

SOUTH BRUNSWICK, NJ

3974 U.S. HIGHWAY 1, SOUTH BRUNSWICK, NJ 08852



OFFERING SUMMARY

Available SF: 4,500 SF
Lease Rate: Call For Details
Building Size: 4,500 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

For Lease: Freestanding Building

PROPERTY HIGHLIGHTS

- Available Immediately
- Prime Retail Site
- Excellent Exposure Along U.S. Highway 1
- Redevelopment Opportunity
- Excellent Automotive Site
- Potential Restaurant Site

FOR MORE INFORMATION CONTACT:

MARK HANDWERKER

201.703.9700 x131
mhandwerker@thegoldsteingroup.com

NEIL GOLDSTEIN

201.703.9700 x112
ngoldstein@thegoldsteingroup.com



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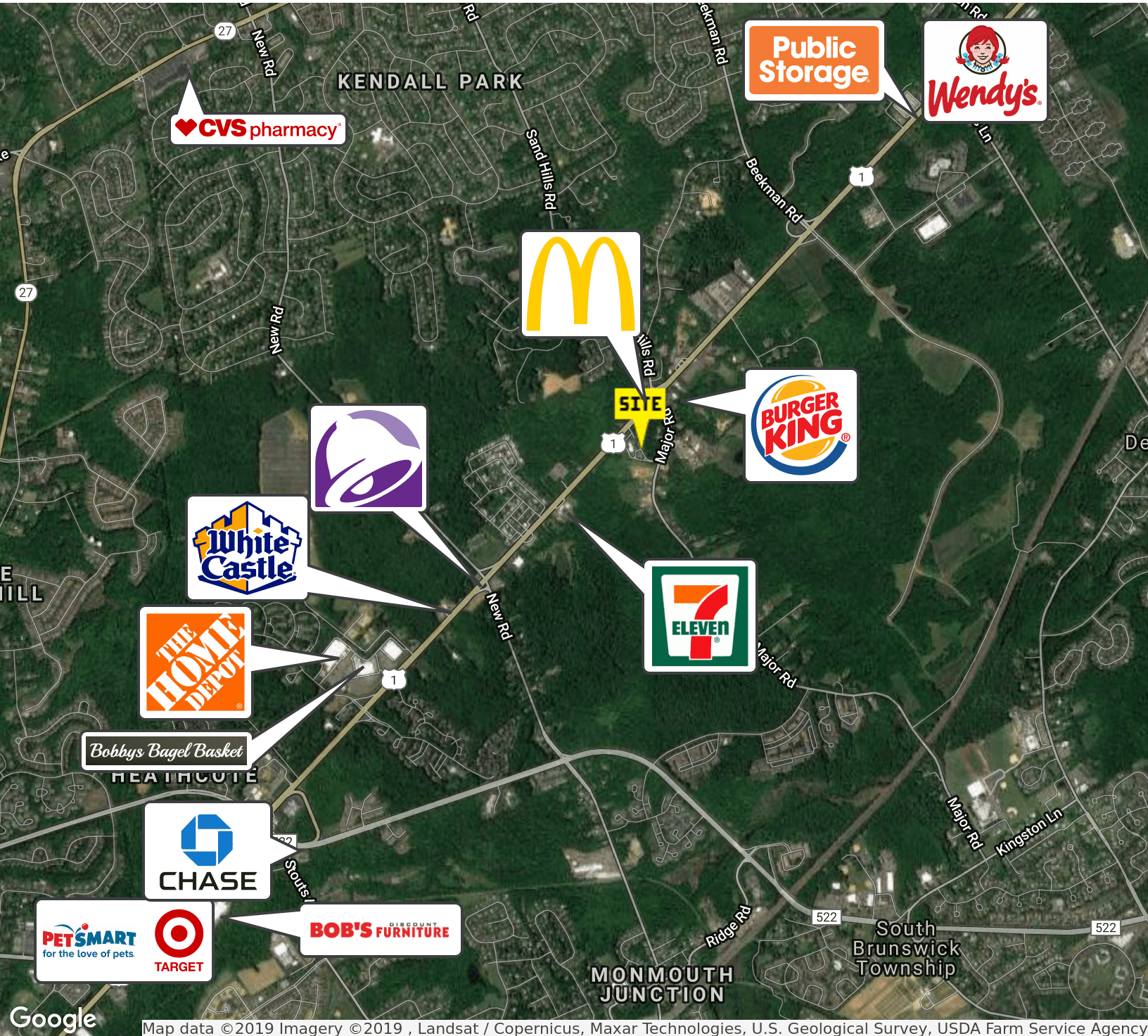
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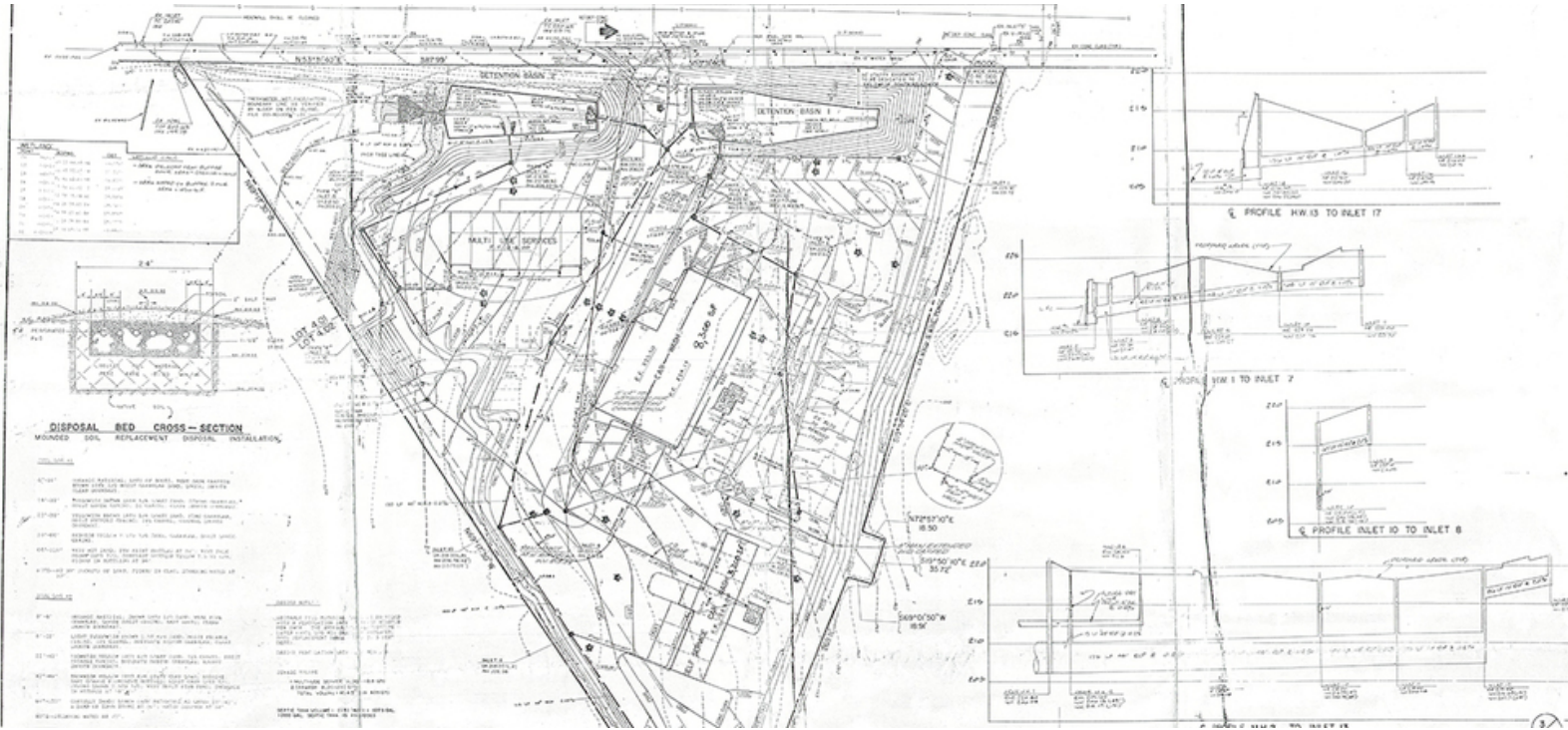
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PROUD MEMBER OF

RETAIL BROKERS NETWORK

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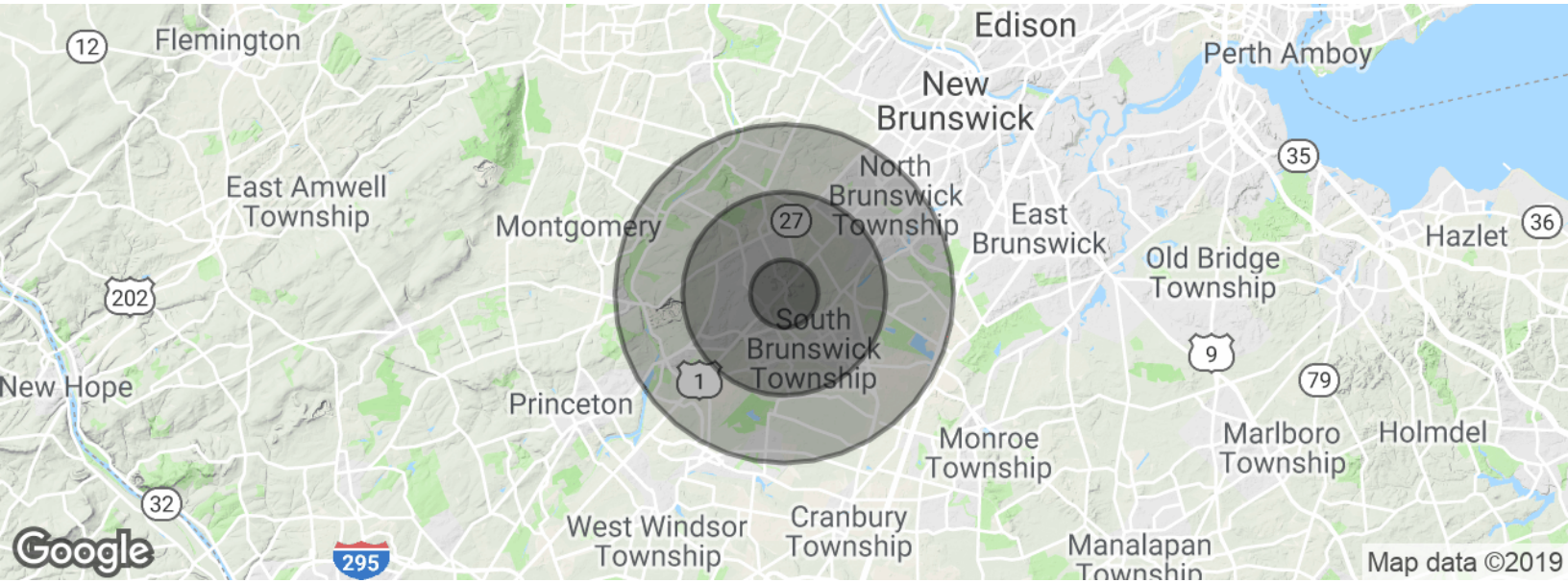
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,741	50,426	103,142
Median age	37.4	37.1	36.5
Median age (Male)	37.4	36.8	36.0
Median age (Female)	37.7	37.5	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,160	18,202	37,151
# of persons per HH	2.7	2.8	2.8
Average HH income	\$95,325	\$110,133	\$112,763
Average house value	\$373,735	\$410,660	\$429,738

* Demographic data derived from 2010 US Census

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