



INVESTMENT PROPERTY / 1031 EXCHANGE PROPERTY

FOR SALE

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



PROPERTY DESCRIPTION

±3,000 SF Commercial Building For Sale

LOCATION DESCRIPTION

13-Minute Drive to Princeton Junction Commuter Rail (7.9 Miles)

14-Minute Drive to Princeton Commuter rail (8.2 Miles)

30-Minutes Drive to Trenton Mercer Airport

35.9 Miles to Newark Liberty Int'l Airport

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	2.15 Acres
Building Size:	3,000 SF

PROPERTY HIGHLIGHTS

- Current Use: Montessori Pre-School
- Lot: Block 96, Lot 39.02
- Zoned: R-1
- Taxes: \$12,900 (2018)

COMMENTS

- Off-Street Parking with Handicap Space Available
- Fenced Playground Area at Backyard
- School Remains with 2-5 Years Extension Remaining
- Investment Property / Great for 1031 Exchange

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmings@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmings@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

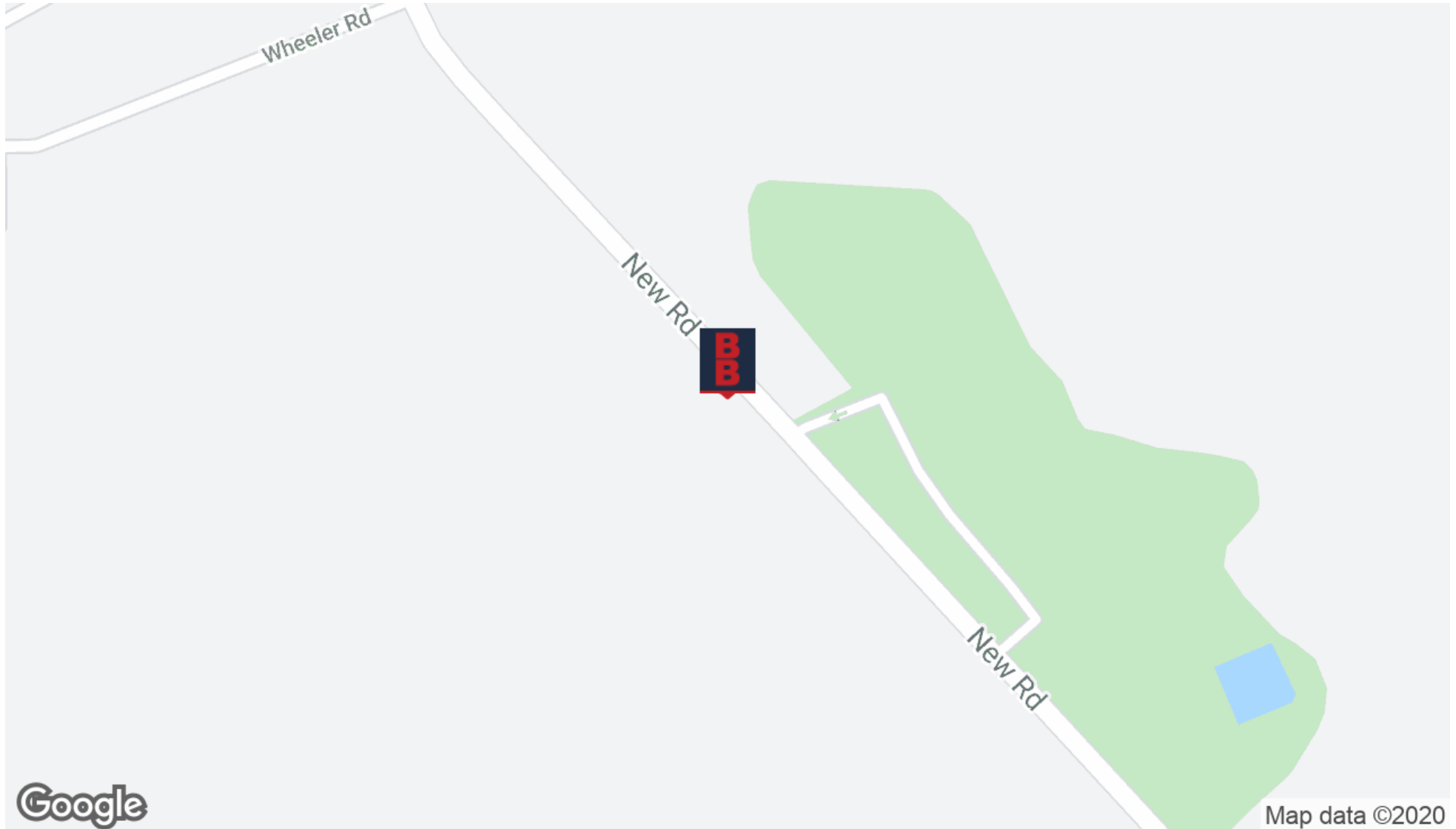
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

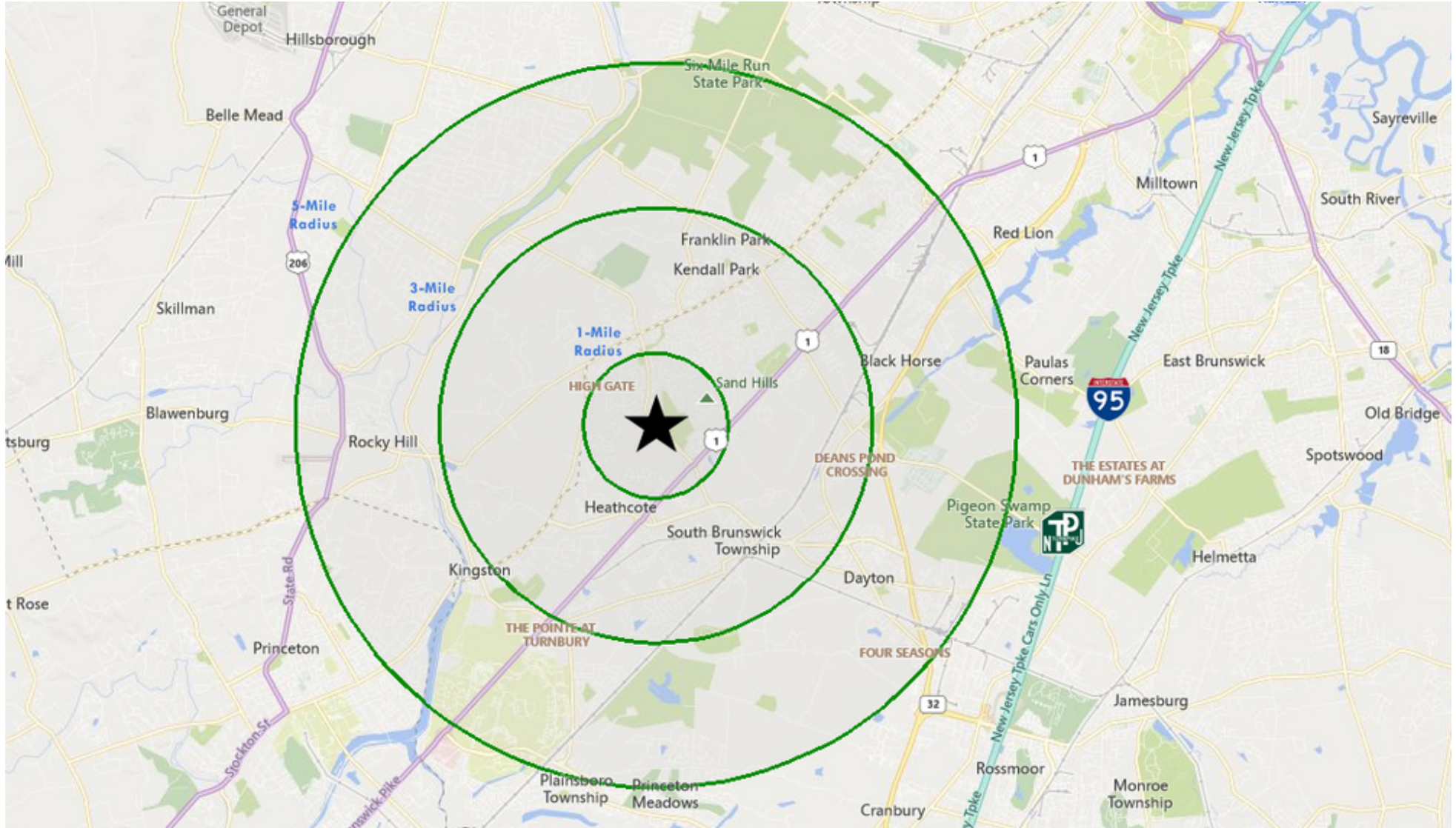
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
 ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
 PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
 FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	4,386	49,010	111,798
2019 Estimate	4,387	48,367	110,756
2010 Census	4,506	46,164	107,993
Growth 2019-2024	(0.02%)	1.33%	0.94%
Growth 2010-2019	(2.64%)	4.77%	2.56%
2019 Population Hispanic Origin	457	3,744	9,321
2019 Population by Race:			
White	2,430	21,442	48,624
Black	496	5,064	13,167
Am. Indian & Alaskan	7	126	322
Asian	1,321	20,705	46,239
Hawaiian & Pacific Island	7	21	57
Other	125	1,009	2,347
U.S. Armed Forces:	0	0	30
Households:			
2024 Projection	1,793	17,279	40,762
2019 Estimate	1,789	17,104	40,469
2010 Census	1,820	16,600	39,942
Growth 2019 - 2024	0.22%	1.02%	0.72%
Growth 2010 - 2019	(1.70%)	3.04%	1.32%
Owner Occupied	1,450	13,386	27,959
Renter Occupied	339	3,718	12,510
2019 Avg Household Income	\$119,359	\$138,578	\$140,218
2019 Med Household Income	\$98,252	\$113,846	\$112,757
2019 Households by Household Inc:			
<\$25,000	144	1,336	2,971
\$25,000 - \$50,000	237	1,623	4,486
\$50,000 - \$75,000	215	2,028	4,698
\$75,000 - \$100,000	322	2,233	5,401
\$100,000 - \$125,000	285	2,404	5,249
\$125,000 - \$150,000	146	1,649	3,468
\$150,000 - \$200,000	204	2,489	5,720
\$200,000+	238	3,341	8,476

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

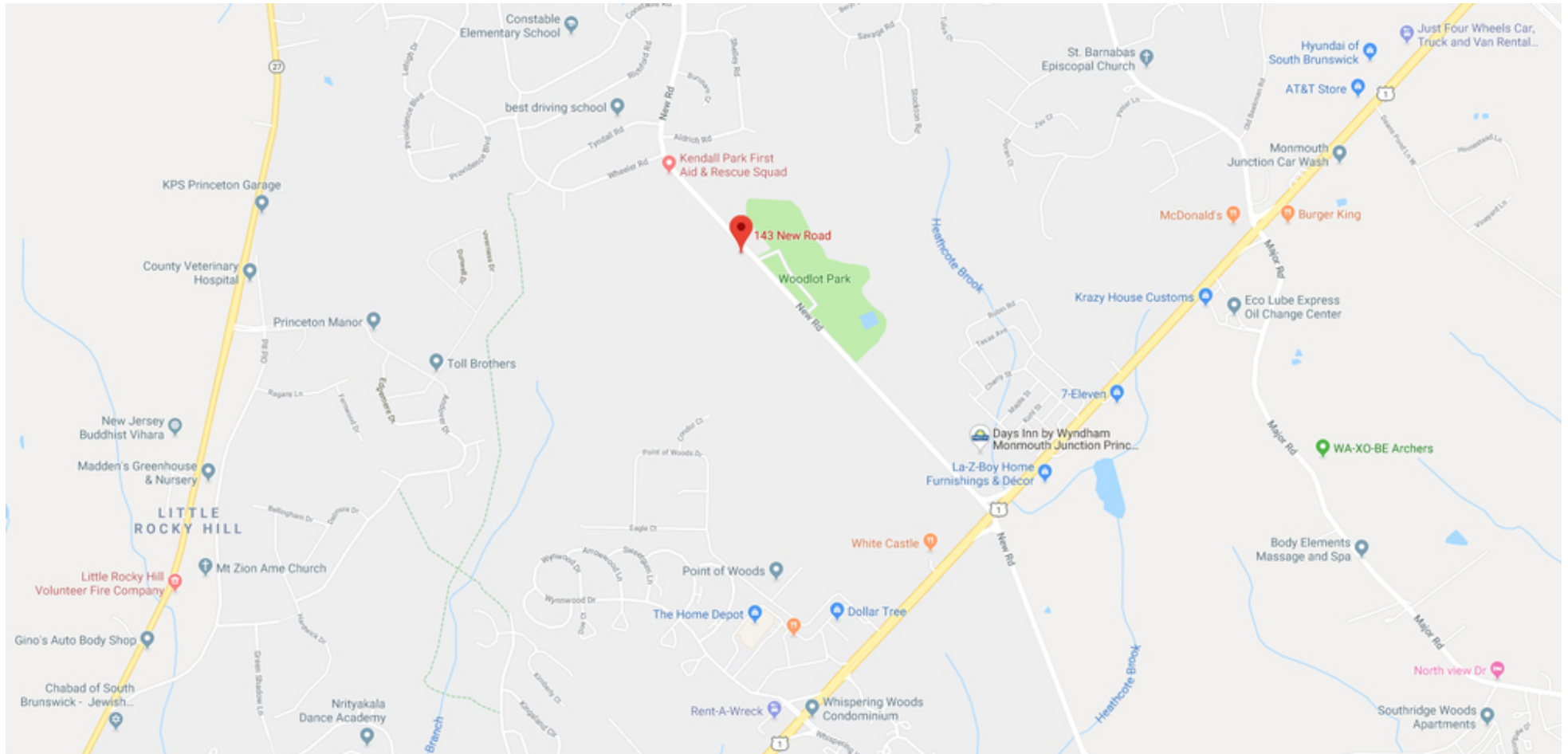
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,000 SF COMMERCIAL BUILDING FOR SALE

143 New Road, Monmouth Junction, NJ 08852



JASON M. CRIMMINS, CCIM, SIOR

President

973.568.6611

jmcrimmins@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

973.432.1648

aconte@blauberg.com



PETER J. MURANO, JR., SIOR

Senior Executive Director

973.214.9375

pjmurano@blauberg.com



FRANK BRUNO

Sales Associate

718.887.1570

fbruno@blauberg.com

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

FRANK BRUNO | *Sales Associate* | fbruno@blauberg.com | 973.379.6644 x115

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.