



Eagle Realty USA

For Sale: Barclay Square: 3338 Route 9, Freehold, Monmouth County, NJ Block 71.38, Lot 10

[Link to Google Aerial](#)



Eagle Realty USA

Licensed Real Estate Broker

35 Righter Road, Suite B

Randolph, NJ 07869

"We Close Deals... That's the Bottom Line"

For More Information Please Contact:

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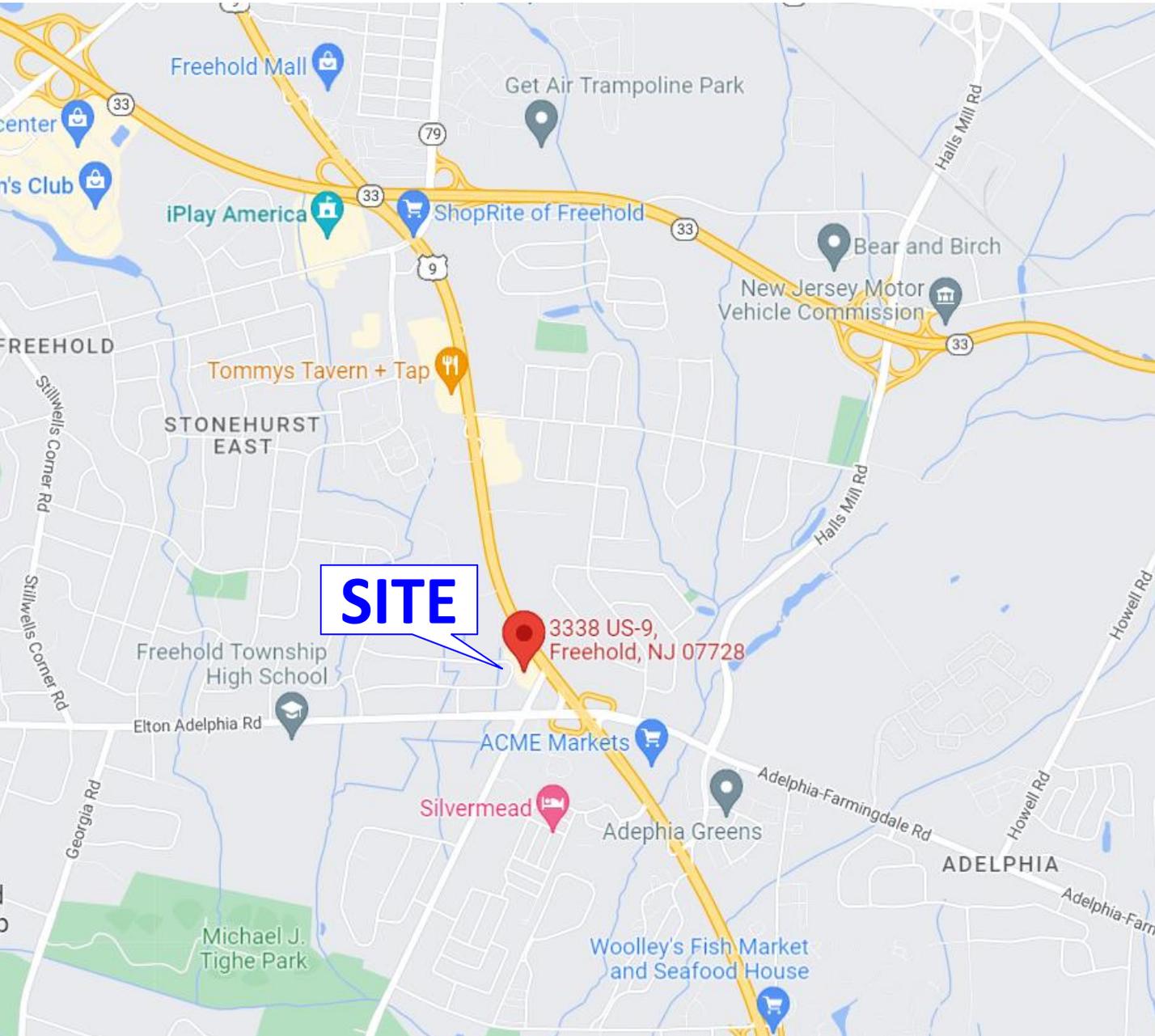
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LOCATION MAP

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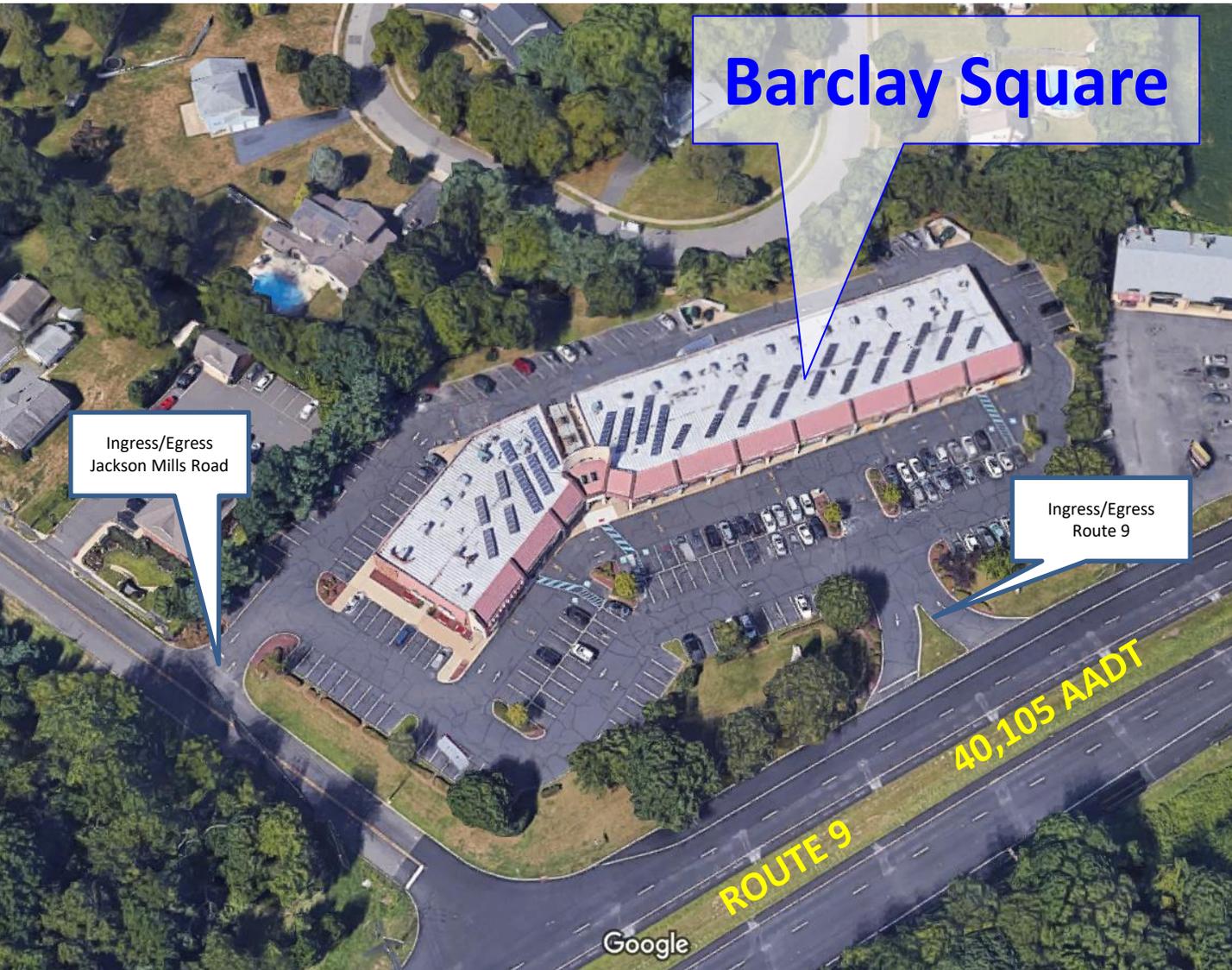
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AERIAL PHOTO

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PYLON PHOTO

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SITE PHOTOS

Barclay Square: 3338 Route 9, Freehold, Monmouth County, NJ Block 71.38, Lot 10

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PROPERTY HIGHLIGHTS

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Offering Summary:

- Sale Price: \$5,100,000
- Price Per Sq Ft: \$171.60
- NOI: \$312,874
- Cap Rate: 6.13 %

Disclaimer:

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Property Highlights:

- Property Type: Retail
- Year Built: 1990
- Utilities: Public
- Pylon or Signage: Yes
- Taxes: \$92,002.99 (2021)
- Market: Central New Jersey
- Sub Market: Freehold
- Building Size: +/- 29,719 Sq Ft
- Parking Spaces: 166 Spaces
- Stories: 1
- Total Lot Size: +/- 3.99 Acres
- Zoning: CMX3 (Corporate Multi-Use Development Zone)
- Traffic Count: 40,105 AADT Source: New Jersey DOT 2020
- Demographics: Source: Demographix 2021

Neighborhood Tenants Include:

Shop Rite, Acme, Santander Bank, Provident Bank, Valley Bank, TD Bank, Investors Banks, 1st Constitution Bank, Walgreens, McDonalds, Burger King, Jersey Mike's Subs, Dunkin Donuts, Golden Corral, 7-Eleven, Dollar Tree, Enterprise Rent a Car, Sherwin Williams, Top Golf, CubeSmart and recently opened Wawa, Chick Fil A and Taco Bell

Occupancy: 14 Total Units
0 Vacancies

Radius:	Population:	Median Income:	Households:
1 Mile	8,000	\$88,384	3,112
3 Mile	50,000	\$84,500	18,624
5 Mile	83,650	\$95,150	30,400

Location Overview:

- Barclay Square is located on the southbound side of Route 9 in Freehold with ingress and egress on Route 9 & Jackson Mills Road. The shopping center is minutes from the Route 9 & Route 33 intersection.



FREEHOLD HIGHLIGHTS

Barclay Square: 3338 Route 9, Freehold, Monmouth County, NJ Block 71.38, Lot 10

[Link to Google Aerial](#)

Freehold is a suburban borough in Monmouth County, New Jersey, United States. It is the county seat of Monmouth County. Located about 35 miles (56 km) from Manhattan and 15 miles (24 km) from Staten Island, the borough has grown to become a bedroom suburb of New York City. As of the 2010 United States Census, the borough's population was 12,052, reflecting an increase of 1,076 (+9.8%) from the 10,976 counted in the 2000 Census, which had in turn increased by 234 (+2.2%) from the 10,742 counted in the 1990 Census.

The Freeholds region, which includes the borough and Freehold Township (which completely surrounds the borough), is a commercial hub for central New Jersey. The borough is located within the larger Raritan Valley region, while also being relatively close to the Raritan Bayshore communities to the north, such as The Amboys, Old Bridge, Matawan, Keyport, Keansburg, and Middletown, along with being relatively close to the Tri-City region of Jersey Shore municipalities (and their vicinities) to the east, including Red Bank, Long Branch, and Asbury Park.

Source: [Freehold Borough, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN MONMOUTH COUNTY

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Monmouth County's 2022 Top Ten Employers

1. [Hackensack Meridian Health](#)
Location: Wall
Number of Employees: 12,794
2. [Saker Shoprites Inc.](#)
Location: Freehold
Number of Employees: 3,319
3. [CentraState Healthcare Inc.](#)
Location: Freehold
Number of Employees: 2,646
4. [Visiting Nurse Association Health Group](#)
Location: Red Bank
Number of Employees: 2,500
5. [Commvault](#)
Location: Tinton Falls
Number of Employees: 2,501
6. [RWJ Barnabas - Monmouth Medical Center](#)
Location: Long Branch
Number of Employees: 1,920
7. [Monmouth University](#)
Location: West Long Branch
Number of Employees: 1,106
8. [NJ Resources](#)
Location: Wall
Number of Employees: 1,251
9. [Erickson Living - Seabrook Village](#)
Location: Tinton Falls
Number of Employees: 850
10. [Food Circus Supermarkets Inc.](#)
Location: Middletown
Number of Employees: 495

Source: [Economic Development Top Ten Employers \(visitmonmouth.com\)](#)

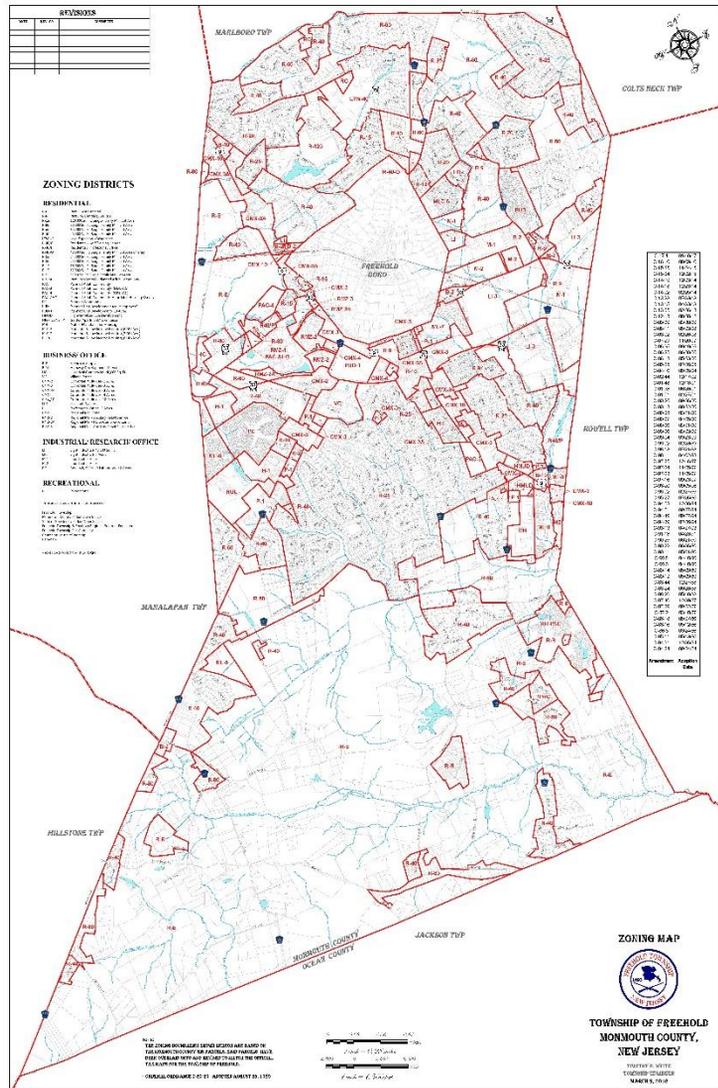
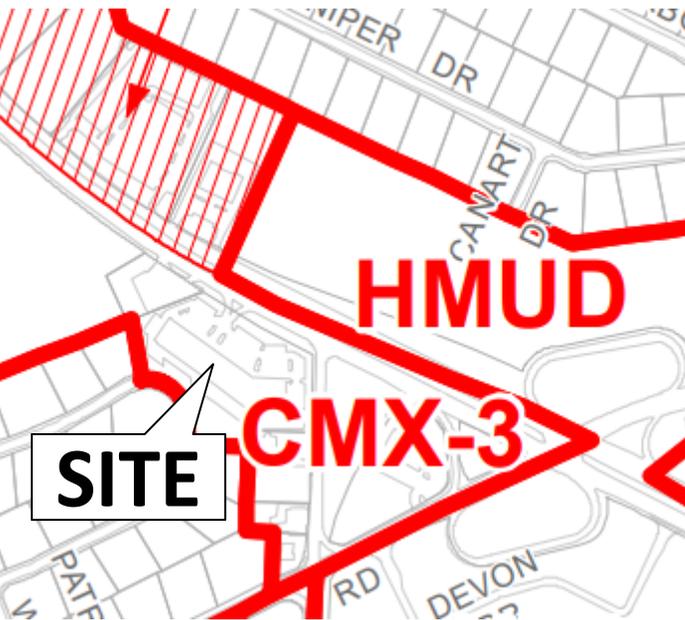
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ZONING MAP

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[Zoning Map](#)

[Zoning Code](#)

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