



COMMERCIAL / OFFICE PROPERTY

FOR LEASE

±10,000 SF FORMER DAY CARE

635 Cranbury Road, East Brunswick, NJ 08816

For More Information, Contact the Exclusive Broker

JOHN R. LONGO

Director

jlongo@blauberg.com
973.379.6644 x129



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±10,000 SF Former Day Care

LOCATION DESCRIPTION

Approx. 2.97 Miles to Route 18

Approx. 6 Miles to NJ Turnpike Exit 8A and Exit 9

Approx. 11.2 Miles to I-287

Approx. 32 Miles to Newark Liberty International Airport

PROPERTY HIGHLIGHTS

±10,000 SF Retail Former Day Care Center

±2.09-Acre Lot

Built in 2002

Approx. 25 Spots Off-Street Parking

Corner Lot Location at Cranbury Road and Fern Road

Zoned R-2

Taxes at \$58,642.50 (2020)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,000 SF
Building SF:	10,000 SF

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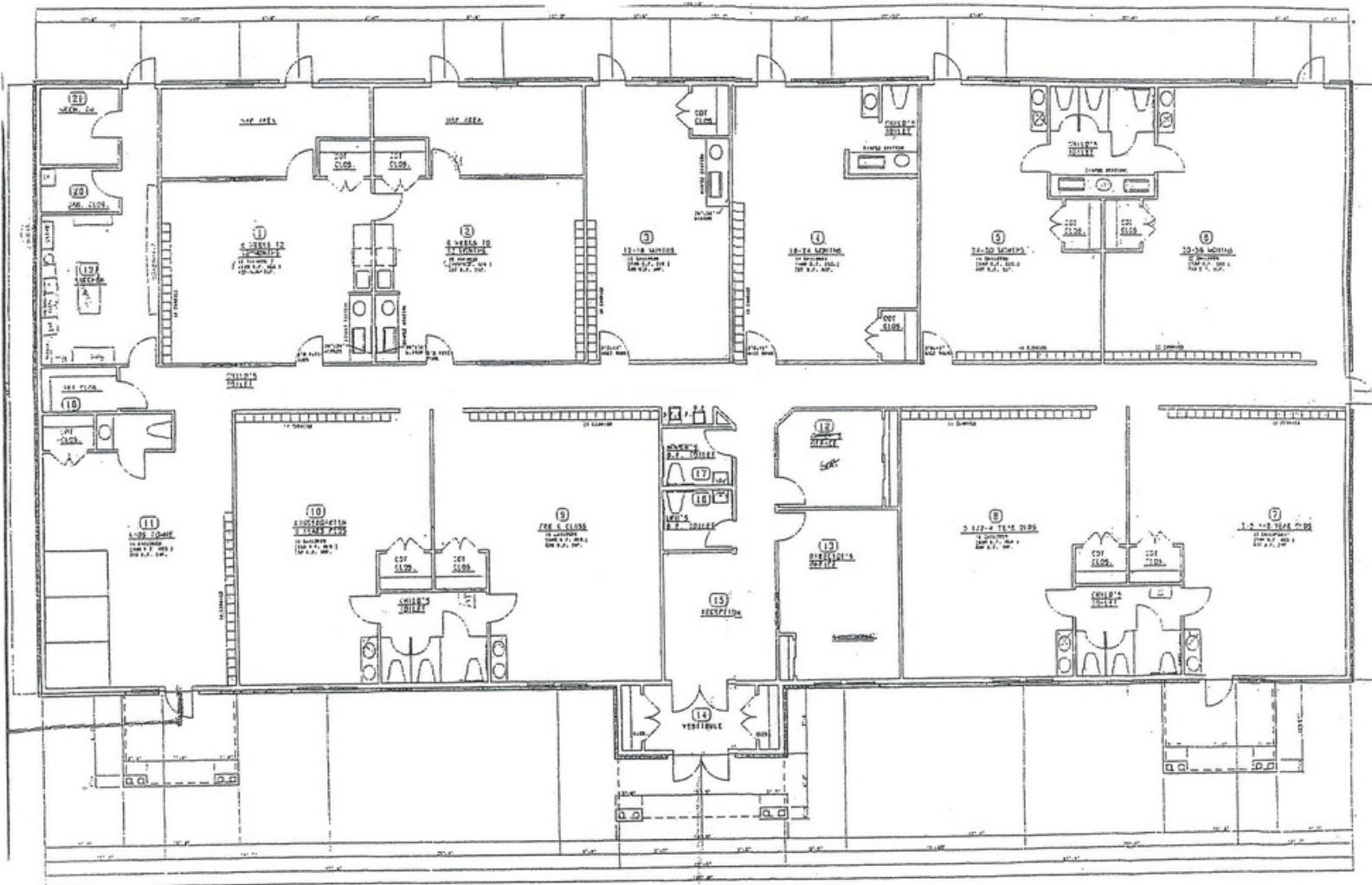
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Floor Plan

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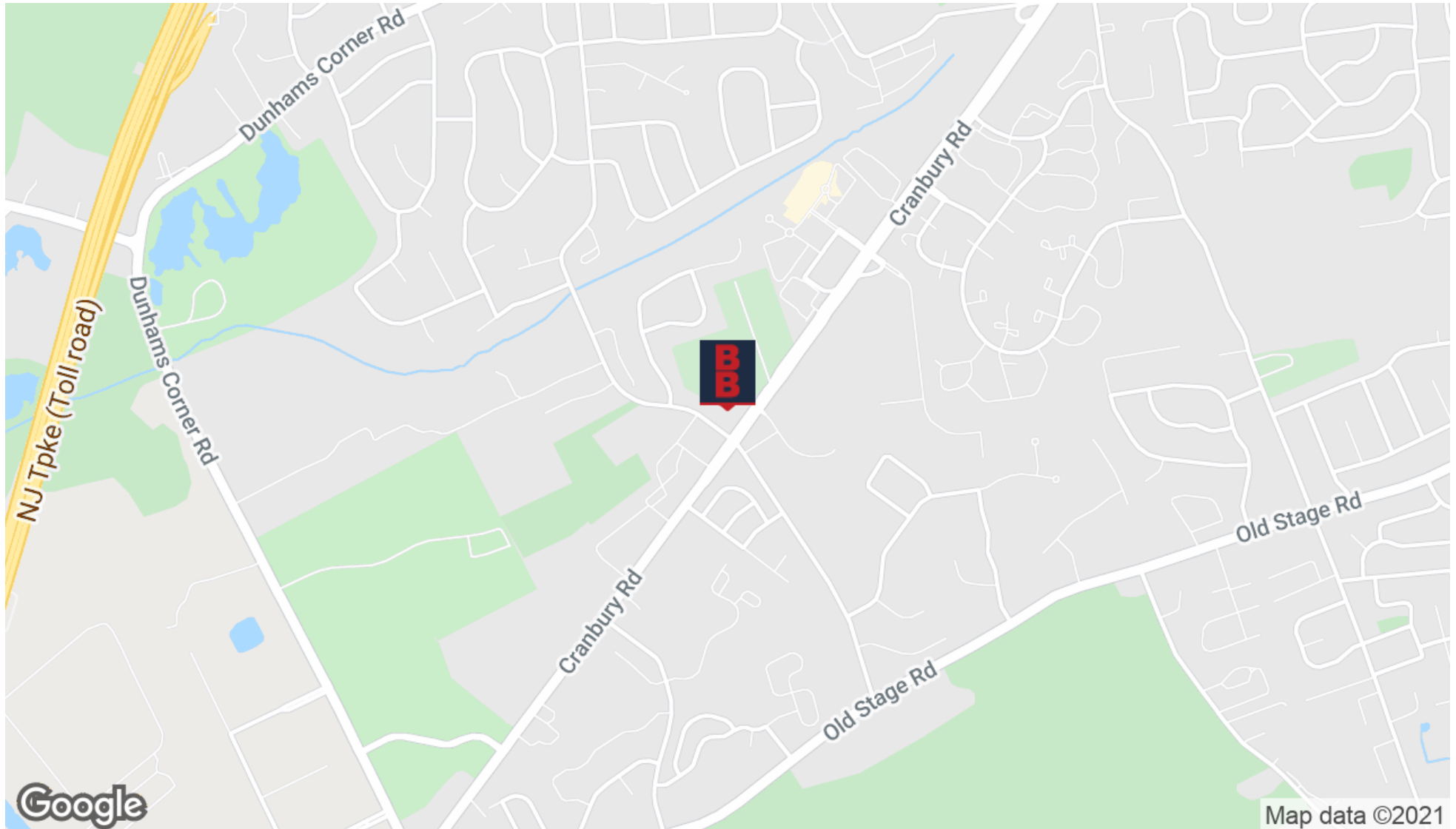
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Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	9,503	55,305	632,136
2020 Estimate	9,602	55,196	629,111
2010 Census	10,213	55,117	617,159
Growth 2020-2025	(1.03%)	0.20%	0.48%
Growth 2010-2020	(5.98%)	0.14%	1.94%
2020 Population Hispanic Origin	675	4,726	102,833
2020 Population by Race:			
White	6,323	40,547	386,646
Black	437	2,370	77,557
Am. Indian & Alaskan	16	88	3,269
Asian	2,672	11,260	148,278
Hawaiian & Pacific Island	5	15	480
Other	147	916	12,880
U.S. Armed Forces:	0	0	100
Households:			
2025 Projection	3,678	19,480	222,068
2020 Estimate	3,715	19,449	221,063
2010 Census	3,943	19,464	217,142
Growth 2020 - 2025	(1.00%)	0.16%	0.45%
Growth 2010 - 2020	(5.78%)	(0.08%)	1.81%
Owner Occupied	2,722	16,946	153,783
Renter Occupied	993	2,503	67,280
2020 Avg Household Income	\$138,215	\$132,892	\$119,341
2020 Med Household Income	\$111,455	\$112,353	\$95,919
2020 Households by Household Inc:			
<\$25,000	467	1,952	26,235
\$25,000 - \$50,000	584	2,397	31,180
\$50,000 - \$75,000	377	2,222	31,616
\$75,000 - \$100,000	276	2,012	25,694
\$100,000 - \$125,000	335	2,310	24,595
\$125,000 - \$150,000	357	1,928	20,503
\$150,000 - \$200,000	426	3,177	29,158
\$200,000+	893	3,451	32,082

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PROFESSIONAL BACKGROUND

John, Director for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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