



# LEGACY

## COMMERCIAL REALTY<sub>LLC</sub>

### Park Plaza - Prime Retail Space for Lease



343-351 Route 34 - Old Bridge (Matawan), NJ 08857

## PROPERTY DETAILS:

- ◆ Space #1: +/- 4,500 SF
- ◆ Space #2: +/- 3,600 SF (End Cap Space)
- ◆ Space #3: +/- 1,800 SF (Former Restaurant with Built-out Kitchen).
- ◆ Space #4: +/- 3,600 SF (Spaces 3 & 4 are Contiguous: +/- 5,400 SF)
- ◆ Space #5: +/- 1,900 SF (Fully Equipped Restaurant)
- ◆ Rental Rate: \$15.00 SF/ NNN
- ◆ NNN Charges: Approximately \$7.25 / SF
- ◆ Park Plaza Mall is a 60,000 square foot retail neighborhood shopping center located directly on heavily traveled Route 34. (+/- 20,000 Cars Traveled Daily)
- ◆ Accessible from exit 120 off the Garden State Parkway south and close proximity to Route 9.
- ◆ Ideal for: Retail, Restaurants, & Medical.
- ◆ Come Join: Dunkin Donuts, Palms Plaza, Salsa Latina, Palms Pharmacy, Carlo's Pizza etc.
- ◆ Zoning: EDO1 (Economic Development Opp).

**Matt Miller, Sales Associate** - **Legacy Commercial Realty, L.L.C.**

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



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Park Plaza Mall  
343 Route 34  
Old Bridge, NJ

- #1 Vacant: +/- 3,600 SF
- #2 Dry Cleaner
- #3 Laundry
- #4 Hair Salon
- #5 Nail Salon
- #6 Vacant: +/- 3,600 SF
- #7 GG Vapes
- #8 Martial Arts

- #9 Pakistani Rest.
- #10 Salsa Latina
- #11 Vacant: +/- 4,500 SF
- #12 Vacant: +/- 1,800 SF
- #13 Kitchen
- #14 Palms Plaza
- #15 Corridor
- #16 Pharmacy

- #17 Dunkin Donuts
- #18 Tanning
- #19 Pizza
- #20 Vacant: +/- 1,900 SF
- #21 Chakra Tattoo
- #22 Barber Shop

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