



TURNKEY HIGH-END RETAIL / OFFICE OPPORTUNITY

Fully Built-Out | Plug & Play | Immediate Occupancy
128 S Main Street, Marlboro, New Jersey 07746

Opportunity Overview

Opportunity Type: Turnkey Retail Lease Assignment

Premises: ~2,500 SF Retail / Office Space

Asking Price: \$50,000 Key Money + Security Deposit Reimbursement



Executive Summary

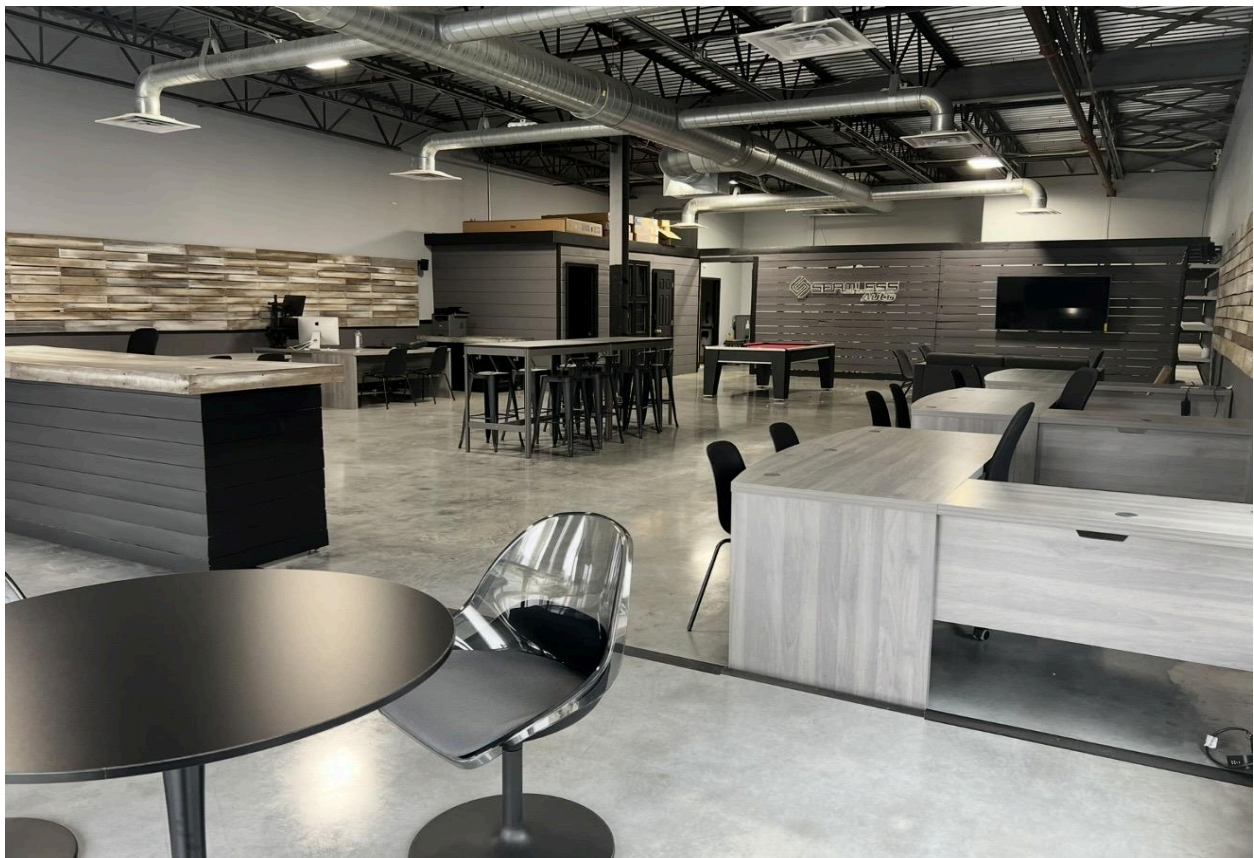
This is a rare opportunity to take over a **fully built-out, high-visibility retail showroom and office space** located in one of Marlboro's most active and high-traffic commercial corridors.

Delivered as a **true plug-and-play environment**, the space is fully designed, furnished, and operational—allowing an incoming tenant to **immediately begin business operations without delay or additional capital investment**.

The existing buildout eliminates the need for:

- Site selection
- Design and permitting
- Construction and buildout
- Vendor coordination
- Operational downtime

Replicating this space today would require significantly more time, capital, and operational delay.



Immediate Advantage

- Immediate occupancy available
 - No construction timeline
 - No permitting delays
 - No buildout risk
 - Start operating day one
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At-a-Glance Highlights

Location

Prime corner unit in a high-traffic Route 79 retail corridor

Buildout Investment

Over \$150,000 invested in high-end improvements

Visibility & Exposure

- 11 oversized storefront windows
- Corner unit with two-sided signage
- Strong daily traffic counts
- Built-in digital storefront displays

Layout Includes

- 8 workstations
- 2 private offices
- Open showroom floor
- Lounge and waiting area
- Meeting areas
- Employee kitchenette

Infrastructure

- Digital marketing displays
- Full technology and wiring setup
- Security system and sound system
- Turnkey operational layout

Flexibility

Ideal for multiple uses:

- Retail showroom
- Real estate office
- Insurance agency
- Mortgage / lending office
- Professional services
- Franchise concept



Property & Lease Overview

Address:

128 S Main Street, Marlboro, NJ 07746

Premises:

Approx. 2,500 SF retail showroom (Maple Tree Plaza)

Lease Summary

- Base Rent: \$25.00/SF → \$26.32/SF by Year 5
- NNN/CAM: ~\$6.00/SF
- Estimated Monthly: ~\$6,400 – \$6,700
- Lease Term: Feb 1, 2024 – Feb 1, 2029
- Renewal Options: Two (2) × 5-year terms
- Security Deposit: \$12,916.67 (separate from key money)

Structure:

Pre-approved lease assignment or new lease structure available with landlord

Location Advantages

- Prime Route 79 exposure
 - High-visibility corner positioning
 - Front and side signage opportunities
 - Strong daily traffic counts
 - Ample on-site parking
 - Easy ingress and egress
 - Surrounded by high-performing businesses
 - Affluent, high-density demographic
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Buildout & Interior Features

Workspace Configuration

- 8 total workstations
- 6 oversized executive desks
- 2 private office desks
- 3 collaboration tables

- Dedicated consultation areas

Client-Facing Areas

- 2 glass-partition private offices
- Open showroom layout
- Reception area
- Lounge and waiting space

Design Features

- 11 large glass windows with double entry
- Polished concrete floors
- Custom wood paneling
- LED lighting and signage
- High-end shelving

Technology & Infrastructure

- 6 window-facing digital displays
- VOIP phone system
- Desktop setups
- Printers, scanners, and shredders
- Upgraded WiFi system
- Built-in power and charging integration

Operational Upgrades

- Security system with full camera coverage
- Sonos sound system throughout
- Renovated restroom
- Kitchenette with water filtration

Furniture & Equipment

Fully equipped — all FF&E and systems included in the transfer

- Desk seating (staff and customer)
 - Lounge furniture
 - Conference areas
 - Additional furnishings and operational equipment
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Strategic Advantages

- No construction timeline
 - No buildout risk
 - Immediate occupancy
 - High-end presentation already completed
 - Designed for customer-facing business
 - Significant capital investment already made
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Pricing

Turnkey Lease Assignment (Fully Built-Out Space + FF&E):


\$50,000 Key Money

- Security Deposit Reimbursement

Represents a fraction of the cost required to replicate this space today

Contact

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Serious inquiries only