

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

2551 Brunswick Avenue

LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

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PROPERTY INFO

- + High exposure site, great for restaurants, banks and automotive uses and fast food.
- + Direct access from Brunswick Avenue (Route 1B) and secondary access to Texas Road traffic signal
- + ±1.6 acres available for redevelopment
- + Strong traffic counts at ± 19,744 VPD on Brunswick Avenue (Route 1B)
- + Solid population density and very strong daytime population
- + HC zone permits all retail uses
- + Area retailers include Acme, Burlington, LA Fitness, Staples & Dollar Tree

2018 DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,564	90,280	242,020
Average Household Income	\$99,122	\$90,120	\$88,311
Daytime Population	6,196	82,124	236,562
Daytime Workers	2,138	36,989	116,009

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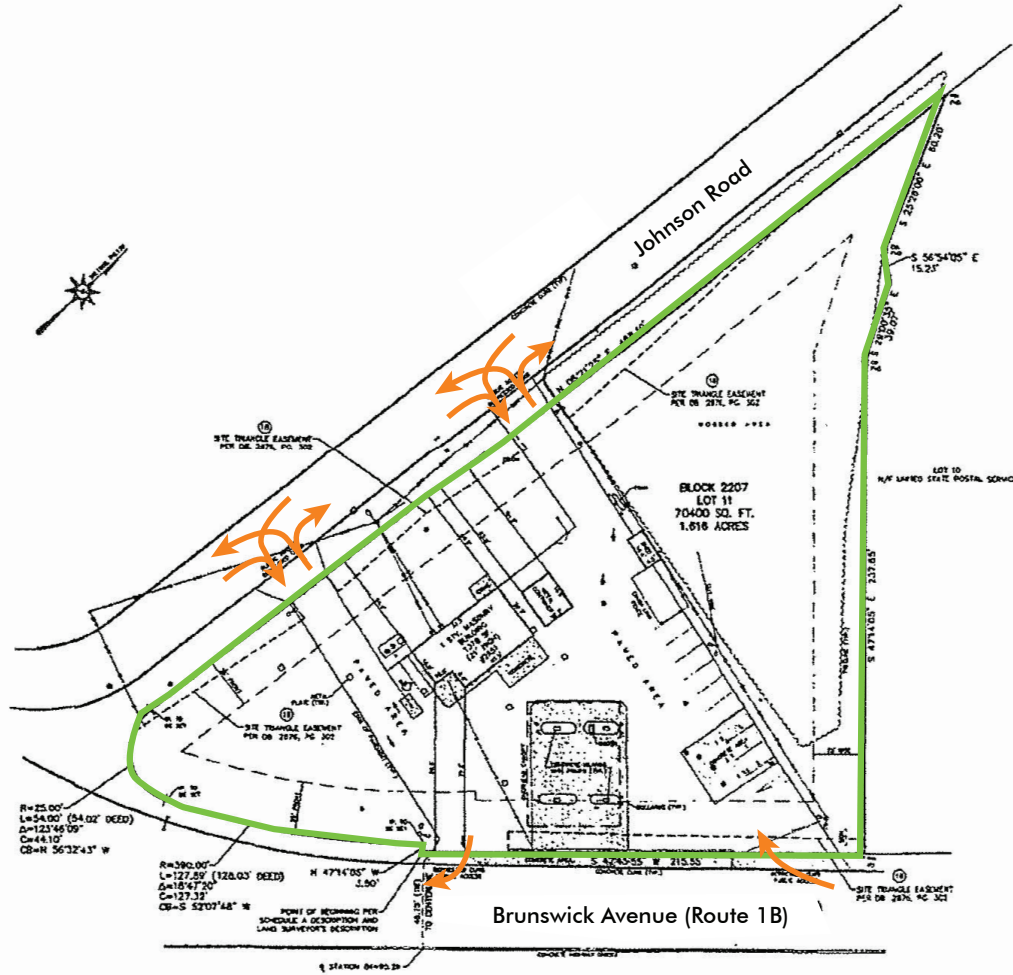
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SURVEY



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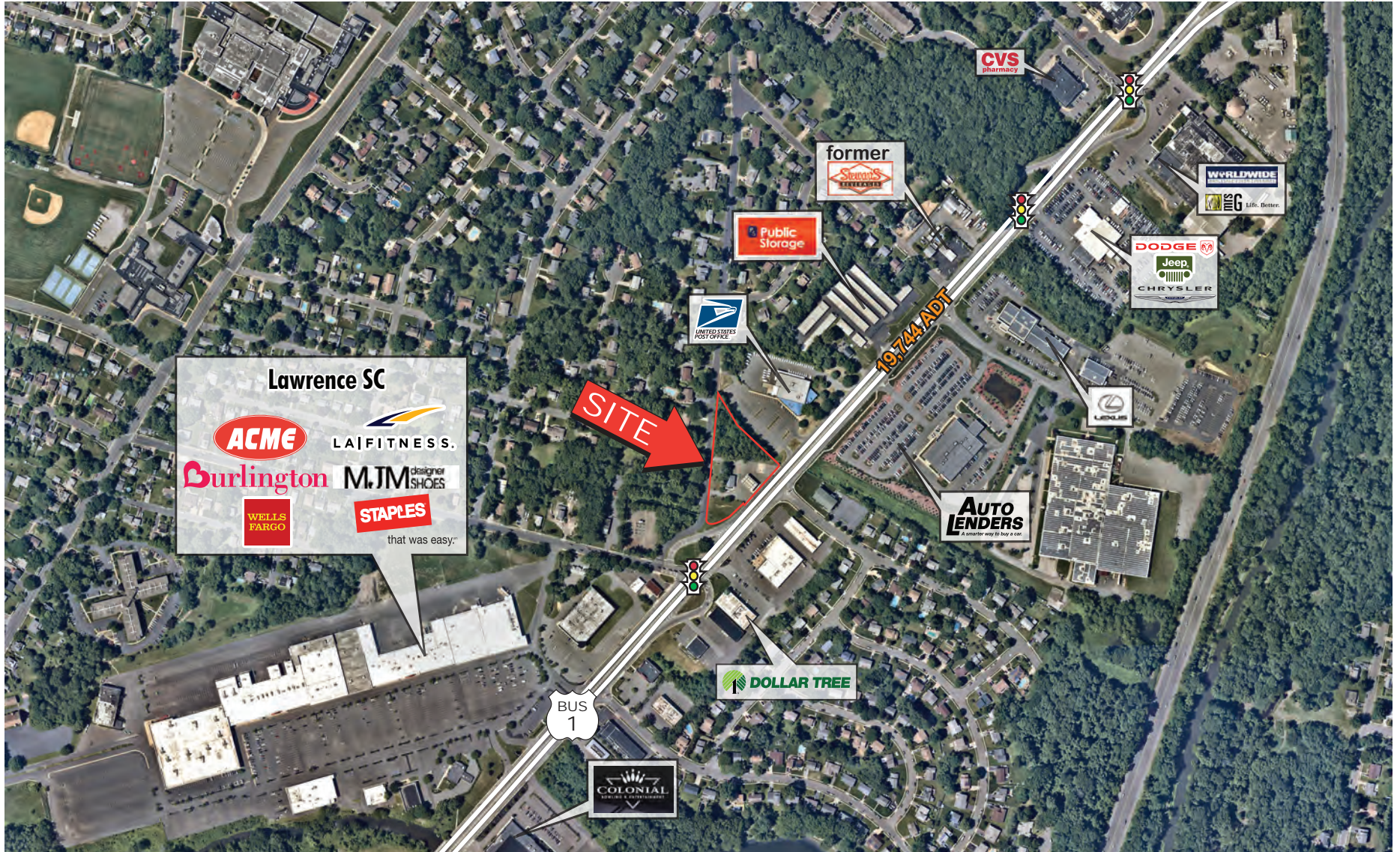
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CONCEPTUAL PLANS

