

AI-generated rendering is a conceptual image intended for illustrative purposes only.
Final design and specifications may vary.



136 Main Street, Metuchen, NJ 08840

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

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COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE

- Approx. 776 SF +/- Ground Floor Retail Space Available for Lease
- 4 Designated Parking Spaces
- High Household Income Market
- 0.6 Miles to Metuchen Train Station (NJ Transit North-East Corridor) & Downtown Metuchen
- Easy Access to Route 287, Route 1 North & Southbound Junction
- Traffic Count on Main Street & W. Walnut: 15,274 VPD
- Traffic Count on Main Street & W. Cedar: 23,082 VPD
- Zoning B-2 (Neighborhood Business District): [Click Here For More Info](#)
- Neighboring National Tenants: Dunkin', Extra Space Storage, Mavis Discount Tire, Dollar Tree, Walgreens, UPS, Carvel Ice Cream, Santander Bank, Manhattan Bagel, Walmart, Costco, The Home Depot, McDonald's, Wawa, Raising Cane's, Applebee's and Many More...

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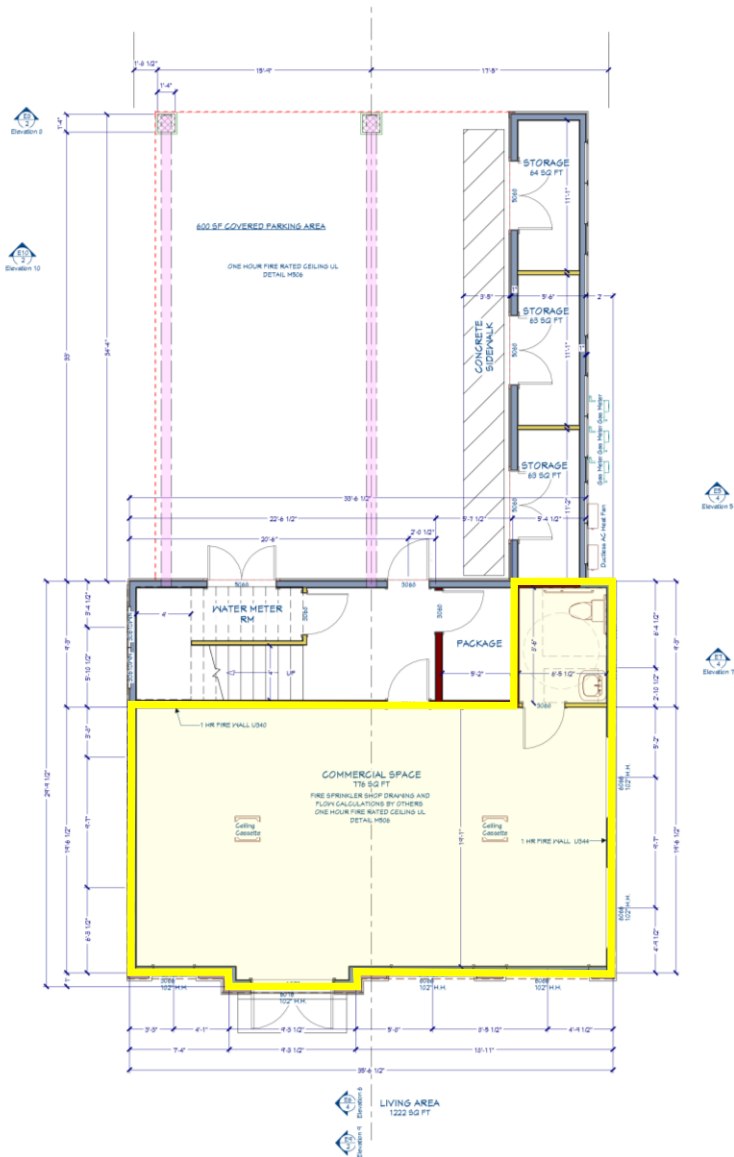
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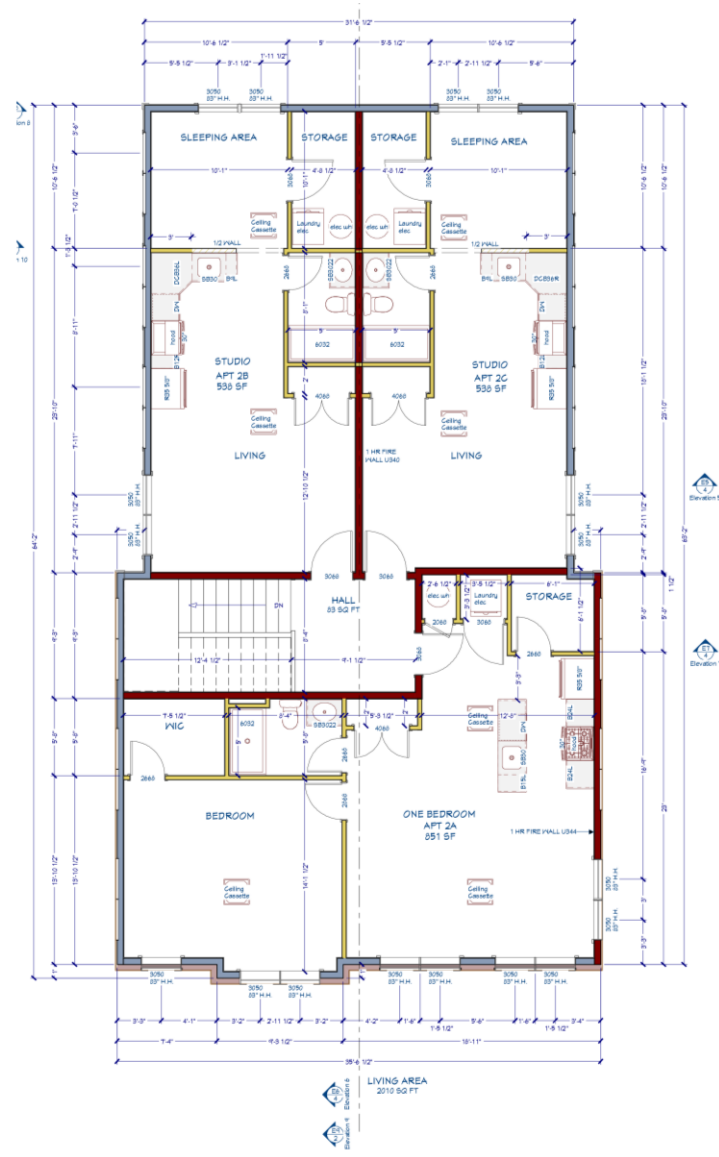
ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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1st Floor 1/4 in = 1 ft



2nd Floor 1/4 in = 1 ft

PROJECT DESCRIPTION: 136 MAIN STREET METUCHEN, NJ 08840 Job No 21-183 136 Main St		NO. DESCRIPTION 1 EXTERIOR CLADDING 2 3 4 5		DATE 9.22.2025
PROJECT DESCRIPTION: 136 MAIN STREET Second Floor Metuchen NJ 08840 (80) 732-662-5824 (732) 662-5824 6th Ave Seaside Park, NJ 08073		BY 1 2 3 4 5		DATE 9.22.2025
DATE: 2.11.2024		SCALE: AS NOTED		SHEET: A-3



MOSS ELEMENTARY SCHOOL

MIXED-USE PROPOSED DEVELOPMENT

Walgreens

Carvel

LOTTE market

Manhattan BAGEL

DOLLAR TREE

edible arrangements

ups

bb.q CHICKEN

Santander

DUNKIN'

Magyar Bank



EDGAR MIDDLE SCHOOL

SITE

TRAFFIC COUNT MAIN ST.
15,274 VPD





DEMO- GRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,944	115,976	313,698
Daytime Population	8,324	68,044	147,569
Households	6,121	40,961	107,945
Median Age	43	40.9	40.3
Average HH Income	\$167,386	\$149,756	\$139,484

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