

GLOBUS PLAZA

1280 Yardville-Allentown Rd | Allentown, NJ 08501
(Upper Freehold, NJ)

Marcus & Millichap
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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OFFERING HIGHLIGHTS

- 100% Occupied +/- 10,130 SF Neighborhood Retail Center on Approximately 1.19 Acres Along Yardville-Allentown Road Allentown, (Upper Freehold Township) Monmouth County, NJ.
- Diversified Tenant Mix — Necessity-Based Service and Retail Tenants, Amazon Proof
- Proven Tenant Longevity — 10+ Year Weighted Average Tenure, Anchored by 20- and 19-Year Operators.
- Affluent Trade Area — Strong Market Demographics With an Average Household Income Above \$194,000 Within a 3-Mile radius
- Recent Renovations Including Roof, Windows, and Parking Lot Providing Ease of Management and Zero Deferred Maintenance
- Supply-Constrained Market — Limited Commercial Inventory and an Extremely High Barrier to Entry Support Sustained Occupancy and Pricing Power.
- Easy Access to Major Roadways — 1.7 miles to I-195, with Access to Route 130, I-95/NJ Turnpike, and Route 206.



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	2,652	11,271	57,552
2029 Population (Proj.)	2,633	11,324	58,324
EMPLOYMENT			
Total Employees	1,201	8,887	21,083
Total Establishments	103	665	2,093
HOUSEHOLDS			
Number of Households	1,090	4,097	21,094
Average HH Income	\$177,776	\$194,060	\$160,376

ALLENTOWN, NEW JERSEY

Allentown, New Jersey is a charming and affluent borough in Monmouth County, strategically located along the Route 524 corridor with convenient access to Interstate 195, the New Jersey Turnpike (I-95), and Routes 130 and 33. Positioned approximately 10 miles east of Trenton, 30 miles west of the Jersey Shore, and within commuting distance of both New York City and Philadelphia, Allentown offers a desirable blend of small-town character and regional accessibility.

The borough's historic downtown features well-preserved 18th- and 19th-century architecture, locally owned boutiques, restaurants, professional offices, and neighborhood services, contributing to its vibrant pedestrian-friendly atmosphere. Surrounded by affluent residential communities, preserved farmland, and equestrian properties, Allentown benefits from a stable and educated population with above-average household incomes. Its proximity to major employment hubs, logistics and distribution centers in Central New Jersey, and recreational destinations such as Mercer County Park, Six Flags Great Adventure, and the Jersey Shore supports a strong local economy and sustained demand for retail, office, and service-oriented commercial properties. The combination of historic charm, limited commercial inventory, strong demographics, and excellent regional connectivity continues to make Allentown a highly desirable location for businesses and long-term investment.

Allentown is a highly desirable retail destination in western Monmouth County, benefiting from its affluent customer base, historic charm, and strategic location along the Route 524 corridor with convenient access to Interstate 195, Routes 130 and 33, and the New Jersey Turnpike. The borough's picturesque downtown serves as the commercial heart of the community, featuring a mix of boutique retailers, specialty shops, cafés, restaurants, personal service businesses, and professional offices that attract both residents and visitors year-round. Retail demand is supported by the surrounding affluent residential neighborhoods of Allentown, Upper Freehold, Robbinsville, and neighboring Mercer County communities, as well as seasonal tourism generated by nearby attractions including Six Flags Great Adventure and regional recreational destinations.

The market is characterized by limited retail inventory, high barriers to new development, and a strong preference for locally owned businesses, helping maintain stable occupancy levels and long-term tenant demand. With excellent regional accessibility, a high quality of life, and a loyal consumer base, Allentown offers a stable environment for neighborhood retail, restaurant, and service-oriented businesses seeking to serve one of Central New Jersey's most desirable suburban markets.



UPPER FREEHOLD, NEW JERSEY

Upper Freehold Township is an affluent, predominantly rural municipality in western Monmouth County, New Jersey, encompassing approximately 47 square miles of preserved farmland, equestrian properties, estate residences, and environmentally protected open space. Widely recognized for its exceptional quality of life, agricultural heritage, and low-density development, the township has successfully maintained its rural character through comprehensive land preservation initiatives while benefiting from its strategic location within one of the nation's most economically productive regions. Upper Freehold borders Mercer, Burlington, and Ocean Counties, providing residents and businesses with convenient access to numerous employment centers, educational institutions, healthcare systems, and commercial corridors throughout Central New Jersey and the Greater Philadelphia metropolitan area. Interstate 195 traverses the township, offering direct connections to the New Jersey Turnpike (I-95), Route 130, Route 9, U.S. Route 206, and the Garden State Parkway, allowing commuters to reach Trenton, Princeton, Freehold, Hamilton, Robbinsville, Mount Laurel, and the Jersey Shore with ease.

The township's commercial activity is centered around the adjacent historic Borough of Allentown, which serves as the area's downtown district and features a collection of locally owned restaurants, cafés, specialty retailers, professional offices, financial institutions, and community-oriented businesses. While Upper Freehold itself remains largely residential and agricultural with limited commercial development, its residents are within a short drive of major retail destinations including Hamilton Marketplace, Freehold Raceway Mall, Centerton Square, Jackson Premium Outlets, Mercer Mall, and numerous shopping centers along Routes 33, 130, and 9. The region is also supported by a strong healthcare network, with Capital Health, Penn Medicine Princeton Medical Center, CentraState Medical Center, Robert Wood Johnson University Hospital Hamilton, and Hackensack Meridian Health facilities all located nearby.

Economically, Upper Freehold benefits from its proximity to some of New Jersey's largest employment centers. Residents have convenient access to major logistics and distribution facilities along the New Jersey Turnpike corridor, corporate offices in Princeton and Mercer County, healthcare institutions throughout Central New Jersey, and advanced manufacturing, pharmaceutical, technology, and professional service employers located across Monmouth, Mercer, Middlesex, and Burlington Counties. This strategic location allows the township to offer a rural living environment while remaining closely connected to one of the strongest regional economies in the United States.

With its preserved natural landscape, excellent transportation connectivity, highly educated workforce, strong household incomes, and access to a diverse employment base, Upper Freehold Township continues to experience steady residential demand. The township's unique blend of agricultural tradition, modern accessibility, and long-term land preservation makes it one of Central New Jersey's premier residential markets and an attractive location within the broader Monmouth County region.



PROPERTY DETAILS

PROPERTY DESCRIPTION

Rentable Square Feet	10,130 SF
Parcel Size	1.19 AC
Zoning	CC
Block	44
Lot	4.01
Year Built	1955/ 1972
Number of Tenants	6 Tenants
Number of Stories	1 Story
Parking	75 Spaces
Traffic Count	12,200± Vehicles/ Day



1955/ 1972
Year Built



75
Spaces



12,200± ADT
Yardville Allentown Rd



PROPERTY OUTLINE

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CAFIERO TEAM



YARDVILLE-AlLENTOWN RD

12,200± VEHICLES/ DAY

REGIONAL MAP

PROXIMITY TO MAJOR ROADWAYS

Interstate 195	1.7 Miles
US Route 130	3.6 Miles
Interstate 95	3.9 Miles
US Route 206	5.7 Miles

MORRISTOWN
60± MILES

NEWARK
50± MILES

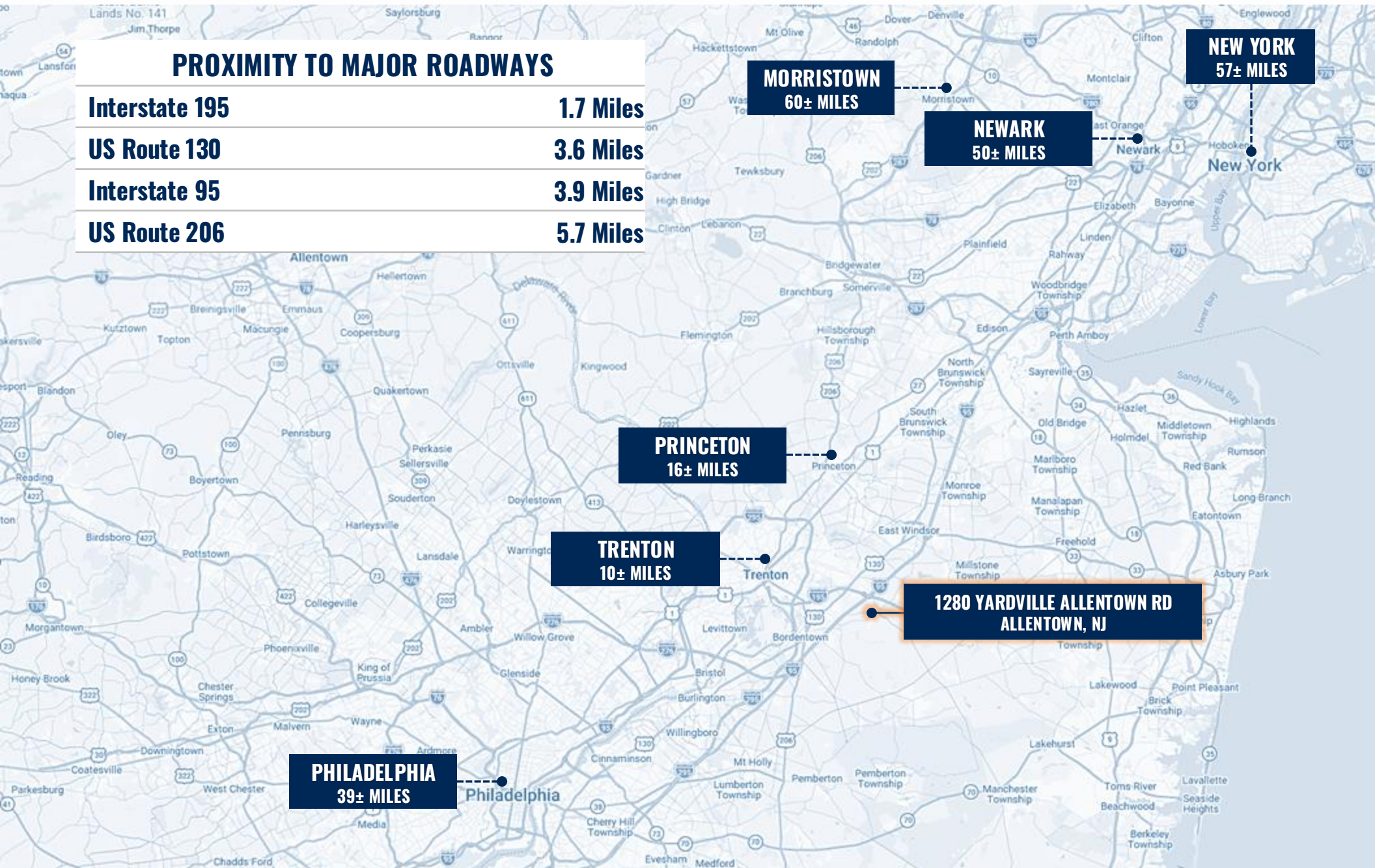
NEW YORK
57± MILES

PRINCETON
16± MILES

TRENTON
10± MILES

1280 YARDVILLE ALLENTOWN RD
ALLENTOWN, NJ

PHILADELPHIA
39± MILES



GLOBUS *plaza*



INFINITY
DANCE
STUDIO

Via Roma II
Pizza
Restaurant

**BARBER
SHOP**

Pete's
DELI
& Grocery

RESOLUTE
STRENGTH & CONDITIONING

1280

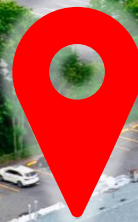








TOWN MEWS APARTMENTS
80 UNITS



ADDITIONAL IMAGES

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RENT ROLL

							BASE RENT		RENT STEPS		RENEWAL OPTIONS						
TENANT	UNIT	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT	REIMBURSEMENTS	LEASE TYPE		
Barber Shop	1	920	9%	12/1/2017	11/30/2028	9 Years	\$18,600	\$20.22	12/1/2027	\$19,200	(1) TBD	12/1/2028	TBD	\$259	BY 2025		
Deli & Grocery	2/3	2,960	29%	5/1/2006	4/30/2027	20 Years	\$78,000	\$26.35	-	-	(1) 5 Yr.	5/1/2027	TBD	\$2,224	BY 2021		
Professional Office	4	920	9%	11/1/2020	10/31/2027	6 Years	\$18,600	\$20.22	-	-	(1) TBD	11/1/2027	TBD	\$259	BY 2025		
Pizza Restaurant	5/6	1,840	18%	9/1/2007	8/31/2028	19 Years	\$50,400	\$27.39	9/1/2027	\$51,600	(1) TBD	9/1/2028	TBD	\$1,007	BY 2022		
Dance Instruction Studio	7	2,400	24%	9/1/2022	8/31/2027	4 Years	\$48,000	\$20.00	-	-	(1) TBD	9/1/2027	TBD	\$1,853	BY 2022		
Personal Training Gym	8	1,090	11%	1/1/2024	3/31/2029	3 Years	\$27,000	\$24.77	-	-	-	-	-	\$0	BY 2026		
TOTAL							6	10,130	100%	\$240,600		\$23.75				\$5,602	

[1] Tenants pay Taxes, Insurance, Water & Sewer, and Trash over their respective base years.

[2] TBD Options are to be negotiated in good faith towards the end of the lease term. If Landlord and Tenant cannot agree with 90 days to expiration, Landlord may show and rent the space to a potential new tenant.



6
Tenants



\$240,600
Total Annual Rent



10,130 SF
Gross Leasable Area

FINANCIAL SUMMARY



\$2,023,000

List Price



6.63%

Cap Rate



\$134,036

NOI



\$200

Price/SF



CURRENT INCOME & EXPENSES

	Annual	\$/SF
Base Rent	\$240,600	\$23.75
Reimbursements	\$5,602	\$0.55
TOTAL Income	\$246,202	\$24.30
Less - Expenses	\$104,780	\$10.34
Less - Vacancy Factor	\$7,386	\$0.73
Net Operating Income	\$134,036	\$13.23

OPERATING EXPENSES

	Annual	\$/SF
Taxes	\$25,830	\$2.55
Insurance	\$14,053	\$1.39
Repairs & Maintenance	\$19,259	\$1.90
Landscaping	\$4,158	\$0.41
Snow Removal [1]	\$8,457	\$0.83
Trash Removal	\$4,596	\$0.45
Sewer	\$12,908	\$1.27
Water	\$4,825	\$0.48
Electric	\$3,308	\$0.33
Management Fee (3%)	\$7,386	\$0.73
Total Expenses	\$104,780	\$10.34

[1] Snow Removal represents a 3-year historical average.

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