

— +/- 20 ACRE DEVELOPMENT OPPORTUNITY —



AMBOY DEVELOPMENT SITE

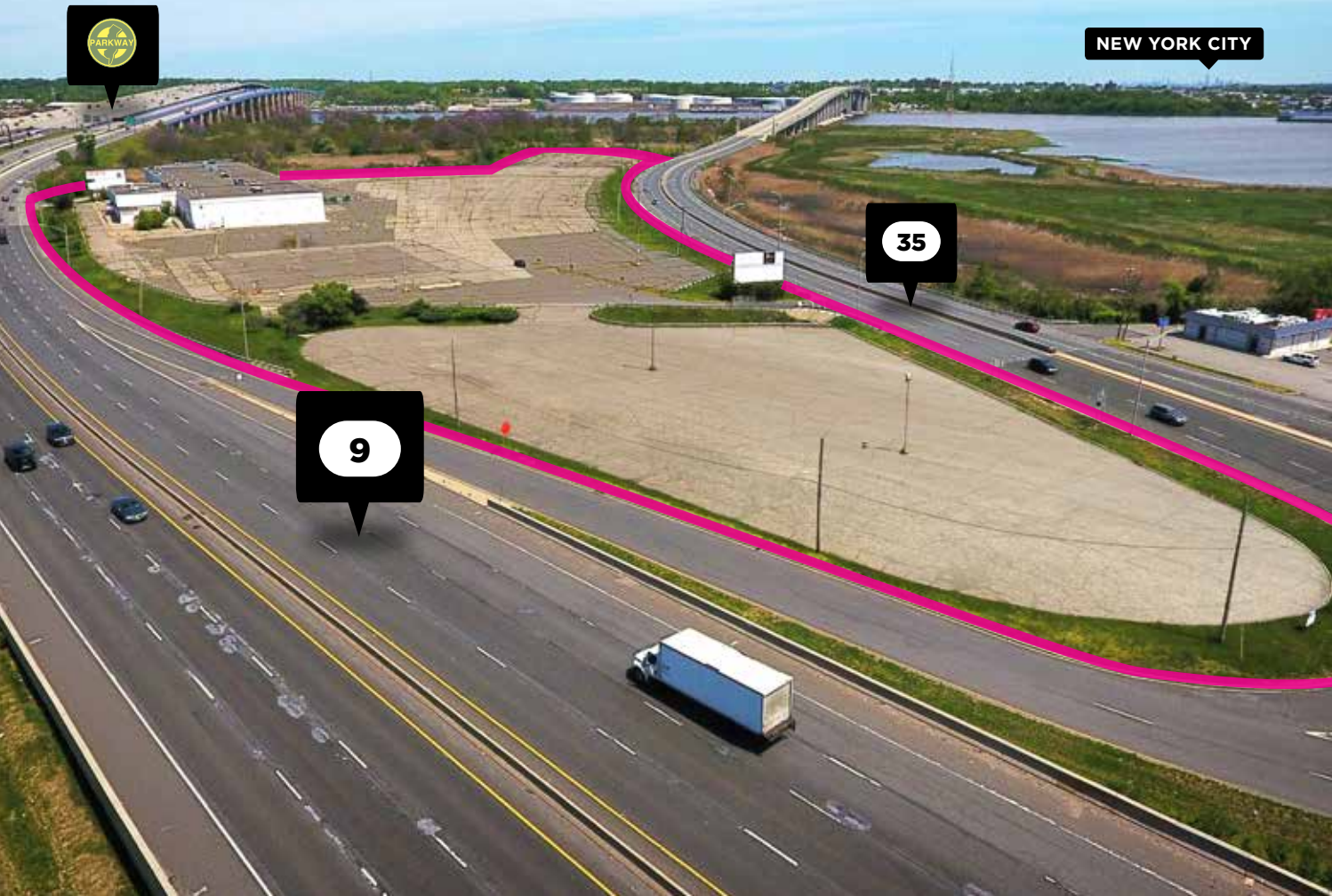
SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY



NEW YORK CITY

35

9





EXECUTIVE SUMMARY

As exclusive agent, Cushman & Wakefield is pleased to offer for sale a 100% fee interest in the Former Amboy Multiplex Cinemas Site “**Amboy Development Site.**”

Located at one of the busiest intersections in the United States - The Garden State Parkway, Route 9 and Route 35. More than 400,000 cars pass the **Amboy Development Site** every day, with the traffic surging to more than 1 million cars per day as vacationers head to the Jersey Shore in the summer months. The site is centrally located in New Jersey being 25 minutes to the Jersey Shore and New York City respectively. The Property represents the rare and unique opportunity to acquire +/- 20 acres for development in the Greater Metropolitan area.

Property is adjacent to one of New Jersey’s largest proposed retail mixed-use projects known as “The Pointe.” First Phase of The Pointe will be +/-715,000 square feet of retail scheduled to commence construction summer 2017. Bass Pro Shops and Regal Cinemas are already committed to The Pointe.

SITE DETAILS

Address:	8020 US HIGHWAY 9 & 35
Site Size:	+/-20 acres
Lot / Block:	Block 273 / Lot 1
Current Zoning:	Class 4A “Commercial Properties”
2016 RE Taxes:	\$146,580





THE POINTE
One of the
largest mixed-use
redevelopment
undertaken in the
Northeast

**AMBOY
DEVELOPMENT
SITE**









PROPERTY DESCRIPTION

SITE OVERVIEW

The **Amboy Development Site** is comprised of approximately 20 paved acres featuring high visibility and access from US Route 9 and US Route 35 at Garden State Parkway. 600 million eye-balls view the **Amboy Development Site** every year.

SITE HISTORY

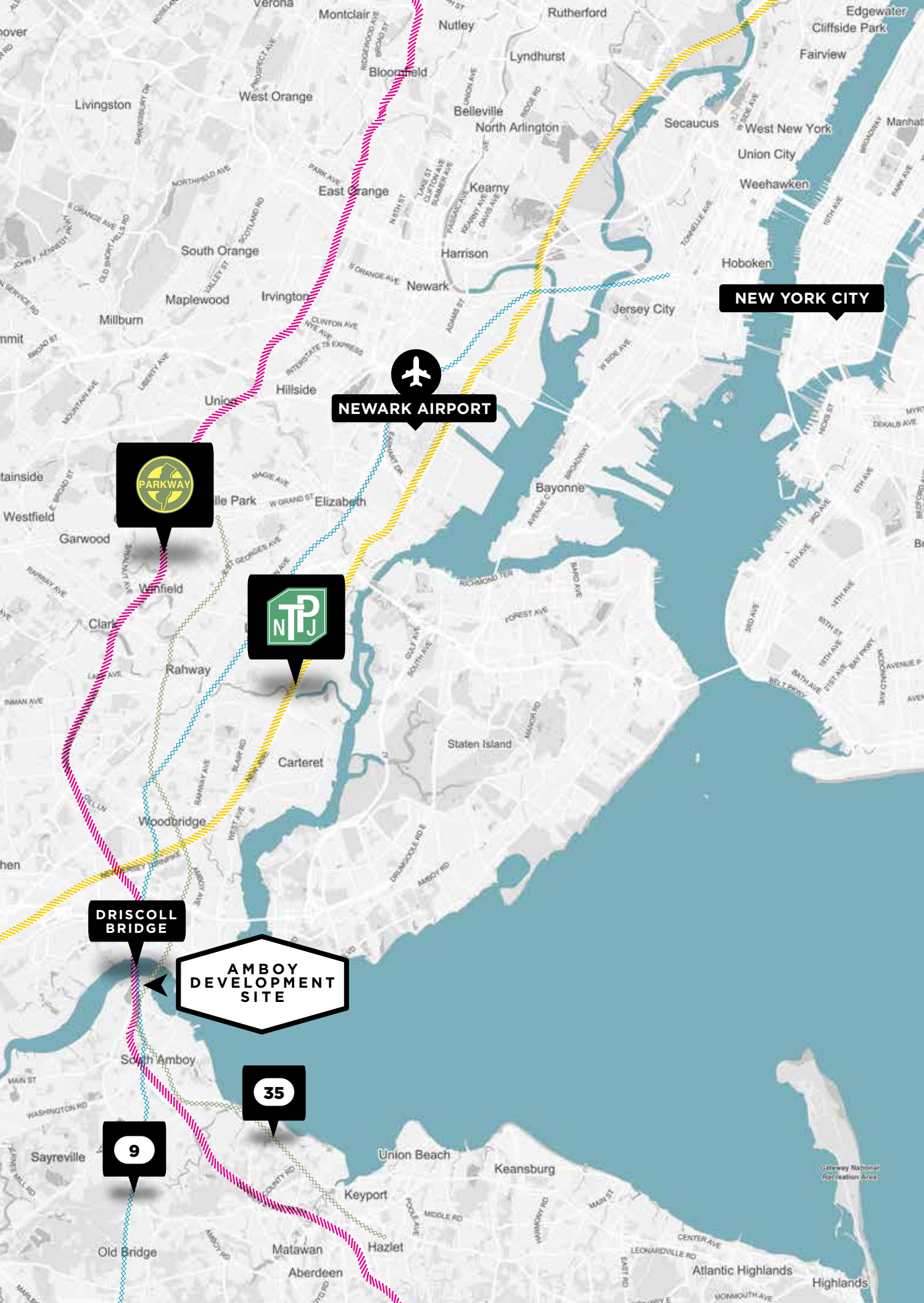
A former drive-in theatre redeveloped in 1979 as a multiplex cinema has entertained audiences in central Jersey for decades until it closed in 2005.



TRANSPORTATION

The Amboy development Site is located just over the Driscoll Bridge at Interchange 125 of the Garden State Parkway, which provides convenient access to Routes 1&9, New Jersey Turnpike and Highway 35.







7 MILES

5 MILES

3 MILES

AMBOY
DEVELOPMENT
SITE



LOCATION & DEMOGRAPHICS

AREA OVERVIEW

The **Amboy Development Site** is located in the Town of Sayreville, which is located in center of New Jersey. The site is bounded by the Raritan Bay on the east, the Town of Edison to the north, the Town of Old Bridge to the south and the Town of New Brunswick to the west.

MIDDLESEX COUNTY

Located within the heart of New Jersey, Middlesex County has set itself apart as the best place to live and to work in the region. It's the place that more than 831,000 people call home. It's one of the few counties in the nation to hold a AAA bond rating from Standard and Poor's. Middlesex County is the birthplace of college football, the incandescent light bulb and duct tape. There's no wonder why it has been said that Middlesex County is The Greatest County in the Land.



DEMOGRAPHICS

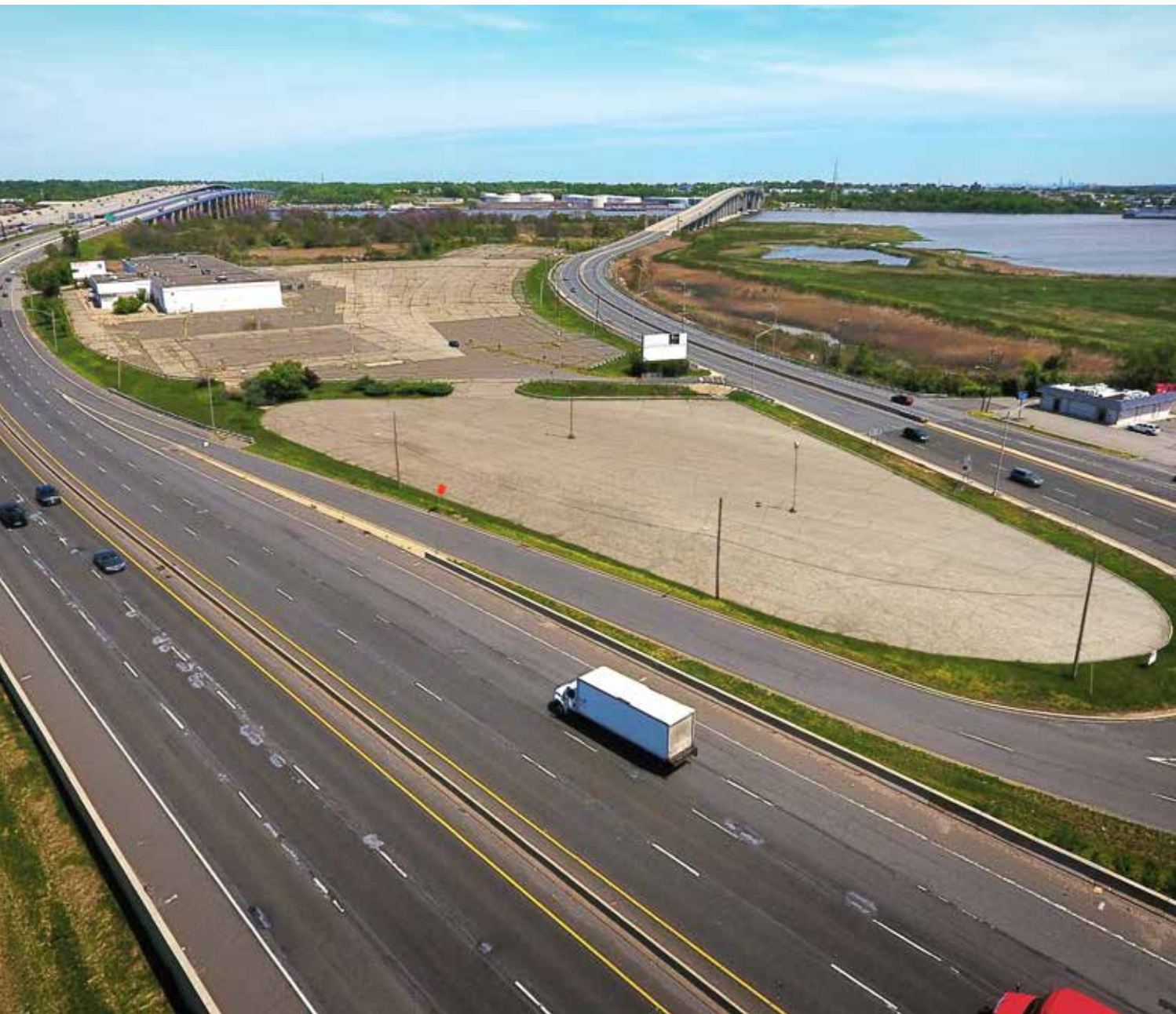
	3 miles	5 miles	7 miles
Employees	20,596	119,020	229,636
Establishments*	1,770	6,209	14,858
Total Population	70,512	196,103	421,619
Employed Civilian Population 16+			
Total	35,116	96,052	209,381
Educational Attainment:			
Bachelor's Degree	17.8%	18.2%	21.5%
Graduate Degree	8.8%	9.1%	11.8%
Average Household Income	\$86,109	\$89,038	\$99,746



Cushman & Wakefield, Inc.

*One Meadowlands Plaza, 7th Floor
East Rutherford, NJ 07073*

T +1 201 935 4000



For more information, please contact:

Donald P. Eisen

Executive Managing Director

+1 201 460 3344

don.eisen@cushwake.com

Christian M. Politan

Director

+1 201 508 5287

christian.politan@cushwake.com