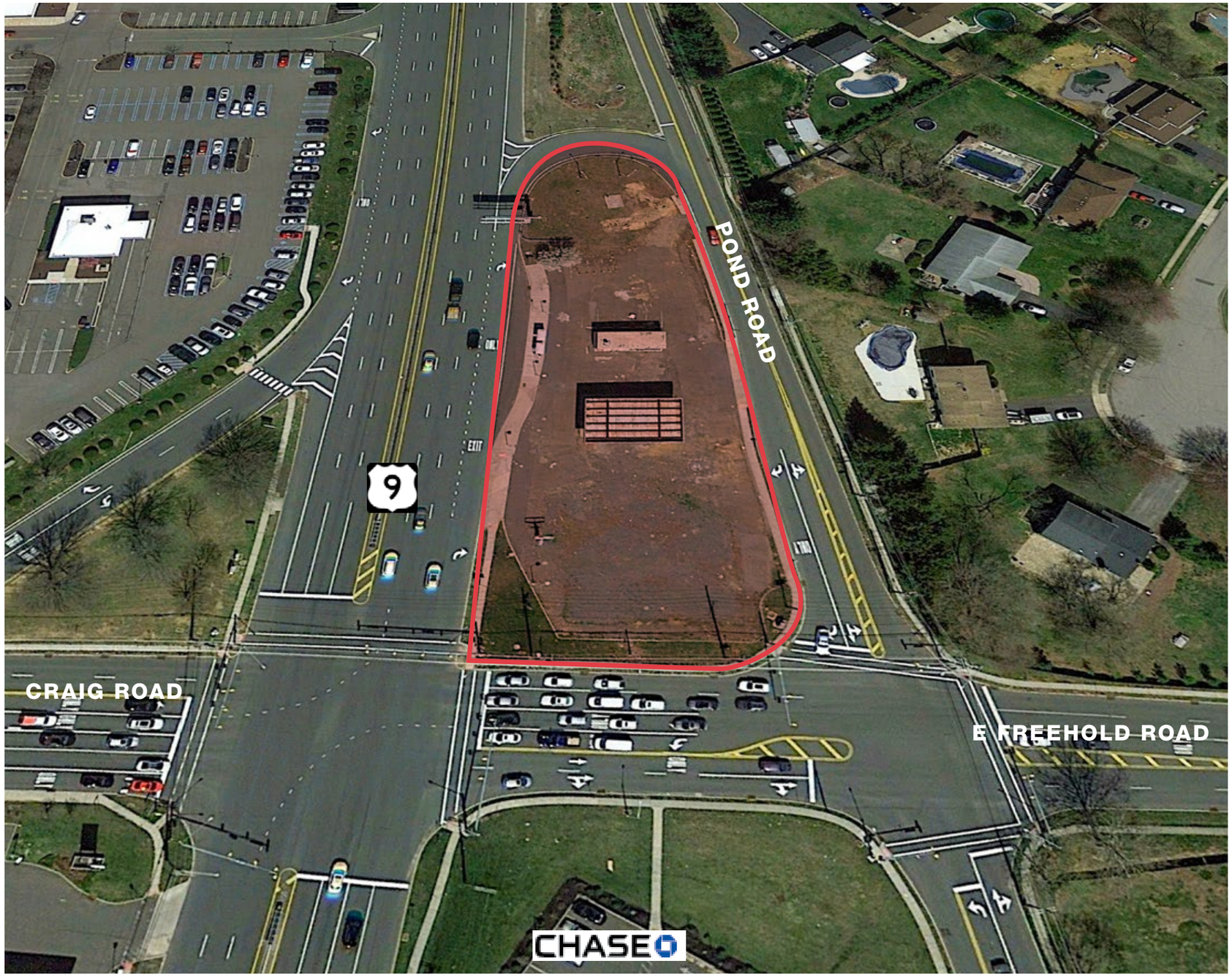

RETAIL SPACE

FREEHOLD, NJ

FORMER GETTY STATION

Route 9, Pond Road & E Freehold Rd

SIZE
6,000 SF Buildable

ASKING RENT
Ground Lease - $275,000 per annum.

COMMENTS
Outstanding visibility from Route 9, Pond Road and Craig Road/E Freehold Road

Over 400’ of highway frontage

Access from both Route 9 and Pond Road facilitated by two traffic signals

Key intersection in the trade area

CMX - 3A Zone - great for professional office, banks, financial services, new car sales and medical offices

CONTACT EXCLUSIVE AGENTS

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201.351.8782

STEVEN WINTERS
swinters@ripconj.com
201.335.6050

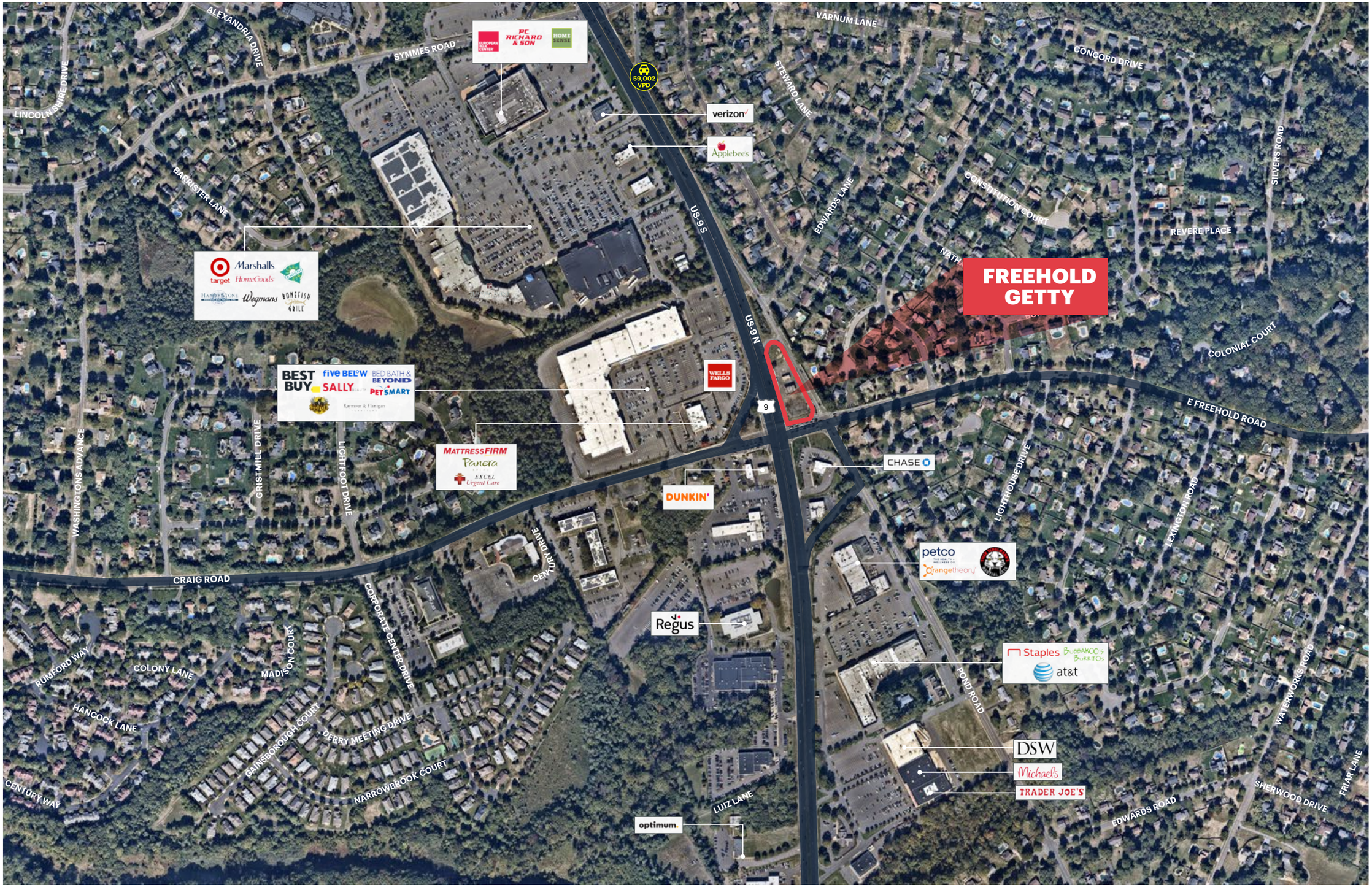
RIPCO REAL ESTATE
611 River Drive
3rd Floor
Elmwood Park, NJ
201.777.2300

Please visit us at ripconj.com for more information

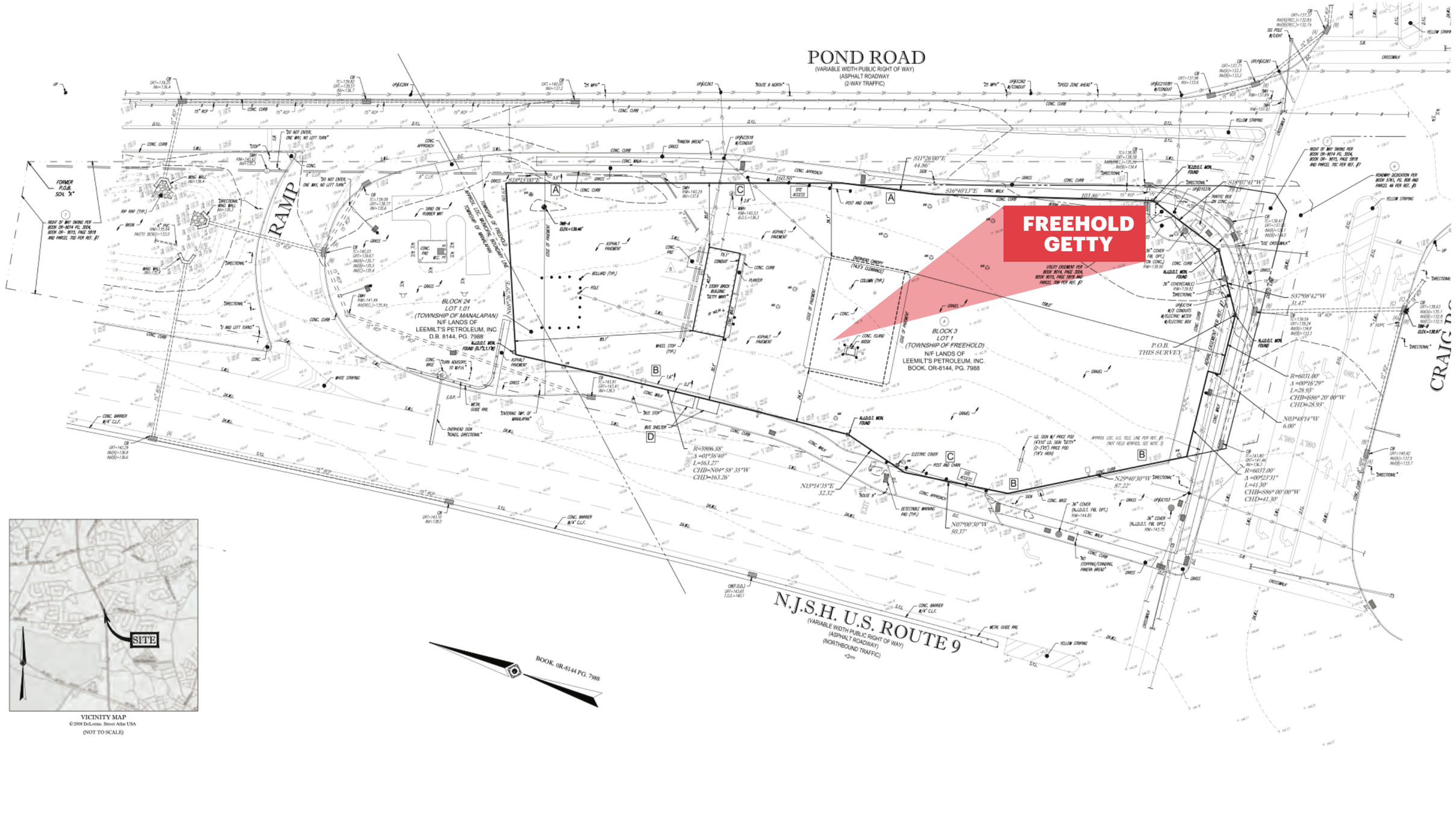
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

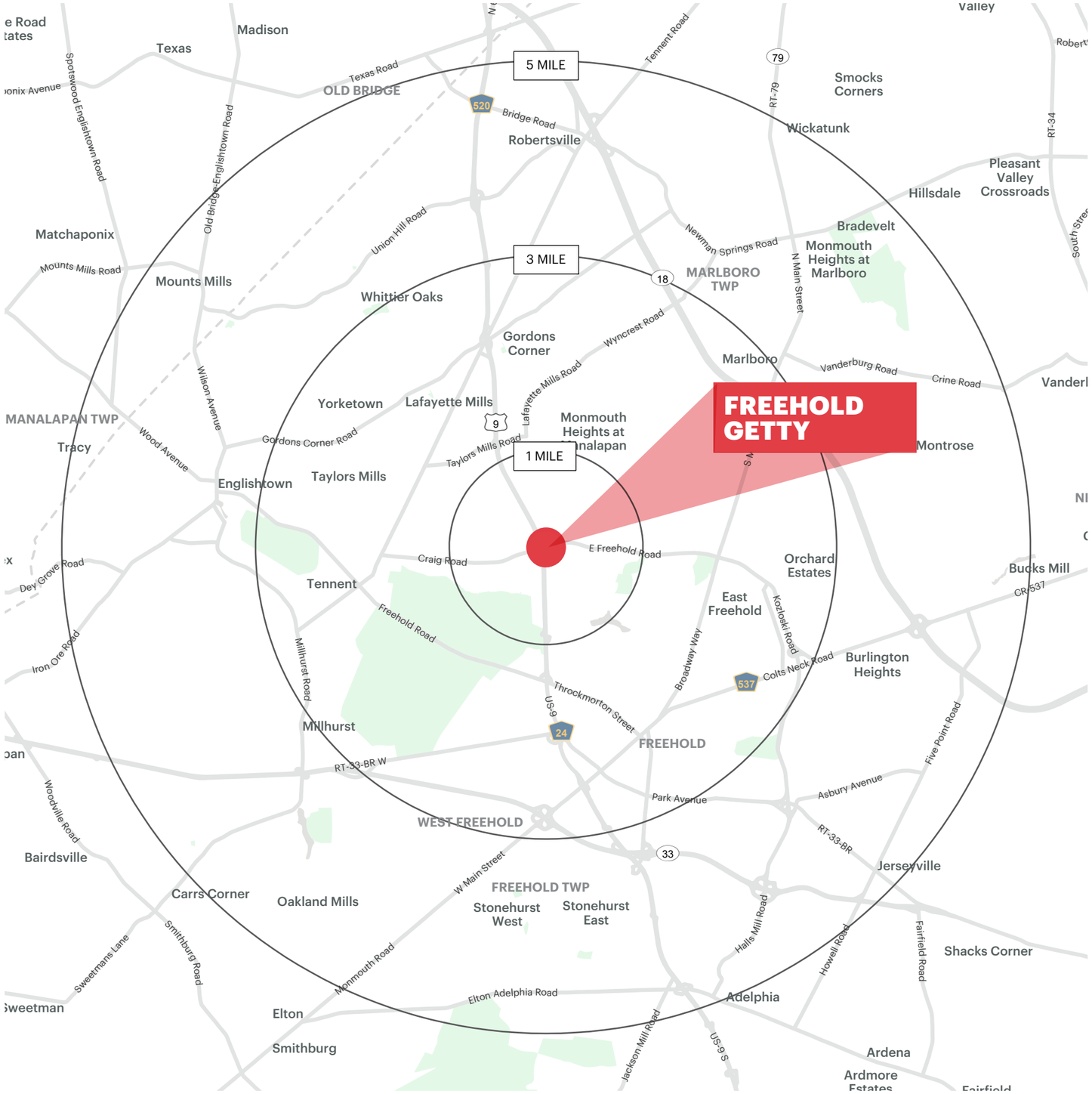
LOW-LEVEL AERIAL



SITE PLAN


POND ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY
(2-WAY TRAFFIC)
FREEHOLD
GETTY
RAMP
BLOCK 24
LOT 1.01
(TOWNSHIP OF MANALAPAN)
N/F LANDS OF
LEEMILT'S PETROLEUM, INC
D.B. 8144, PG. 7988
BLOCK 3
LOT 1
(TOWNSHIP OF FREEHOLD)
N/F LANDS OF
LEEMILT'S PETROLEUM, INC.
BOOK. OR-8144, PG. 7988
P.O.B.
THIS SURVEY
N.J.S.H. U.S. ROUTE 9
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(NORTHBOUND TRAFFIC)
CRAIG
BOOK. 0R-8144 PG. 7988
SITE
VICINITY MAP
©2008 DeLorme. Street Atlas USA
(NOT TO SCALE)

DEMOGRAPHICS



1 MILE RADIUS

POPULATION
5,979

HOUSEHOLDS
2,034

MEDIAN AGE
45.0

COLLEGE GRADUATES (Bachelor's +)
2,479 - 56%

TOTAL BUSINESSES
388

TOTAL EMPLOYEES
3,930

AVERAGE HOUSEHOLD INCOME
$182,871

3 MILE RADIUS

POPULATION
53,406

HOUSEHOLDS
18,133

MEDIAN AGE
42.1

COLLEGE GRADUATES (Bachelor's +)
19,120 - 51%

TOTAL BUSINESSES
2,437

TOTAL EMPLOYEES
37,957

AVERAGE HOUSEHOLD INCOME
$172,248

5 MILE RADIUS

POPULATION
116,869

HOUSEHOLDS
40,630

MEDIAN AGE
42.5

COLLEGE GRADUATES (Bachelor's +)
44,350 - 54%

TOTAL BUSINESSES
4,827

TOTAL EMPLOYEES
66,339

AVERAGE HOUSEHOLD INCOME
$184,419

*2022 estimates

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