

# MOCCI PARKWAY PLAZA

1 RONSON ROAD, ISELIN, NJ

122,088 SF  
FOR SALE

▶ DRONE VIDEO



## TROPHY PROPERTY FOR SALE

UNIQUE OPPORTUNITY WITH GREAT VALUE ADD OPPORTUNITY





# FACTS & DEMOGRAPHICS

1 RONSON ROAD, ISELIN, NJ



## ABOUT 1 RONSON RD.

**SITE:** Mocchi Parkway Plaza, 1 Ronson Road, Iselin, NJ

**PROPERTY TYPE:** Regional Retail Shopping Center

**TOTAL GLA:** 122,000 SF

**PROPERTY SIZE:** 8.01 ACRES

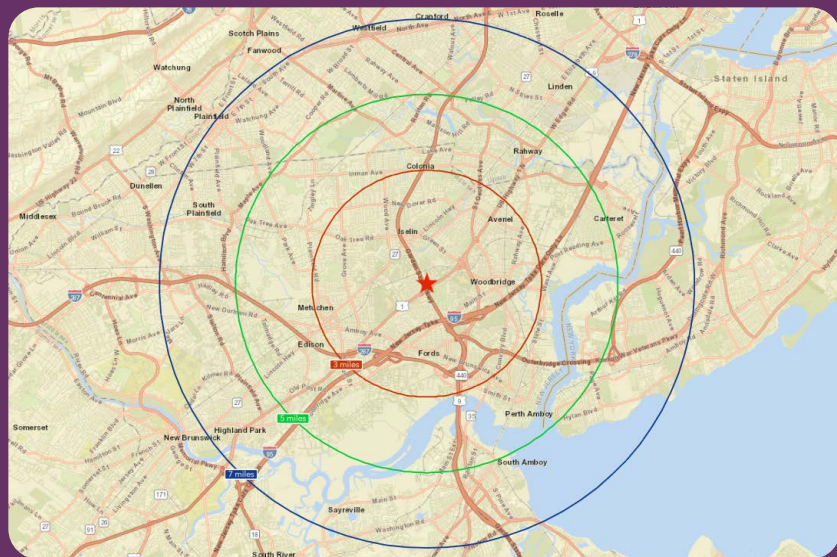
**TENANTS:** DSW Shoes, Marshall's, PC Richard & Son, Home Sense, Starbuck's

## KEY FACTS

- Super regional trade area, 8 Miles to Staten Island NY
- Visible from the Garden State Parkway (over 250,000 cars per day)
- Access to Garden State Parkway, NJ Turnpike, Route 440, Route 35, Route 27
- Newly renovated Shopping Center, Occupied by Credit Tenants
- Largest pylon sign on Route 1 plus additional signage on 3 sides of building
- Explosive multifamily residential growth in area (over 1,500 new apartments within 3 miles)

## UPSIDE, VALUE ADD

- Approved Self Storage Facility
- 131,832 SF on 3 Levels



## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
Population	144,421	331,173	645,533
2029 Population Projection	144,588	331,543	651,823
Change (%)	0.02%	0.02%	0.19%
Daytime Population	147,457	330,403	607,213
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
Households	52,275	116,506	227,470
2029 Household Projection	53,313	118,331	232,226
HOUSEHOLD INCOME	3-MILE	5-MILE	7-MILE
Average HH Income	\$148,062	\$141,584	\$145,671

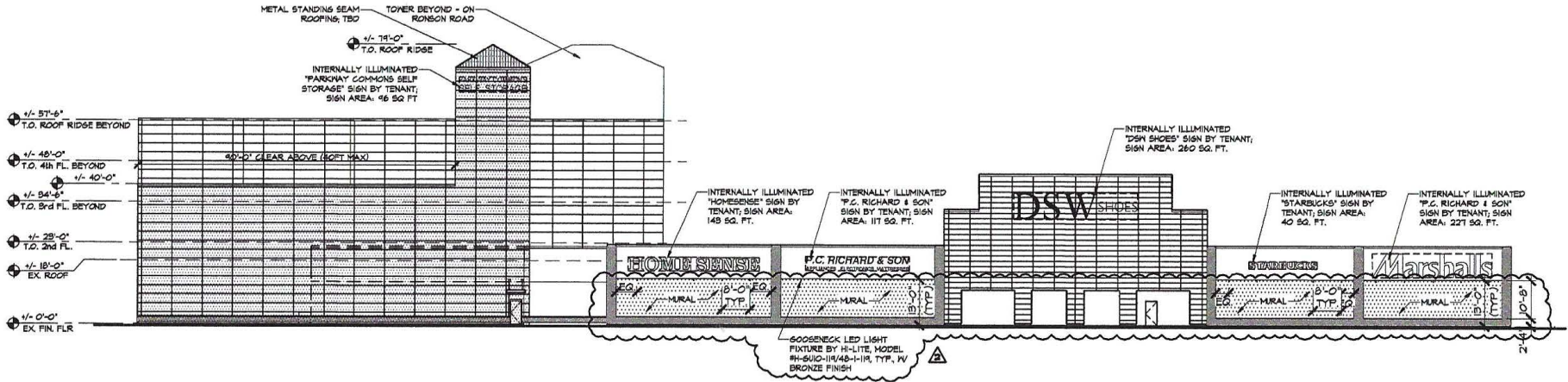
# ELEVATIONS

## 1 RONSON ROAD, ISELIN, NJ



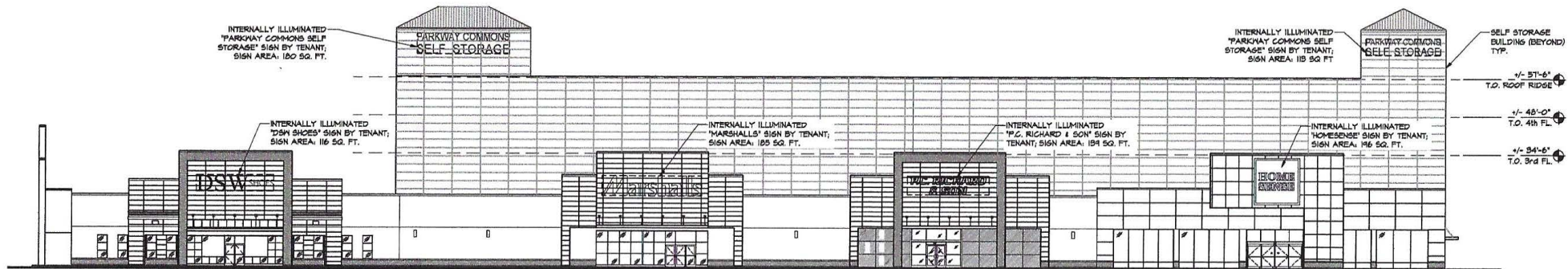
### WESTERN ELEVATION

(VISIBLE FROM GARDEN STATE PARKWAY)



### FRONT ELEVATION

(FACING ROUTE 1)





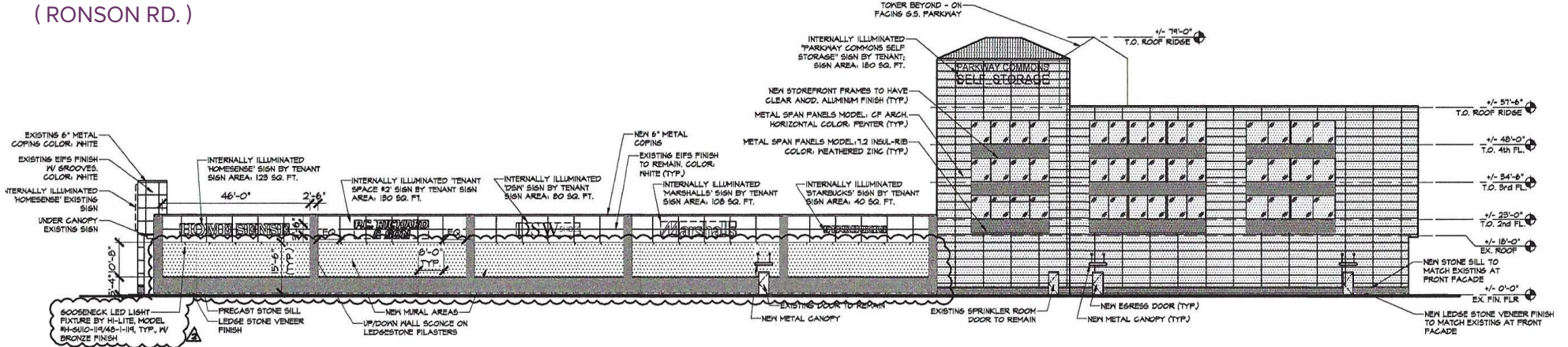
# ELEVATIONS CONTINUED

1 RONSON ROAD, ISELIN, NJ



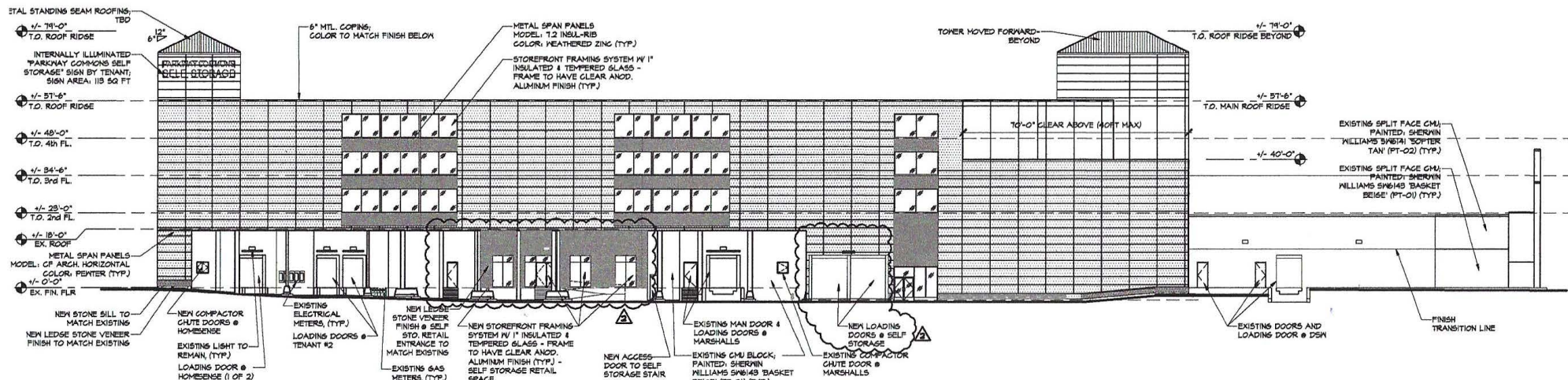
## EASTERN ELEVATION

(RONSON RD.)



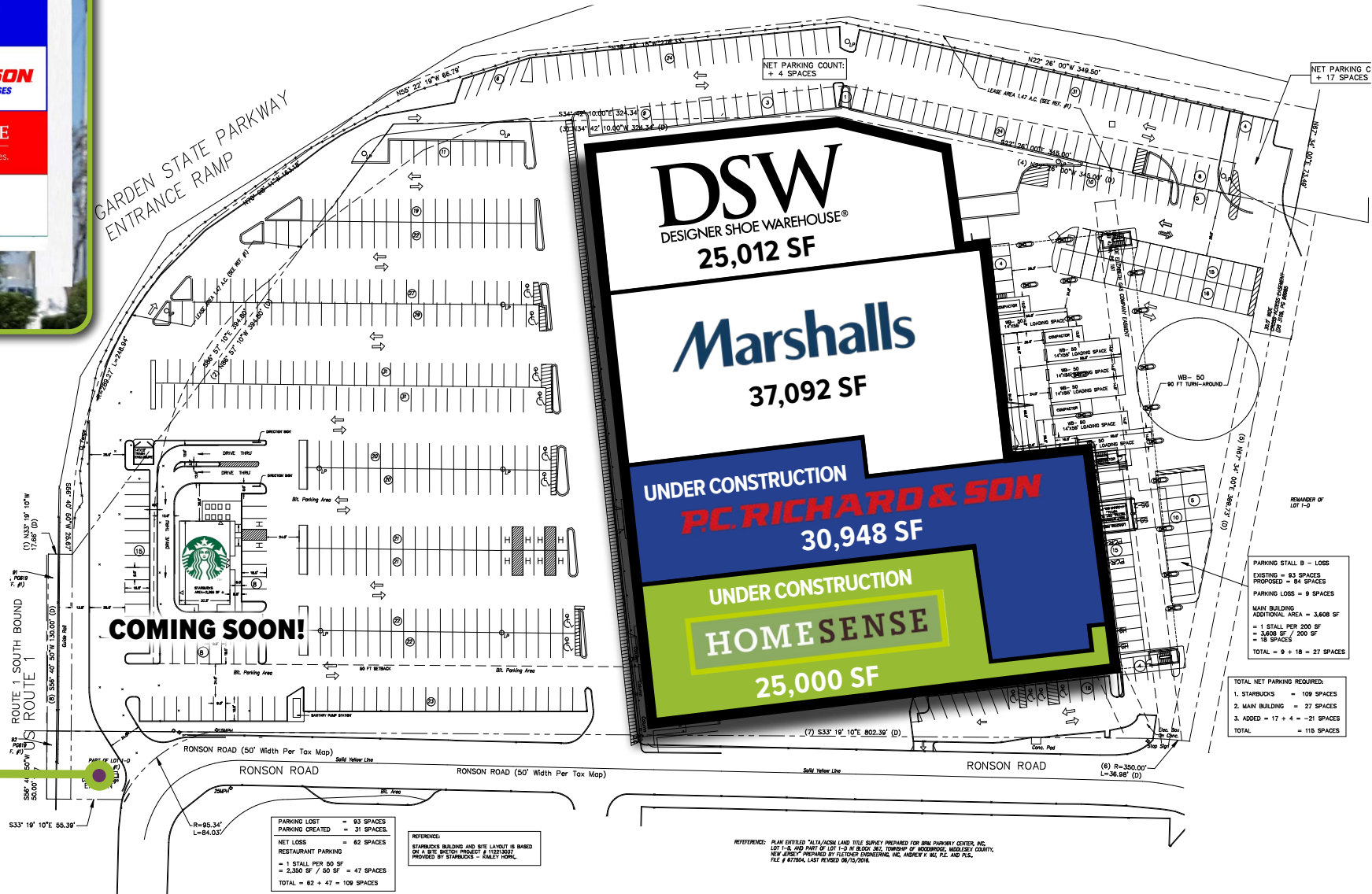
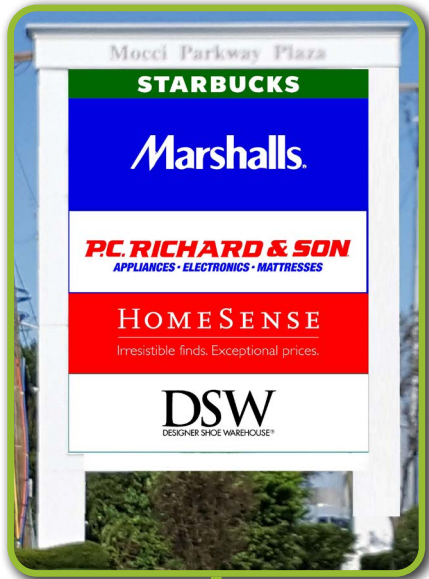
## REAR ELEVATION

(LOADING DOCK & SELF STORAGE ACCESS)



# SITE PLAN

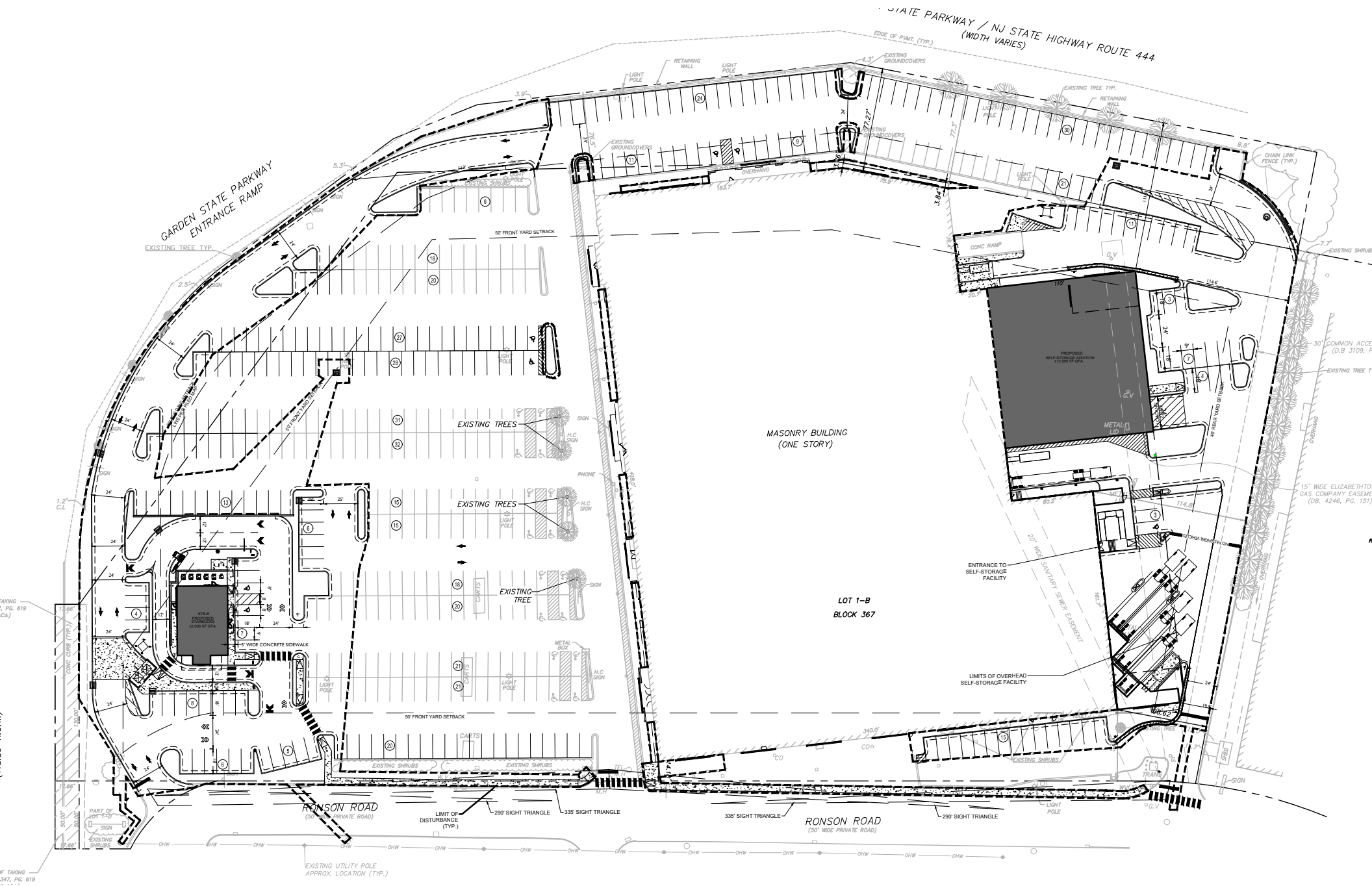
1 RONSON ROAD, ISELIN, NJ





# APPROVED SELF STORAGE DEVELOPMENT

1 RONSON ROAD, ISELIN, NJ





# A CLOSER LOOK

1 RONSON ROAD, ISELIN, NJ





# MARKET AERIAL

1 RONSON ROAD, ISELIN, NJ





# CLOSE IN AERIAL

1 RONSON ROAD, ISELIN, NJ



**204,670 VPD**



**HOBBY LOBBY**

**Joe Canal's**  
DISCOUNT Liquor Outlet



**92,016 VPD**





# ACCESS PLAN

1 RONSON ROAD, ISELIN, NJ



THE GRAND APARTMENT COMPLEX  
(400 UNITS)



RONSON RD.



HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

Raymour & Flanigan  
FURNITURE | MATTRESSES  
buybuy BABY BEST BUY



HOBBY LOBBY

Joe Canal's  
DISCOUNT Liquor Outlet

KONA GRILL  
kitchen • sushi • cocktails



RED LOBSTER  
STEAKS AND SEAFOOD

SITE

GILL LN



WODBRIDGE CENTER DR





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