

**CHELSEA CENTER WEST**

429 ROUTE 79, MARLBORO TOWNSHIP, NJ 07751



**OFFERING SUMMARY**

Available SF: 1,000 - 12,740 SF

Lease Rate: Call For Details



**PROPERTY OVERVIEW**

For Lease: New Mixed-Use Development (Retail/Office)

**PROPERTY HIGHLIGHTS**

- Available Immediately
- First Floor: Retail Space - Up to 12,740 SF (Divisible)
- Second Floor: Retail/Office Space - Up to 12,368 (Divisible)
- Newly Constructed Development
- Excellent For all Retail/Office Uses Such As: Physical Therapy, Salon, Fitness, Day Care, Education, Food, Etc.

FOR MORE INFORMATION CONTACT:

**RICHARD CURRAN**  
201.703.9700 x114  
rcurran@thegoldsteingroup.com

**PATRICK BRAKE, III**  
201.703.9700 x148  
pbrake@thegoldsteingroup.com



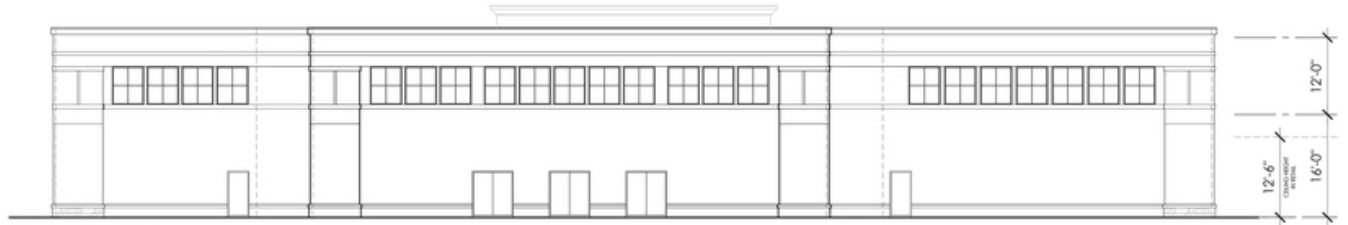
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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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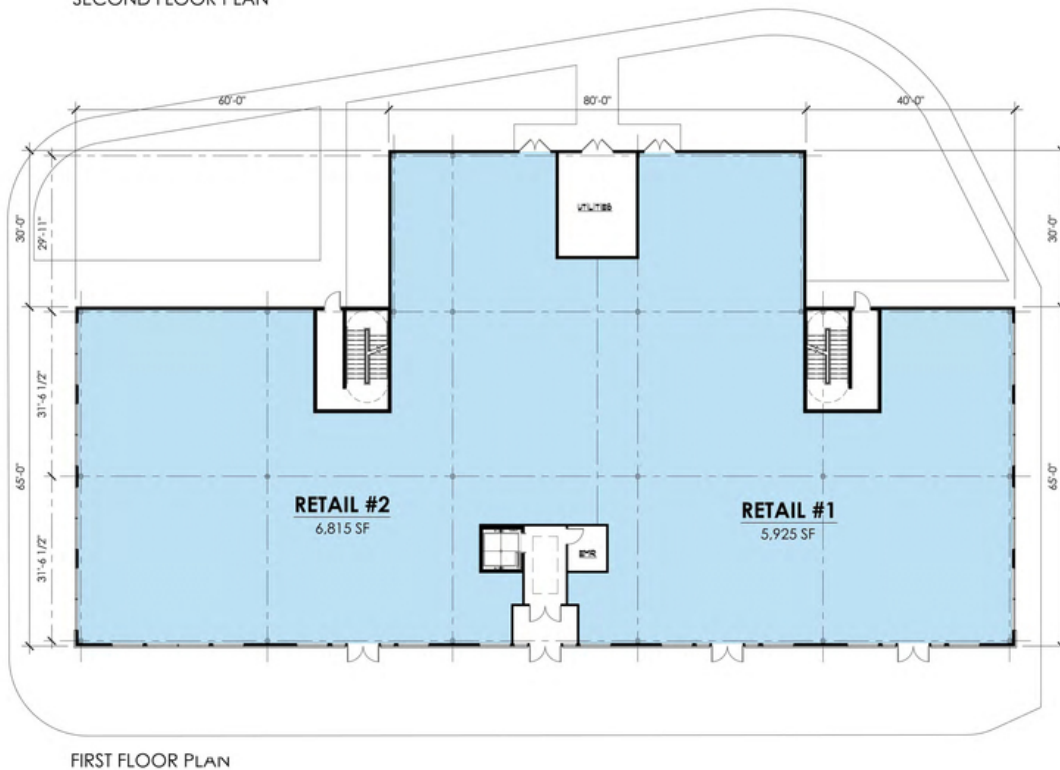
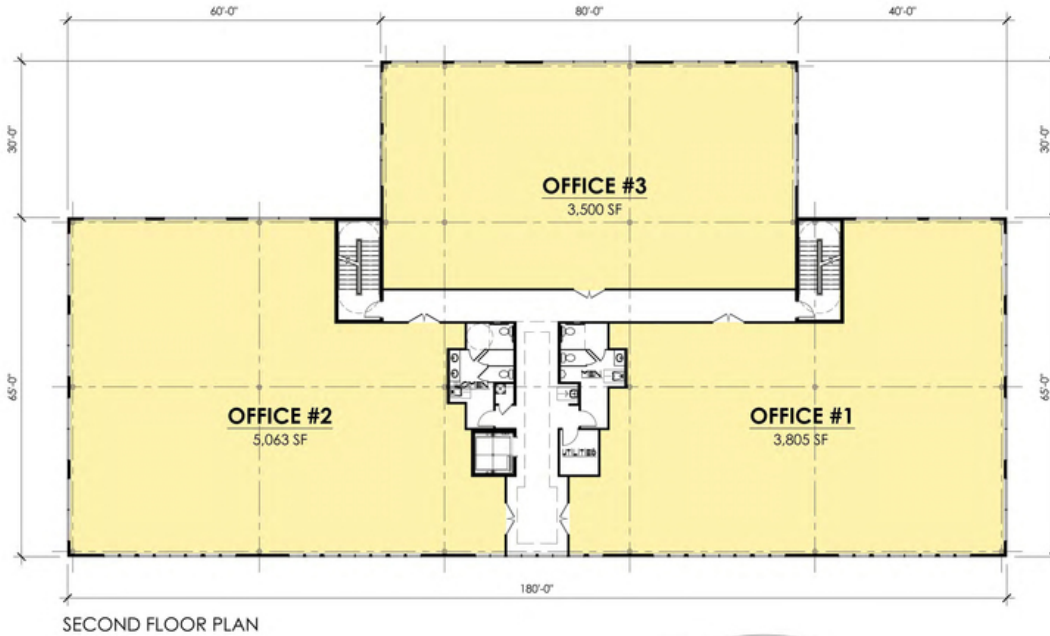
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BUILDING DATA	
<b>RETAIL SF</b>	
RETAIL #1	5,925 SF
RETAIL #2	6,815 SF
TOTAL	12,740 SF
<b>OFFICE SF</b>	
OFFICE #1	3,805 SF
OFFICE #2	5,063 SF
OFFICE #3	3,500 SF
TOTAL	12,368 SF

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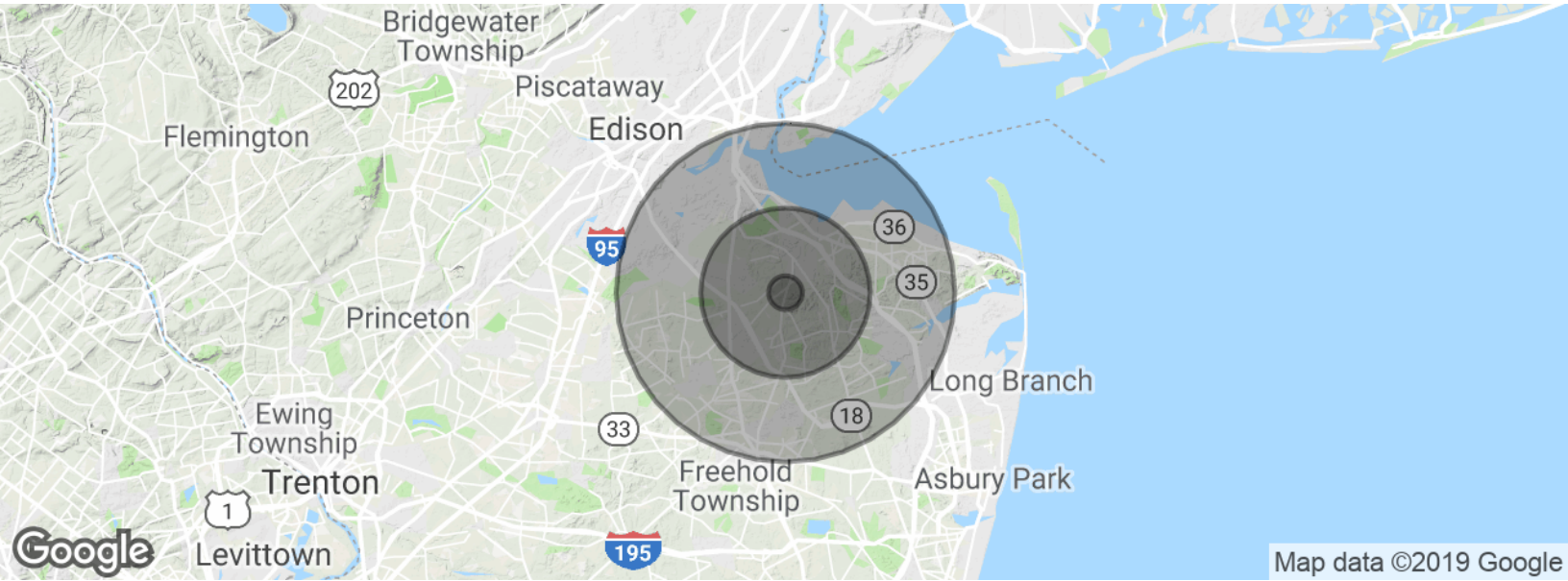
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,306	127,404	495,158
Median age	38.7	40.4	39.5
Median age (Male)	38.1	39.9	38.7
Median age (Female)	39.0	40.9	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	666	44,551	171,152
# of persons per HH	3.5	2.9	2.9
Average HH income	\$160,785	\$126,192	\$109,296
Average house value	\$624,689	\$459,849	\$455,376

\* Demographic data derived from 2010 US Census

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