

FOR SALE OR GROUND LEASE / BUILT TO SUIT OPPORTUNITY

205 Main Street

SOUTH AMBOY, NJ 08879

RETAIL

PROPERTY INFO

- + .30 Acre Lot Assemblage - Development Opportunity - 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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Licensed Salesperson: NJ



CBRE

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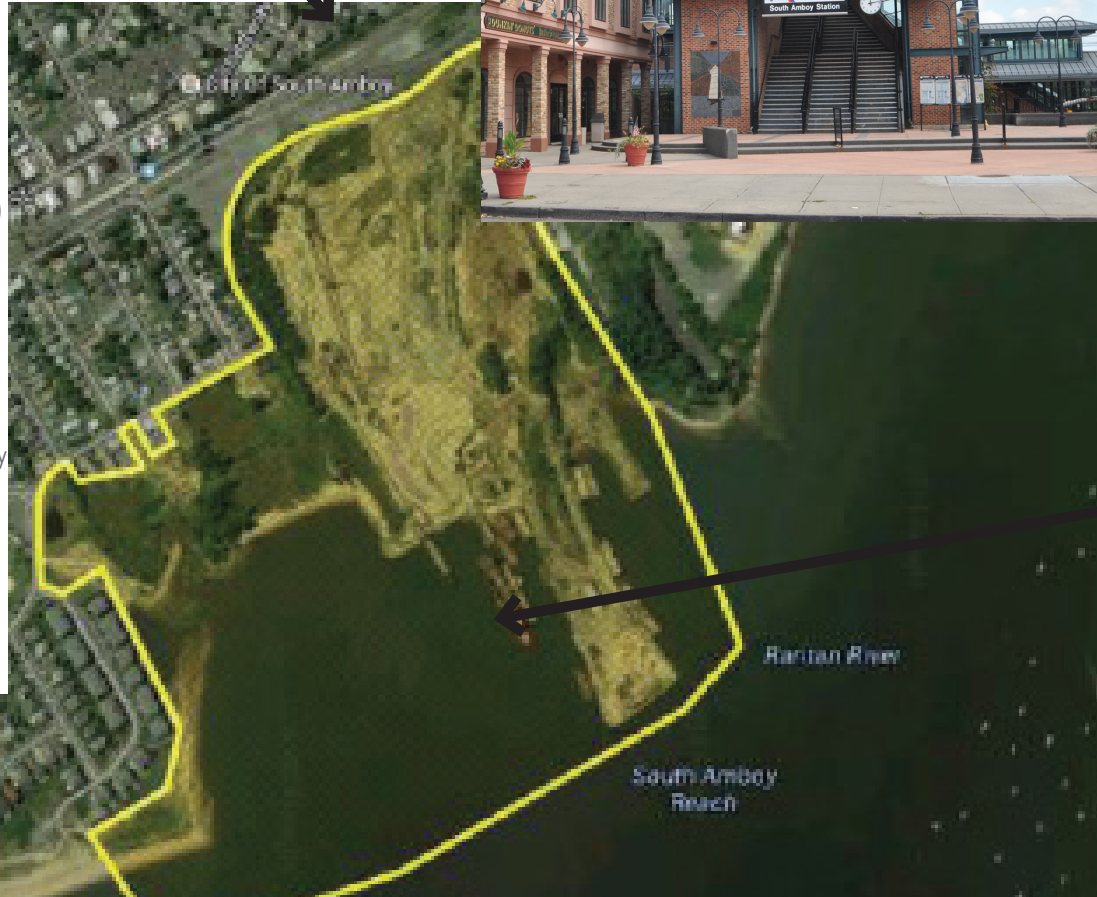
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PROPOSED REDEVELOPMENT:

- + 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

SITE
205 MAIN
STREET



LOCAL EXISTING AMENITIES TRAIN STATION & RESTAURANTS



PROPOSED
REDEVELOPMENT
AREA
(YELLOW BORDER)

CBRE

