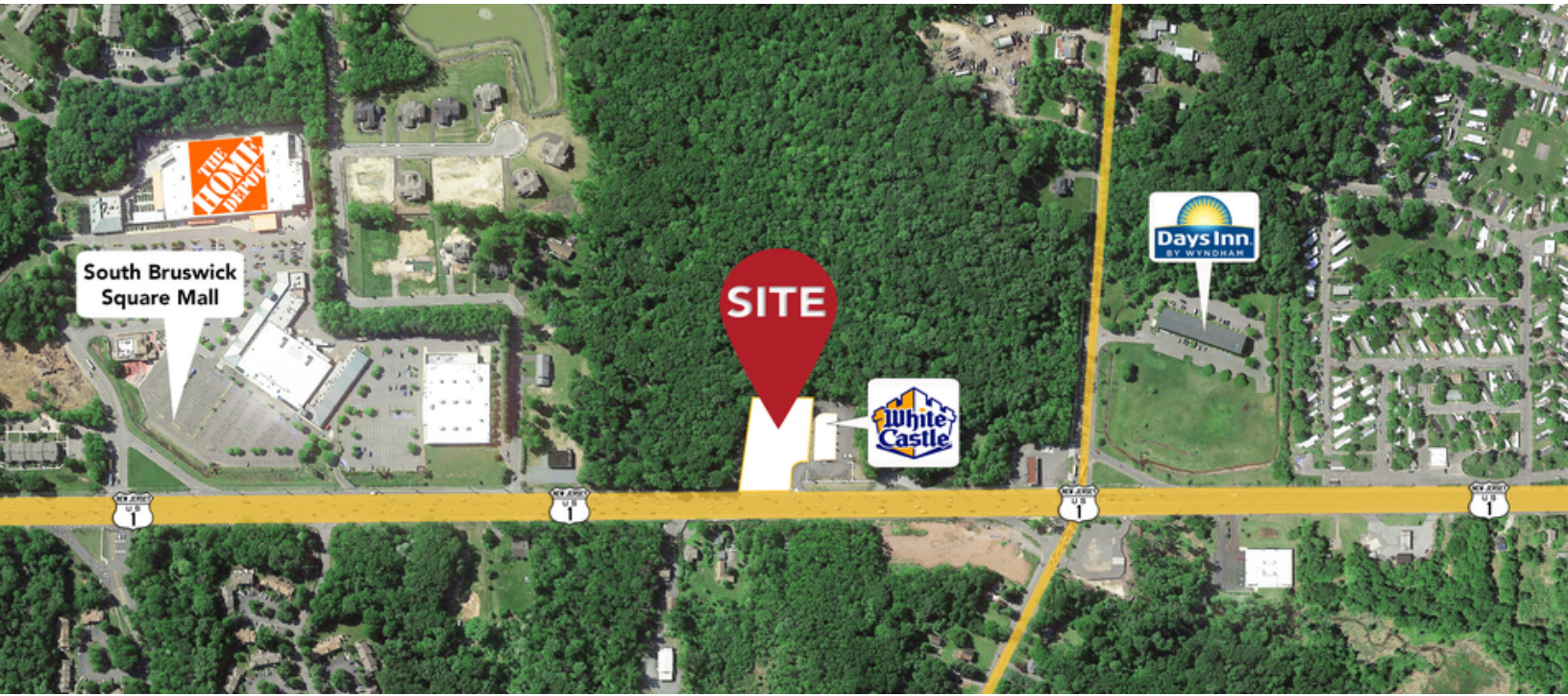


SOUTH BRUNSWICK, NJ - LAND FOR LEASE/GROUND LEASE

4053 US-1, SOUTH BRUNSWICK, NJ 08852



OFFERING SUMMARY

Available SF: 3.5 Acres
Lease Rate: Call for Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Available Immediately: Land for lease in prime retail site located in South Brunswick NJ

PROPERTY HIGHLIGHTS

- Up To 8,000 SF For Lease Or Ground Lease
- 3.5 Acres Of Land
- Prime Retail Site
- Vibrant Retail Marketplace
- Adjacent To South Brunswick Square Mall
- Excellent Highway Visibility

FOR MORE INFORMATION CONTACT:

MARK HANDWERKER

201.703.9700 x131
mhandwerker@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115
clanyard@thegoldsteingroup.com

CHRISTOPHER CONWAY

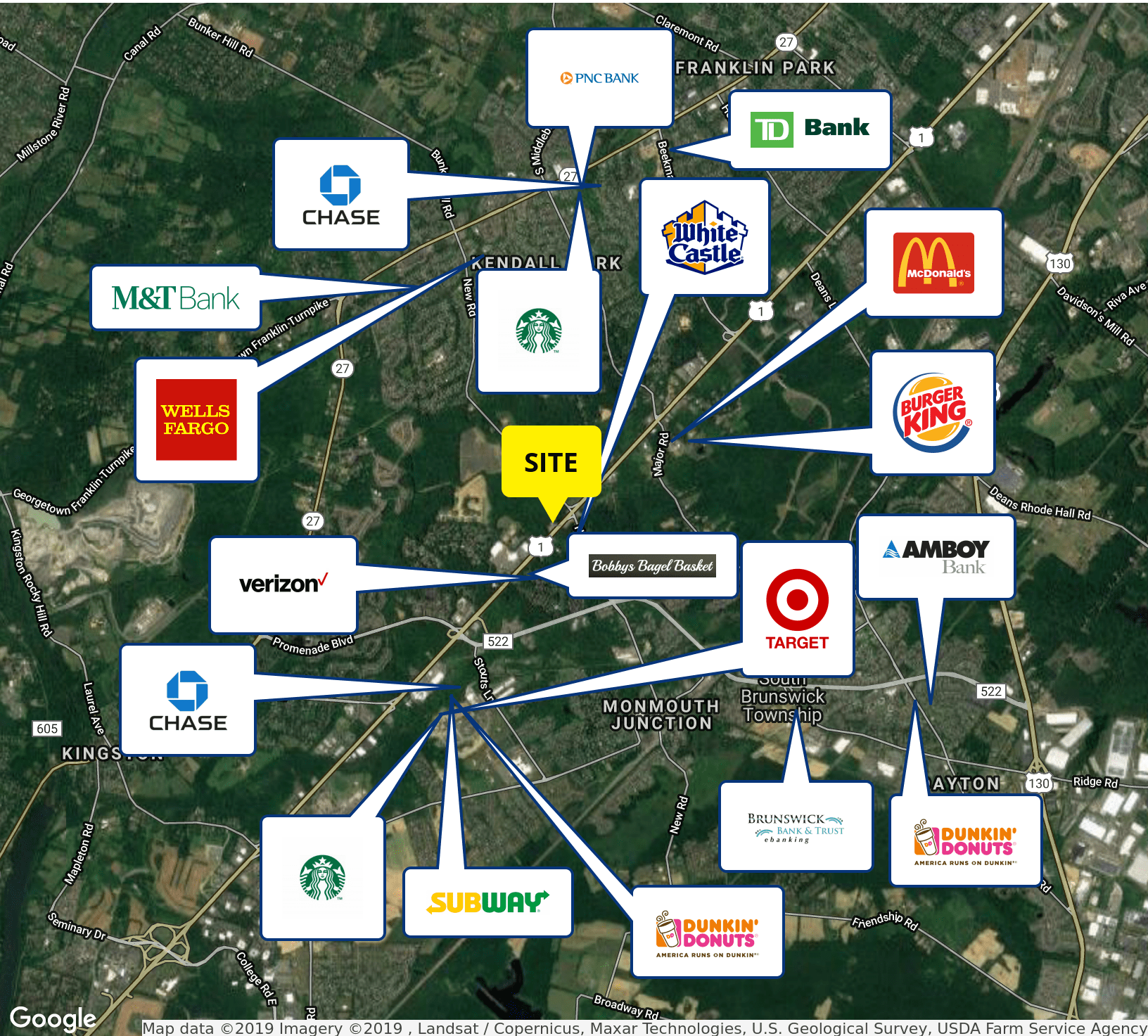
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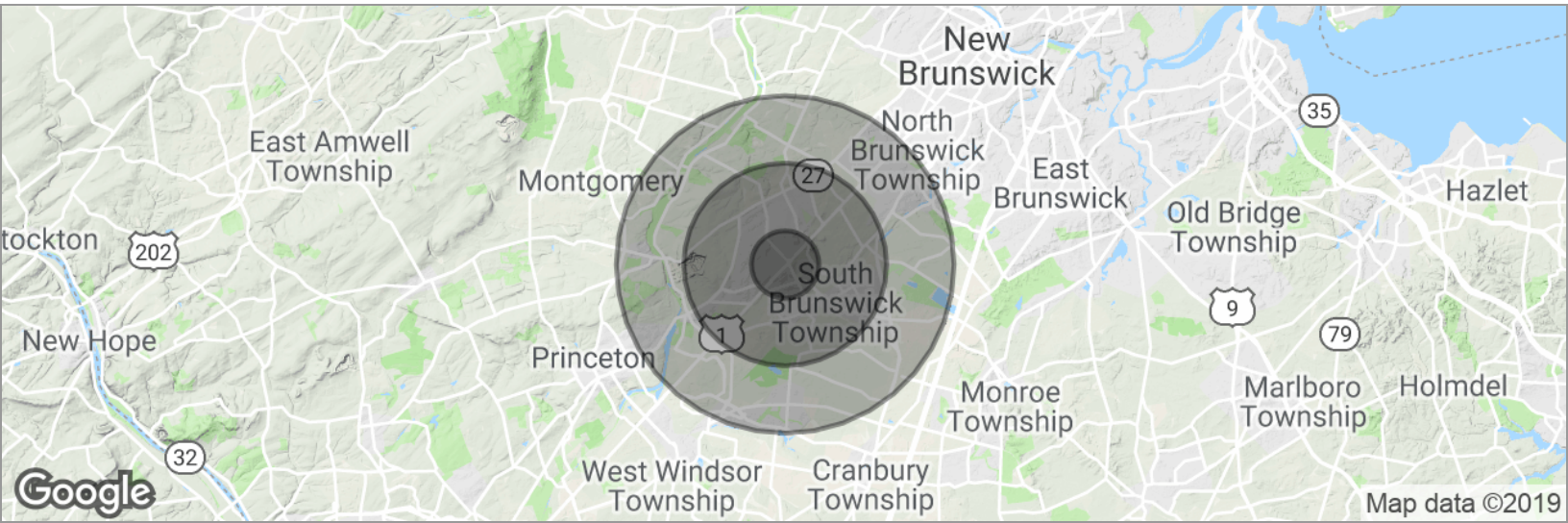
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,602	43,459	105,490
Median age	38.5	37.5	36.5
Median age (Male)	38.3	37.4	36.1
Median age (Female)	39.0	37.6	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,067	15,624	38,970
# of persons per HH	2.7	2.8	2.7
Average HH income	\$102,710	\$113,194	\$112,404
Average house value	\$373,360	\$415,597	\$439,152

* Demographic data derived from 2010 US Census

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