

Commercial Real Estate Services, Worldwide.

STAPLES

CARRABBA'S

BACK ON THE MARKET

3.3 Acres Land For Sale Zoned Retail and Residential

> 5 Acres Retail

> > STUMP

±1.8 Acres Residential



Green Brook, New Jersey

Property Features

SONIC

±1.5 Acres Retail Land

- ±4,000 sq. ft. retail building on site
- ±225 feet of frontage along Route 22
- Situated on a heavily traveled retail corridor (54,516 vehicles per day)
- Conveniently situated near east and westbound jug handles
- Zoned: RHC (Regional Highway Commercial). Permitted uses include retail stores, restaurants, banks, self storage, hotel/motels and car dealerships

All Brands

FURNITURE

±1.8 Acres Residential Land

- Located in affluent and highly desirable neighborhood
- Within close proximity to local shopping, neighborhood schools, parks and recreation
- Zoned: SMD (Special Mountain Development)
- Entire site has been fully approved for a Memory Care Facility

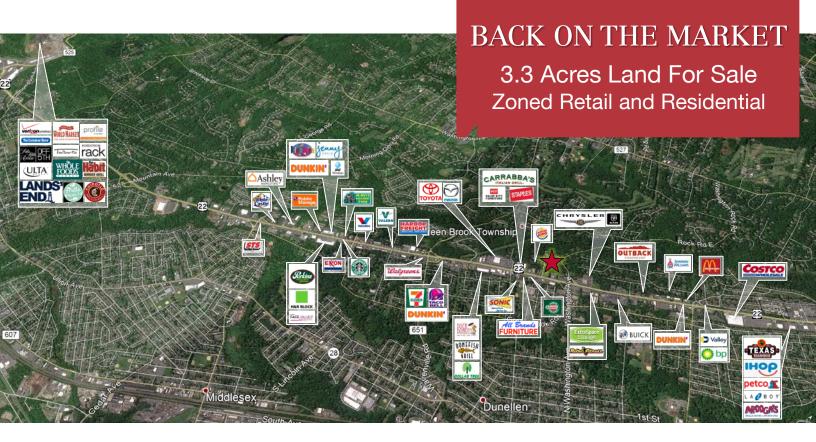
Motivated Seller ~ Sale Price Reduced To \$1,550,000

1315 Stelton Road Piscataway, NJ 08854 732 985 3000 | naidb.com For Further Information Please Contact Exclusive Broker:

Greg Brown Managing Director Matthew DiLeo Associate Robert V. DiLeo Associate

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location

The property has excellent visibility and immediate access onto Route 22, the most heavily trafficked retail corridor in Central/Northern New Jersey. The diverse mix of regional & national retailers attracted to this market is a testimony to its desirability. This densely populated area is located just 33 miles from New York and 7 miles to Interstate 287.

AREA DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2019 Population	7,750	96,771	218,835
2019 Total Households	2,672	32,143	73,243
Avg. Household Income	\$83,342	\$84,172	\$86,559
Traffic Count	54,516 Vehicles Per Day		



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