



Gables Plaza

195 Applegarth Road, Monroe, New Jersey

Availabilities

- +/- 1,463 - 6,140 SF (multiple spaces)

Co-Tenancy

- Amara Dental
- Dunkin Donuts
- Miracle Ear
- Amboy Bank
- Hackensack Meridian Health
- Monroe Care Pharmacy
- Atlantic Physical Therapy
- JEI Learning Center
- Premier Martial Arts
- Bliss Beauty Salon
- K-Cleaners
- Veterinary Urgent Care

Traffic Counts

- 12,254 VPD

Liquor License

- Available

Demographics

Radius	Population	Population Change 2000-2018	Daytime Population	Median HH Income
1 Mile	4,912	910.0%	3,426	\$127,295
3 Mile	36,057	50.1%	34,146	\$72,561
5 Mile	78,001	36.8%	83,908	\$80,875
7 Mile	145,695	36.0%	140,217	\$95,548

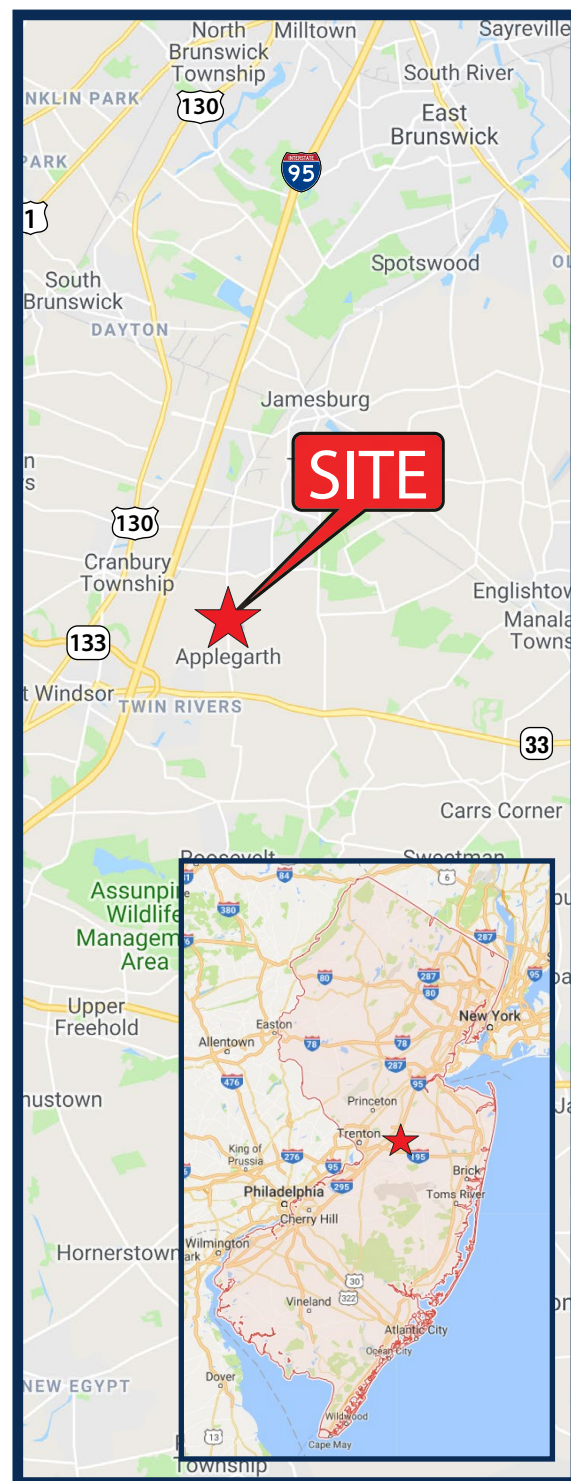
Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Neil Ruppert
Ph. 732-707-6900 x9
neil@piersonre.com

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Site Description

- Newly constructed mixed-use development, which includes 58,225 SF of retail fronting 71 active-adult townhomes
- Located at the signalized intersection of Applegarth and Federal Roads, the subject site is surrounded by more than 2,000 recently built homes, of which includes Stonebridge (+/- 1,000 homes) that's located directly across Federal Road, a new senior center, and is in walking distance from two elementary schools
- Landlord will sell or finance liquor license to a full-service restaurant
- Gables Plaza is situated in the most rapidly growing section of Monroe Township

Surrounding Neighborhoods

Clearbrook: +/- 2,026 homes
Concordia: +/- 1,753 homes
Whittingham: +/- 1,613 homes
Stonebridge: +/- 1,000 homes
Stratford at Monroe: +/- 889 homes
Encore: +/- 350 homes
Monroe Chase: +/- 130 homes
The Gables: +/- 71 homes



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