

For Sale
2,626 SF

Newly Renovated Office Condo
Professional Center at Somerset
Ideal for Shared Office Concept



**Seller's Concession At Closing*

13 Clyde Road
Somerset, NJ

Property Features

- 2,626 sf Available - \$415,000
- Perfect for office sharing model for maximum rental income
- Recently renovated exterior & interior
- Separate offices or change to open concept
- Office furniture included
- Private conference room with wall of windows
- Reception area/waiting room
- Kitchenette/break room
- Data/Storage Room
- Ample parking
- Can be sold individually or as part of a portfolio of 3 units for \$610,000



For Further Information Please Contact Exclusive Brokers:

Jeff Jones, Senior Vice President
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	4,295	86,230	219,220
2021 Population:	4,407	88,467	224,925
Pop Growth 2016-2021:	2.61%	2.59%	2.60%
Average Age:	40.00	37.10	36.00
Households			
2016 Total Households:	1,466	29,592	72,217
HH Growth 2016-2021:	2.46%	2.67%	2.72%
Median Household Inc:	\$101,894	\$76,898	\$76,874
Avg Household Size:	2.90	2.80	2.80

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