

Monroe Town Center | 337 Applegarth Road | Monroe Township, NJ 08831

FOR SALE OR LEASE

1.14 ACRES | RETAIL PAD SITE



PROPERTY DESCRIPTION

This 1.14± acre pad site opportunity is located along Applegarth Road in Monroe Township, adjacent to Monroe Town Center, a 32,000 SF Wawa-anchored neighborhood shopping center. With strong visibility, convenient access to major highways, established residential communities, and corporate parks, the property offers an excellent opportunity for restaurant, retail, and service-oriented users.

PROPERTY HIGHLIGHTS

- **Available Site:** 1.14± acre pad site available for sale or ground lease. Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities.
- **Development Opportunity:** Ability to accommodate up to 14,897± SF single-story building or 17,380± SF multi-story building, subject to a maximum height of 35 feet.
- **Zoning:** NC (Neighborhood Commercial) zoning supporting a variety of retail, restaurant, medical, childcare, financial, fitness, and service-oriented uses.
- **Visibility & Signage Opportunity:** Prominent visibility along Applegarth Road with potential monument/signage exposure.
- **Prime Retail Location:** Adjacent to Monroe Town Center and Wawa, providing strong surrounding retail presence and consumer traffic.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Ground Lease:	\$150,000 per year
Pad Size:	1.14 Acres
Maximum Building Size:	14,897 SF (single story)

LOCATION HIGHLIGHTS

- **Accessibility:** Situated on Applegarth Road, approximately 2 miles from NJ Turnpike Exit 8A with convenient access to Route 130, Route 33, and Route 133.
- **Market Area:** Surrounded by established residential communities, major corporate parks, and nearby retail amenities.
- **Public Transportation:** Adjacent to the Monroe Park & Ride with direct commuter bus service to New York City and regional destinations
- **Traffic Count (Applegarth Road):** 10,862+/day (2025)



MATTHEW LOBOCCHIARO

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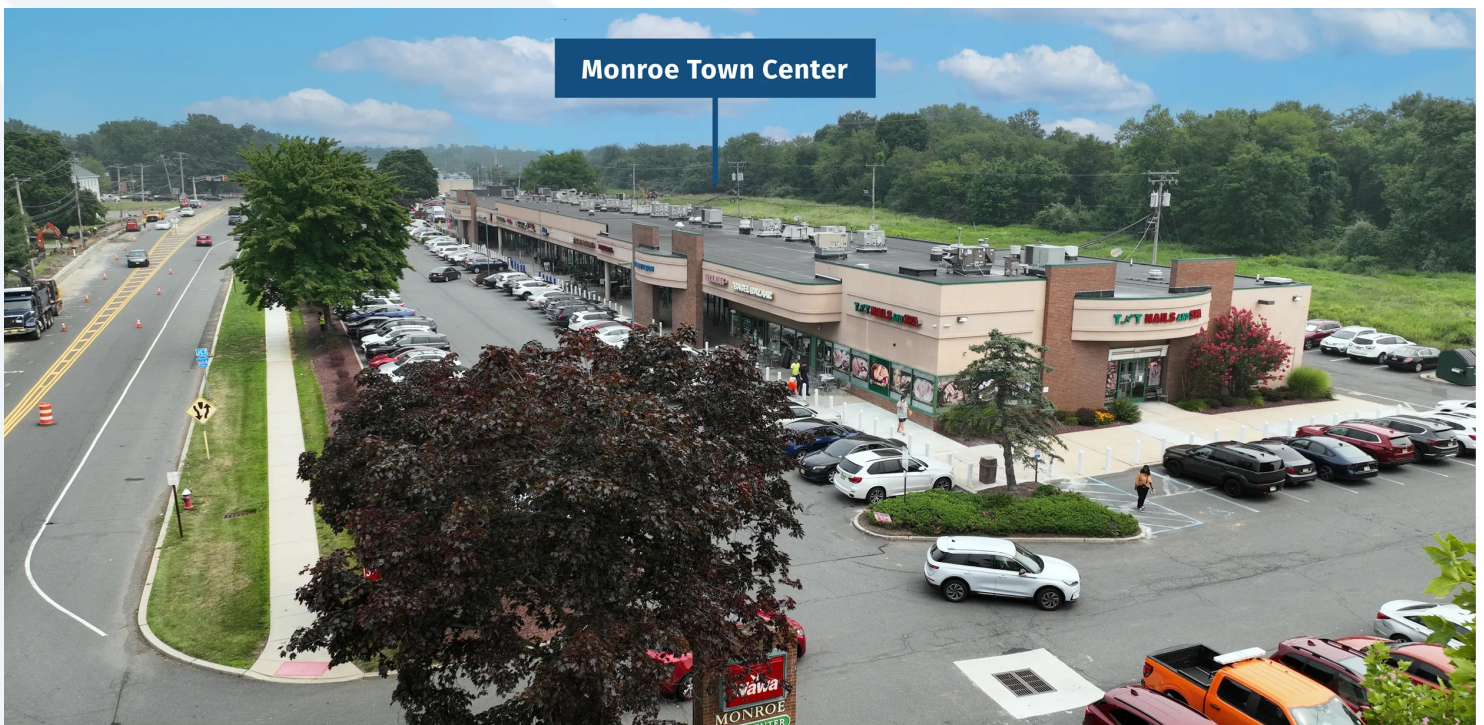
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ADDITIONAL PHOTOS



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LOCATION MAP

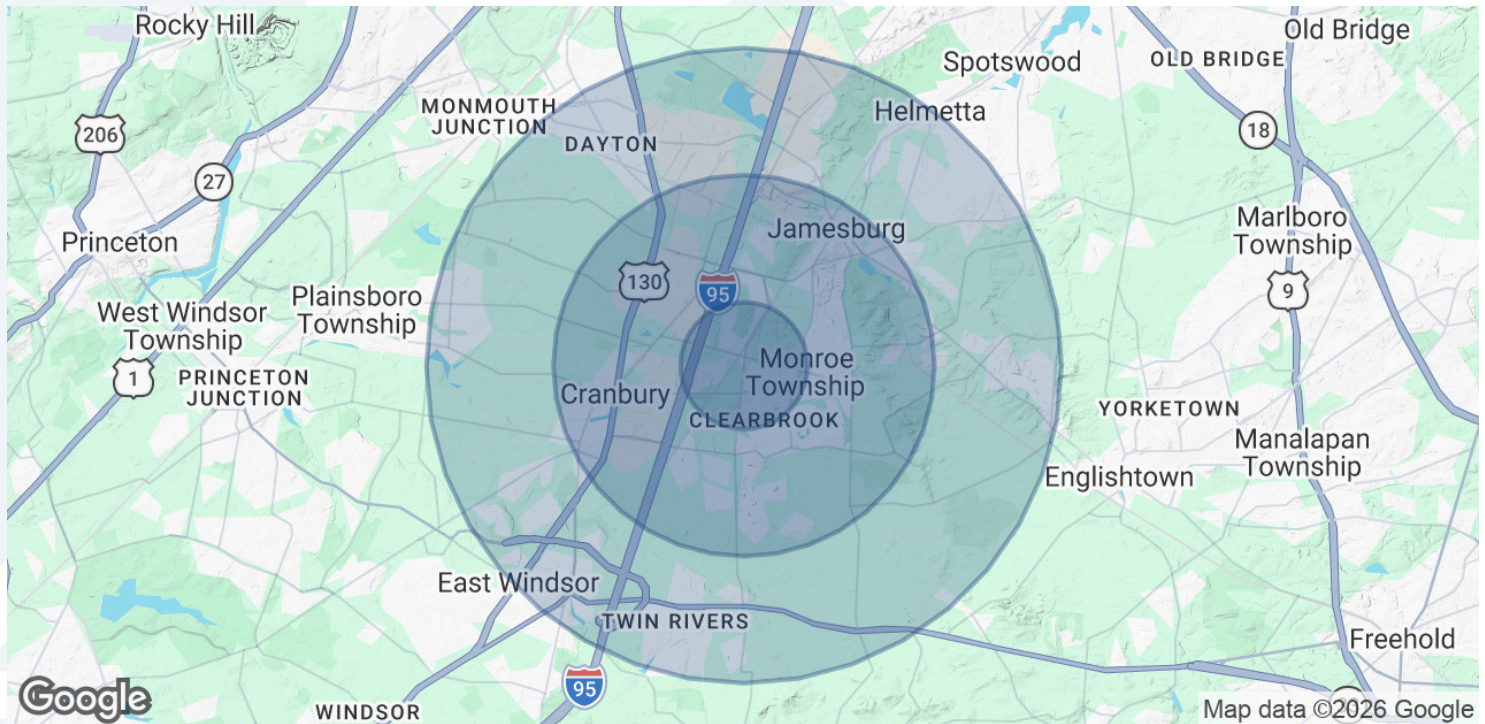


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,146	33,836	88,640
Average Age	70.9	57.1	48.0
Average Age (Male)	70.1	56.0	47.0
Average Age (Female)	70.6	57.0	48.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,332	16,591	36,766
# of Persons per HH	1.5	2.0	2.4
Average HH Income	\$82,227	\$131,533	\$150,998
Average House Value	\$317,639	\$460,099	\$494,540

2023 American Community Survey (ACS)

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