



Route 130 & Meadowbrook Road

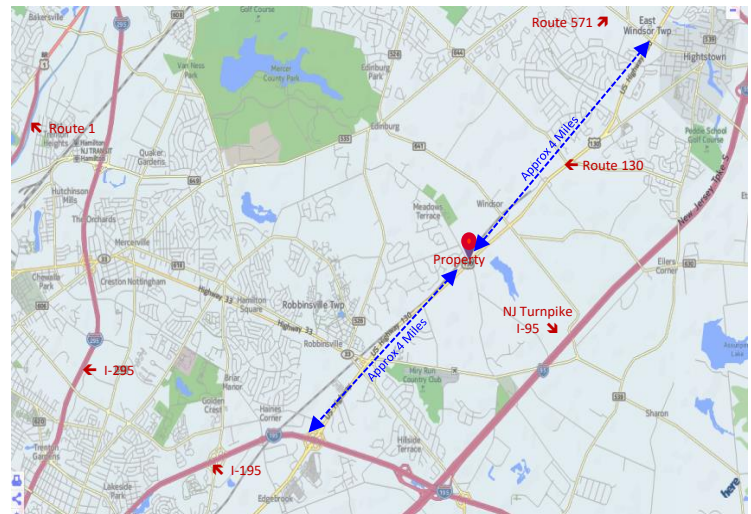
Available for Sale or Lease

20,000 SF of 1st Floor Retail
20,000 SF on 2nd Floor Office

- 5.57 Acres on Rt. 130 & Meadowbrook Road, Robbinsville Twp, Mercer Co.
- Approved in 2008 for 40,000 SF
- Parking: 123 Cars
- Block 10, Lot 22.01, Zoned: HC
- Across the Street: 190 New Homes built within the past 24 months by Sharbell Development

Lease Rate: \$25.00/SF NNN

Sale Price: \$4,150,000



**APPROVED FOR
 COMMERCIAL BUSINESSES:**

- | | |
|------------------------|----------------|
| Office | Retail |
| Conditional Use | Church |
| Medical | Banking |
| Restaurants | |

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:
 Gerard Fennelly

For Sale or Lease

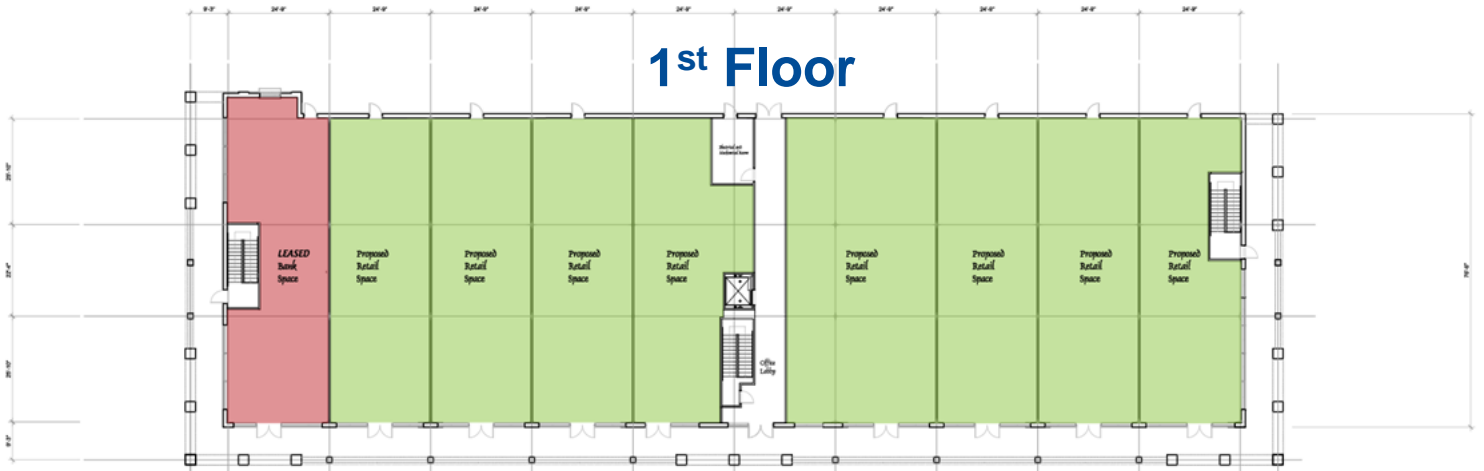
40,000 SF Retail / Office

Meadowbrook Commons

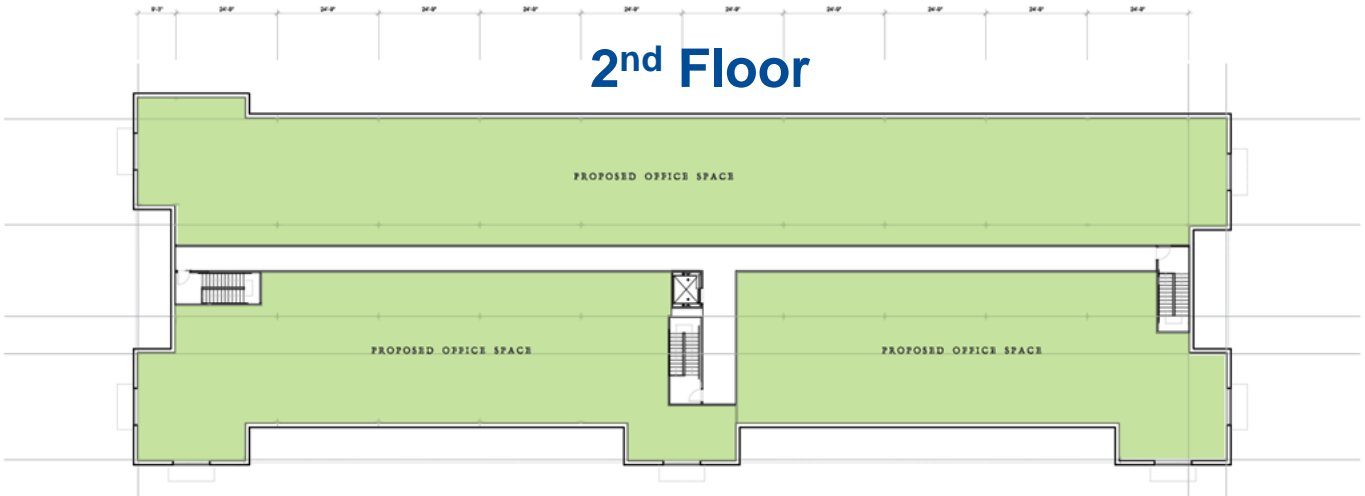
Robbinsville, NJ 08691



1st Floor



2nd Floor



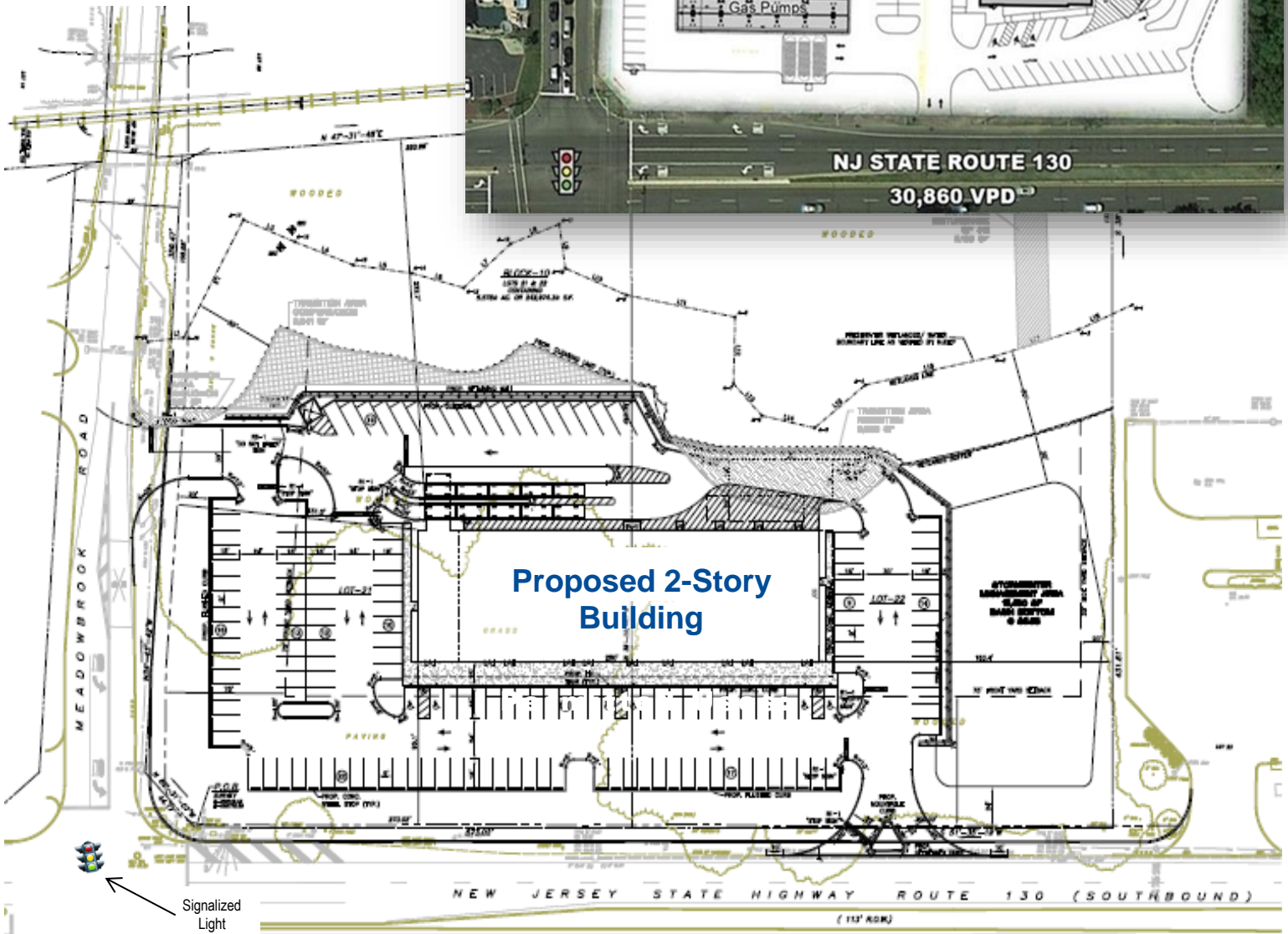
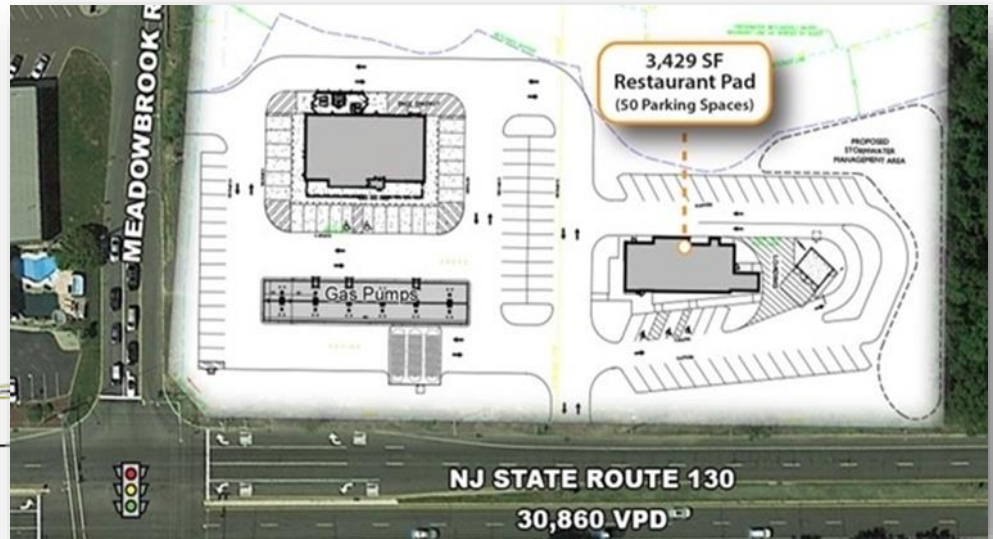
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40,000 SF Retail / Office

Meadowbrook Commons

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**Zoning OC-1
Office
Commercial**



Approved uses:

Office
Banking

Retail
Church

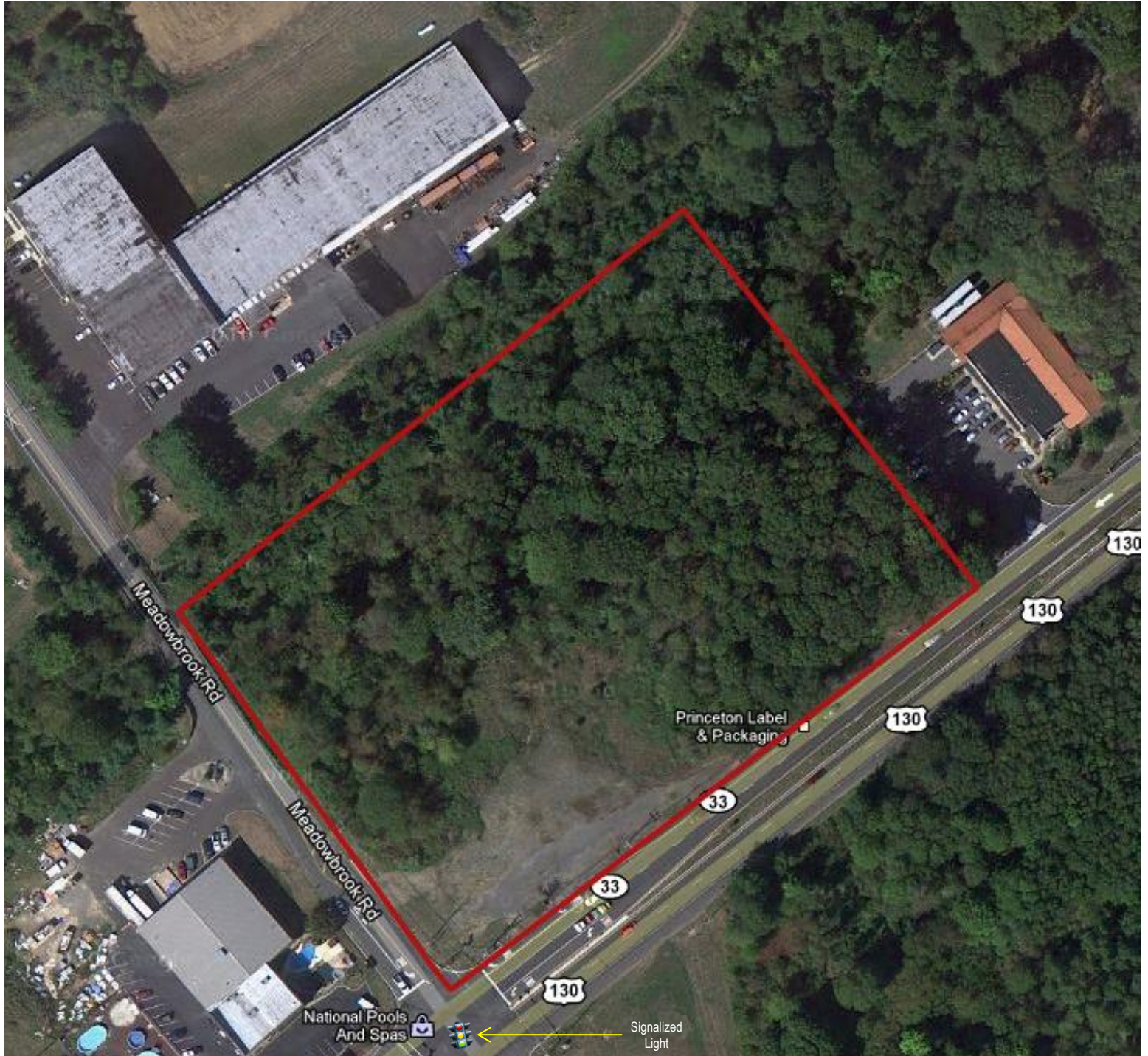
Medical
Auto, etc

For Sale or Lease

40,000 SF Retail / Office

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**Located on heavily traveled Rt. 130/33 (approx. 400 ft frontage)
near the intersection of Meadowbrook Rd**