

For Sale or Lease  
Retail Shopping Center



**±36,400 Sq. Ft. Newly Renovated Supermarket Space Available**

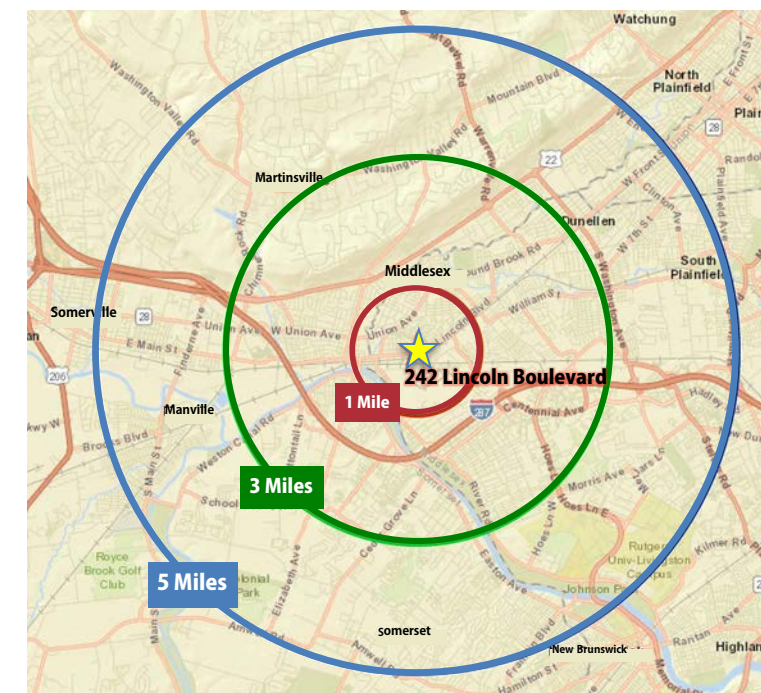
For Sale or Lease  
Retail Shopping Center



## 242 Lincoln Boulevard Middlesex, New Jersey

### Property Features

- ±69,750 sq. ft. retail shopping center for sale or lease
- Newly renovated (2018)
- Vacant ±54,000 sq. ft. supermarket space features 36,400 sq. ft. retail space including fully built out pharmacy, 6,897 sq. ft. cold storage area, 10,203 sq. ft. dry storage area, 7 loading docks and compactor pad.
- 6,000 sq. ft. currently leased to liquor store
- Situated on 3.90 acres providing ample parking (200+ spaces)
- Good traffic count (12,000 vehicles per day)
- Strong demographics
- Located on heavily travelled commuter corridor



Situated adjacent to the newly constructed The View apartment complex (200 Units) and only ¼ mile from The Lofts at Middlesex apartment complex (146 units)

### Demographics

	1 Mile	3 Miles	5 Miles
Total Population	10,122	73,286	196,595
Total Households	3,724	26,538	68,549
Average Household Income	\$114,885	\$116,336	\$120,058

For Further Information Please Contact Exclusive Broker:

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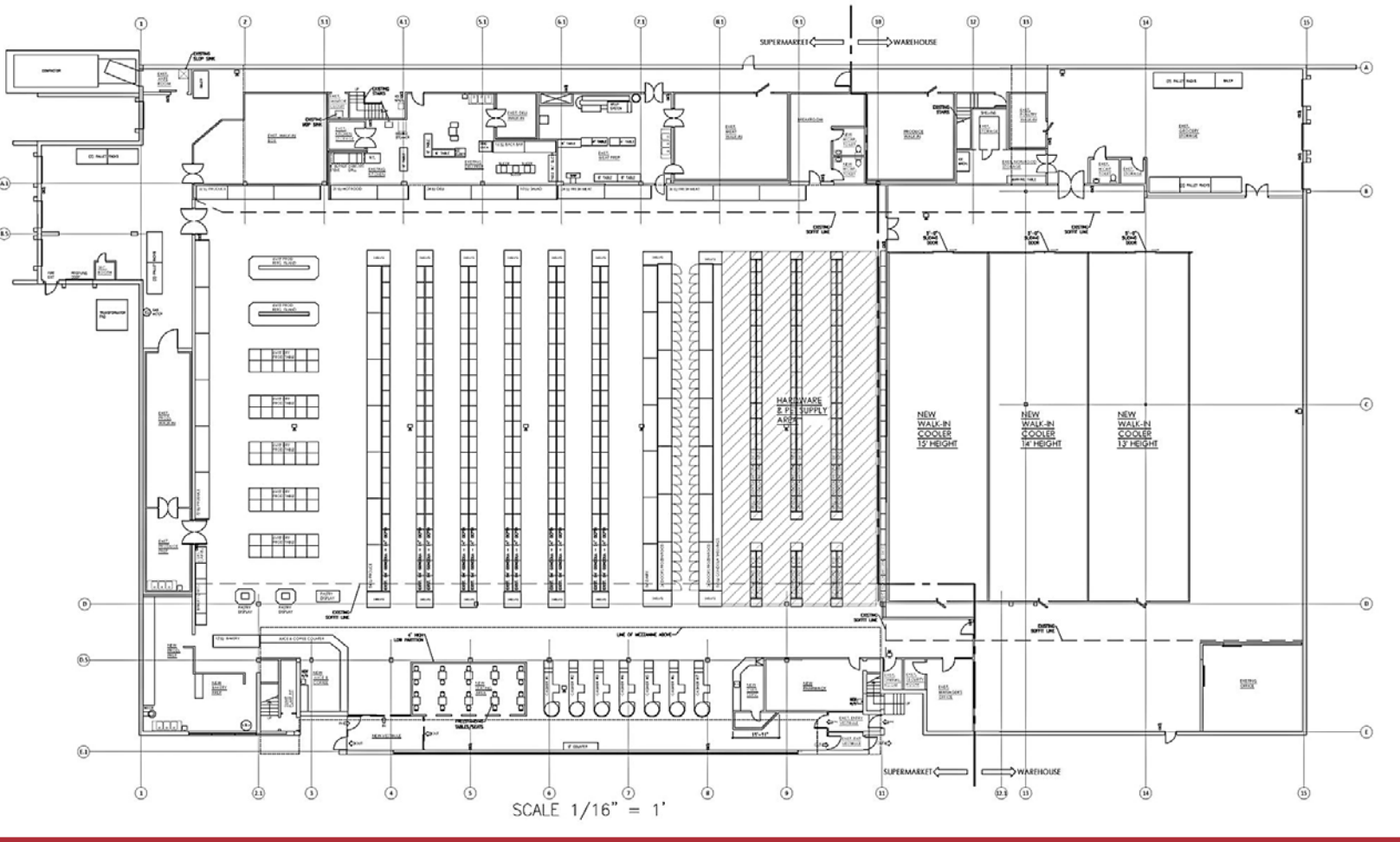
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# 242 Lincoln Boulevard

Middlesex, New Jersey



AREA	SQUARE FOOTAGE
SUPERMARKET SPACE	36400
OFFICE SPACE SUPERMARKET 2ND FL	6300
PHARMACY	335
COLD STORAGE AREA*	17100
OFFICE SPACE	3500
LIQUOR STORE	6115
<b>TOTAL</b>	<b>69750</b>

*COLD STORAGE AREA BREAKDOWN	SQUARE FOOTAGE	CUBIC FOOTAGE
WAREHOUSE	10203	
COLD STORAGE WEST	2293	34406
COLD STORAGE MIDDLE	2293	32112
COLD STORAGE EAST	2311	30051
<b>TOTAL</b>	<b>17100</b>	

