

1031 Route 202 North | Branchburg, NJ 08876

# FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- **Owner/user opportunity**
- **Redevelopment opportunities**
- **Zoning:** RS2 - Retail Zone Service District , could permit 7,000 SF of retail
- **Sewer:** Public sewer
- **Water:** Well
- **Utility Description:** Gas in street
- **Traffic Count:** 42,577 vehicles per day
- **Average HH income** within a 1 mile radius is approximately **\$200,000**
- **Daytime Employment:** 170 nearby businesses with over 2,000 employees within 3 mile radius
- **Accessibility:** Offers easy access to I-287, I-78, Route 22 and approximately 10 minutes to Somerville and Bridgewater.
- **Major Points of Interest:** Conveniently close to Branchburg Corporate Center, J & J, Eli Lilly, Roche Molecular Systems, Readington Brewery and Wegmans.
- **Location:** 200 ft of state highway frontage

## OFFERING SUMMARY

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Sale Price:    | <b>\$999,000</b>                                                                |
| Lease Rate:    | <b>\$20 PSF Modified Gross + Electric</b>                                       |
| Lot Size:      | 0.91 Acres                                                                      |
| Building Size: | 2,625 SF                                                                        |
| Block and Lot: | Block 57 Lots 4,5                                                               |
| Lot Size:      | <b>Total Lot Size: 0.91 AC</b><br>Lot 4: 0.57 AC<br>Lot 5: 0.34 AC              |
| 2025 Taxes:    | <b>Total 2024 Taxes: \$15,227.19</b><br>Lot 4: \$3,776.89<br>Lot 5: \$11,450.30 |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,178     | 12,071    | 36,753    |
| Total Population  | 2,878     | 33,241    | 97,727    |
| Average HH Income | \$196,667 | \$211,464 | \$184,644 |



**SARA SOLIMAN**

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# LOCATION MAP



**SARA SOLIMAN**

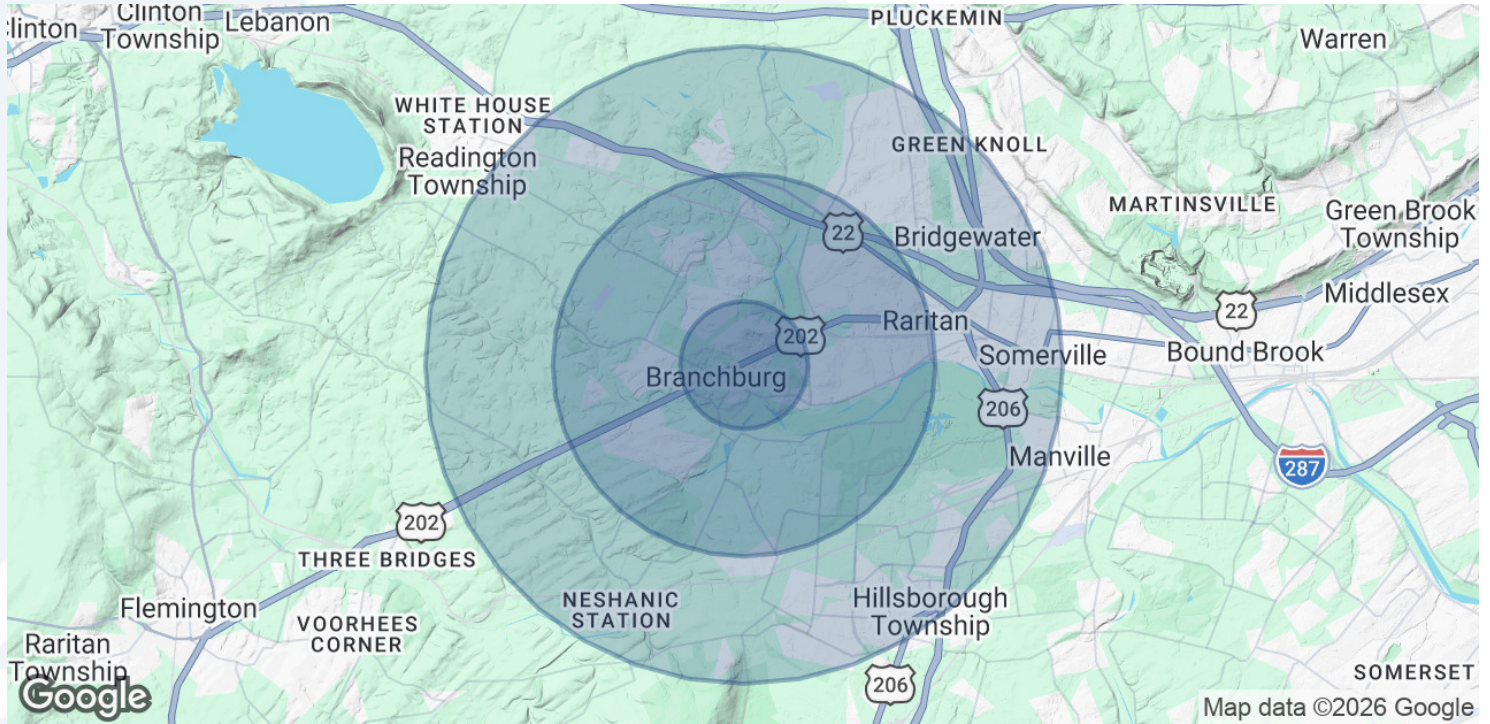
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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,878  | 33,241  | 97,727  |
| Average Age          | 45     | 43      | 42      |
| Average Age (Male)   | 44     | 41      | 41      |
| Average Age (Female) | 45     | 44      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,178     | 12,071    | 36,753    |
| # of Persons per HH | 2.4       | 2.8       | 2.7       |
| Average HH Income   | \$196,667 | \$211,464 | \$184,644 |
| Average House Value | \$563,426 | \$591,771 | \$563,109 |

2020 American Community Survey (ACS)

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## AERIAL MAP



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# RETAILER AERIAL MAP



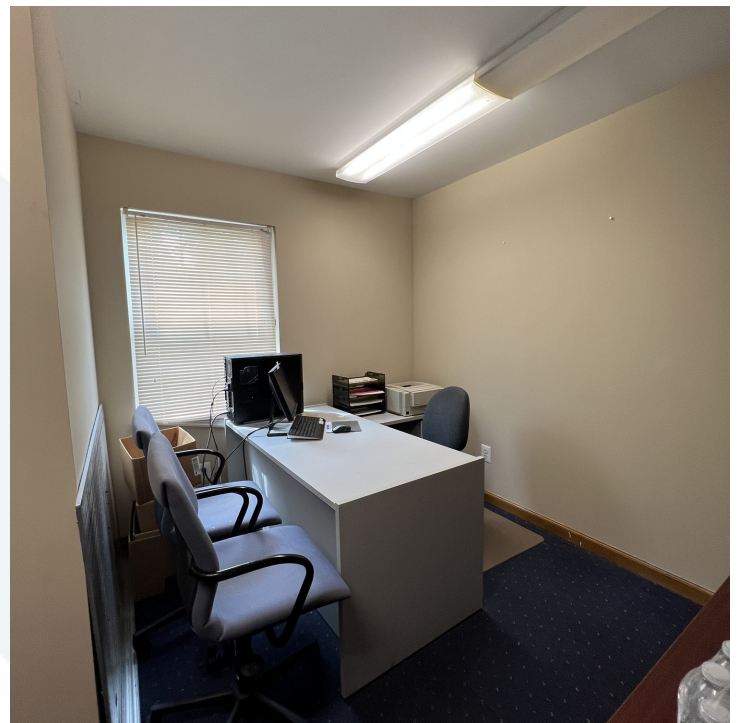
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## ADDITIONAL PHOTOS



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