## FOR SALE OR GROUND LEASE / BUILT TO SUIT OPPORTUNITY

# 205 Main Street

SOUTH AMBOY, NJ 08879



## PROPERTY INFO

- + .30 Acre Lot Assemblage Development Opportuinity - Ground Lease or Built To Suit
- + Corner of Main Street & Broadway, South Amboy, NJ
- + Over 8,332 VPD
- + Signalized intersection

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,353	110,283	214,099
Daytime Population	8,287	86,655	198,567
Median Household Income	\$89,645	\$88,506	\$99,871

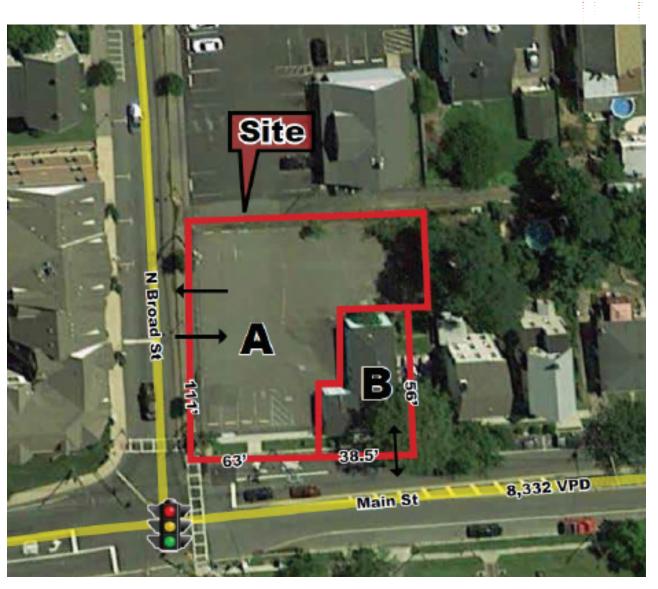
#### **CONTACT US**

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SITE 205 MAIN STREET

# 205 Main Street

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LOCAL EXISTING AMENITIES

TRAIN STATION & RESTAURANTS

# PROPOSED REDEVELOPMENT:

- + 1,750 residential units, 88 affordable housing units (on or off-site), restaurants, associated parking, accessory commercial uses
- + No stand alone commercial or retail uses (other than a restaurant)
- + Project to be undertaken in phases (30 year build out)
- + Public park at easternmost portion of the site
- + Continuance of waterfront walkway
- + Approximately \$500 million investment in the City
- + Fast Ferry to provide commuters with quick access to Manhattan



PROPOSED REDEVELOPMENT AREA (YELLOW BORDER)

**RETAIL** 

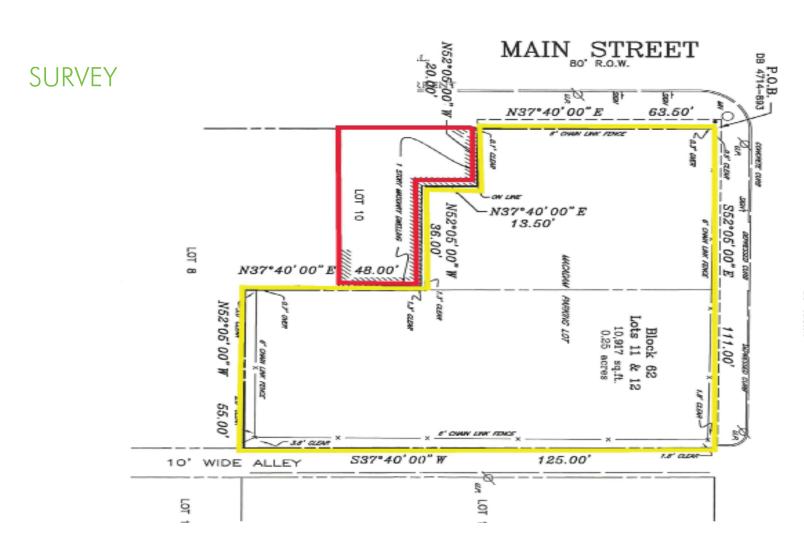


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BROADWAY

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