

# north brunswick, nj

## 1055 US-1 south

thriving space with rare drive-thru opportunity | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,225	123,057	254,732
Median HHI	\$72,997	\$67,850	\$81,740
Daytime Population	13,976	124,580	235,819

Address	1055 US-1 South
Location	Just south of North Brunswick Plaza (Super Walmart, Burlington, Hobby Lobby, PetSmart, Modell's, Marshall's/HomeGoods)
Land Size	Approximately 2 acres
Building Size	2,775 square feet with drive-thru
Rent	Upon request
Real Estate Taxes	\$25,592 (2018)
Area Retail	LA Fitness, Wingstop, TGI Friday's, Chipotle, Chili's, PetSmart, Raymour & Flanigan, H&R Block, Anthropologie, Trader Joe's, LOFT, Talbots, Verizon, AT&T, New York & Company, and more
Comments	<ul style="list-style-type: none"><li>• rare drive-thru opportunity (grandfather zoning)</li><li>• huge traffic counts of 115,562 vehicles per day on US-1</li><li>• Highway 130 oversees 50,788 vehicles per day</li><li>• directly in between two U-turns with lights</li></ul>

### For More Information:

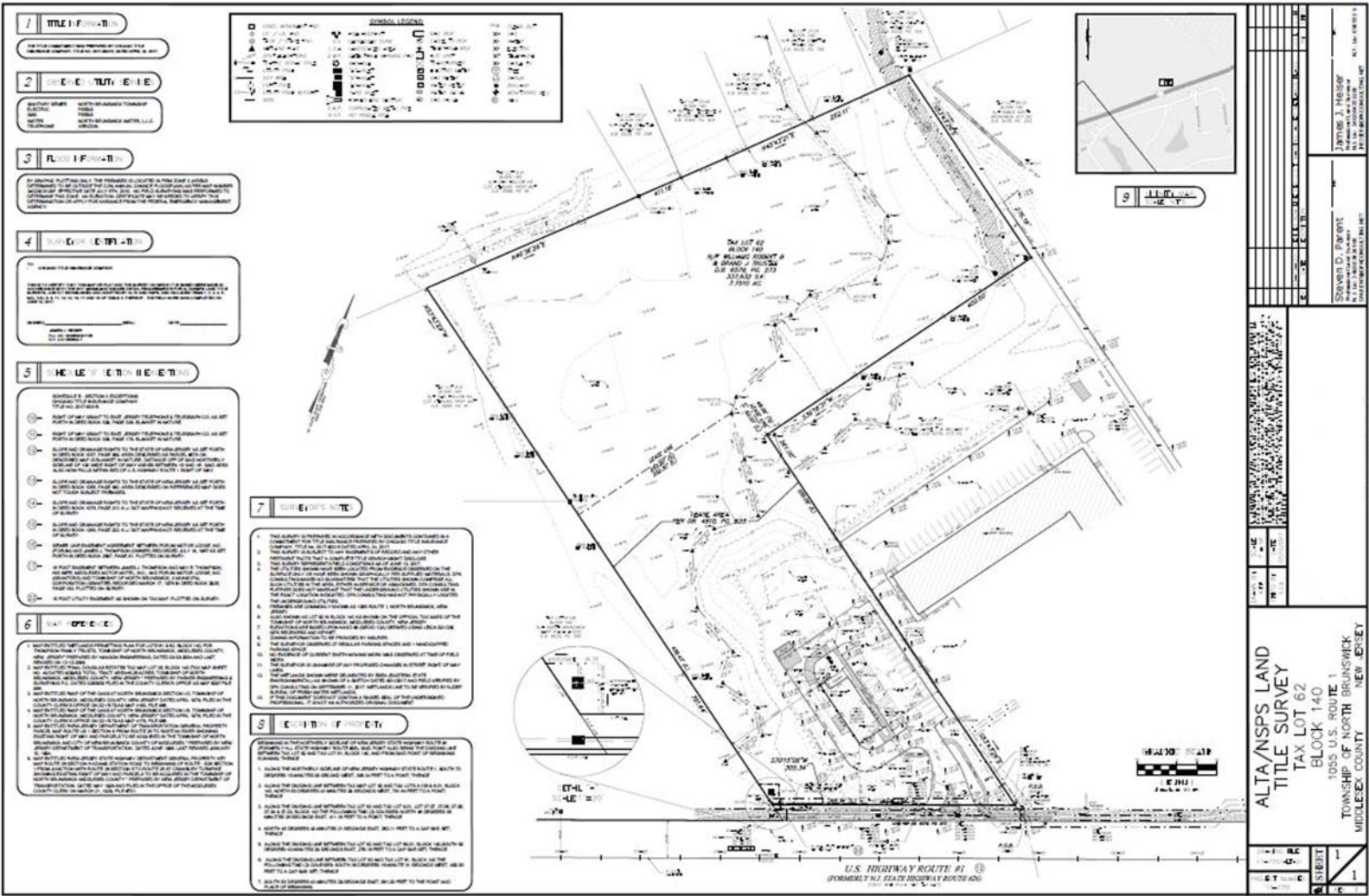
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