



AVAILABLE
 +/- 1,932 SF
 +/- 2,690 SF
COMBINED: +/- 4,622 SF



NJ TRANSIT
 The Way To Go
Aberdeen-Matawan Station +/- 1.1MM Riders Per Year

The Link at Aberdeen Station

Atlantic Avenue and Harrison Avenue, Aberdeen, New Jersey

Availability

- +/- 1,932 SF
- +/- 2,690 SF
- Combined +/- 4,622 SF

Aberdeen / Matawan Station

- 2,554 Average Daily Riders
- 929,656 Average Annual Riders
- Direct main line to New York Penn Station from Monmouth County

Co-Tenancy



Demographics

Radius	Population	Households	Average HH Income
1 Mile	8,849	3,456	\$120,234
3 Mile	69,467	26,430	\$124,262
5 Mile	142,537	53,664	\$127,134

Retail for Lease - Contact

Jason Pierson
 Ph. 732-707-6902
 jason@piersonre.com

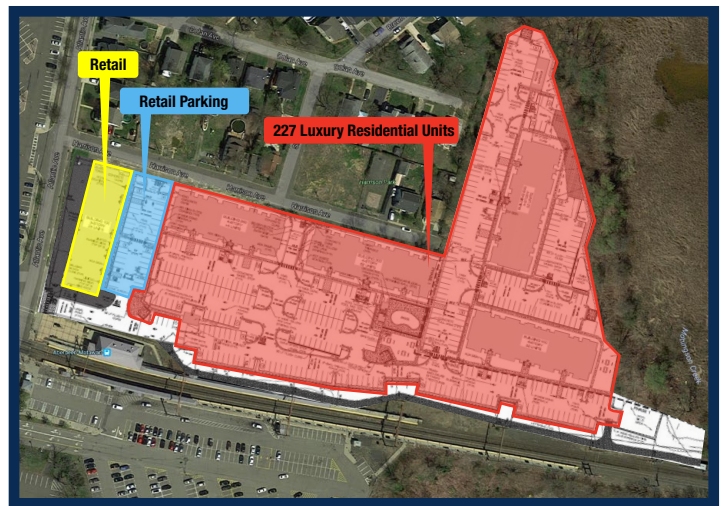
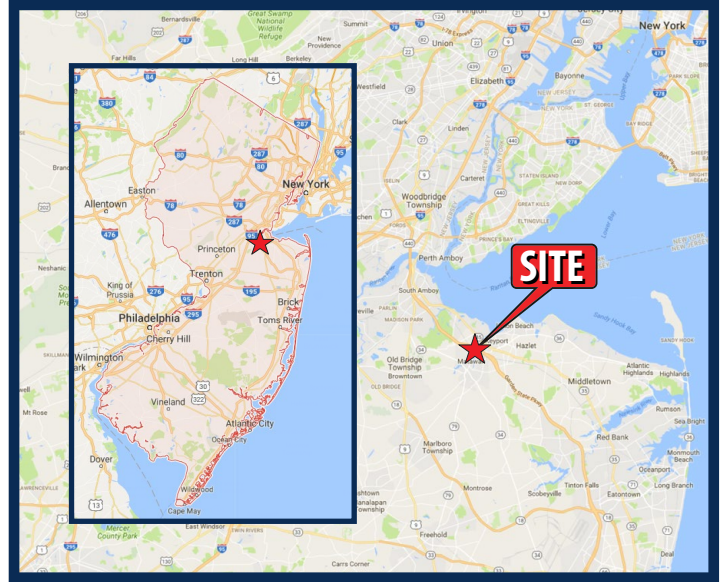
Ryan Starkman
 Ph. 732-724-4501
 ryan@piersonre.com

PIERSON
 COMMERCIAL REAL ESTATE®

The Link at Aberdeen Station

Atlantic Avenue and Harrison Avenue, Aberdeen, New Jersey

- New transit oriented mixed-use development currently under construction with up to 4,622 SF of retail and 227 luxury residential units directly adjacent to the Aberdeen/Matawan Train Station
- Aberdeen/Matawan Train Station is the busiest train station along the North East Corridor rail line servicing just under 1 million riders per year with transportation to New York Penn Station in less than an hour
- Strategically placed less than 1 mile from the Garden State Parkway, Route 35 and Route 36 with ease of access to the dense residential communities within the market
- Retailers will have access to a daily built-in customer base with the residents on-site and the nearly 1 million riders per year visiting the retail



Retail for Lease - Contact

Jason Pierson

Ph. 732-707-6902

jason@piersonre.com

Ryan Starkman

Ph. 732-724-4501

ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE.®