

BACK ON THE MARKET

3.3 Acres Land For Sale
Zoned Retail and Residential



172 Route 22 West

Green Brook, New Jersey

Property Features

±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

±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:

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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		



Commercial Real Estate Services, Worldwide.

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