

906 Route 22 E. Somerville, NJ 08876
Somerset County

EXCLUSIVE FOR SALE/LEASE

10,857 SF RETAIL/WAREHOUSE



PROPERTY DESCRIPTION

3,000 plus SF Retail/Showroom and 7,000 plus SF Warehouse. 16' clear ceilings, two tailboard loading. Located in prestigious Somerset County, Central NJ with high visibility on Route 22 East. Pylon signage with 50,000 VPD. Front and rear parking lots. Ideal retailers/showroom with a need to warehouse product onsite.

PROPERTY HIGHLIGHTS

- Route 22 E. High Visibility Location
- Pylon Signage
- 16' clear ceilings, two tailboard loading
- Location minutes to all major highways- Routes 28, 202/206, I-287 & I-78

OFFERING SUMMARY

Price for Sale/Lease:	\$2,650,000/\$16/SF+NNN \$7.
Lot Size:	.70 acre 60 x 309, 202 x 50
Building size:	10,857 SF
Taxes:	\$37,553.50 (2024)
Block, Lots:	99, 1.11 & 3
Parking:	Blacktop, Exclusive
Zoning:	B-5

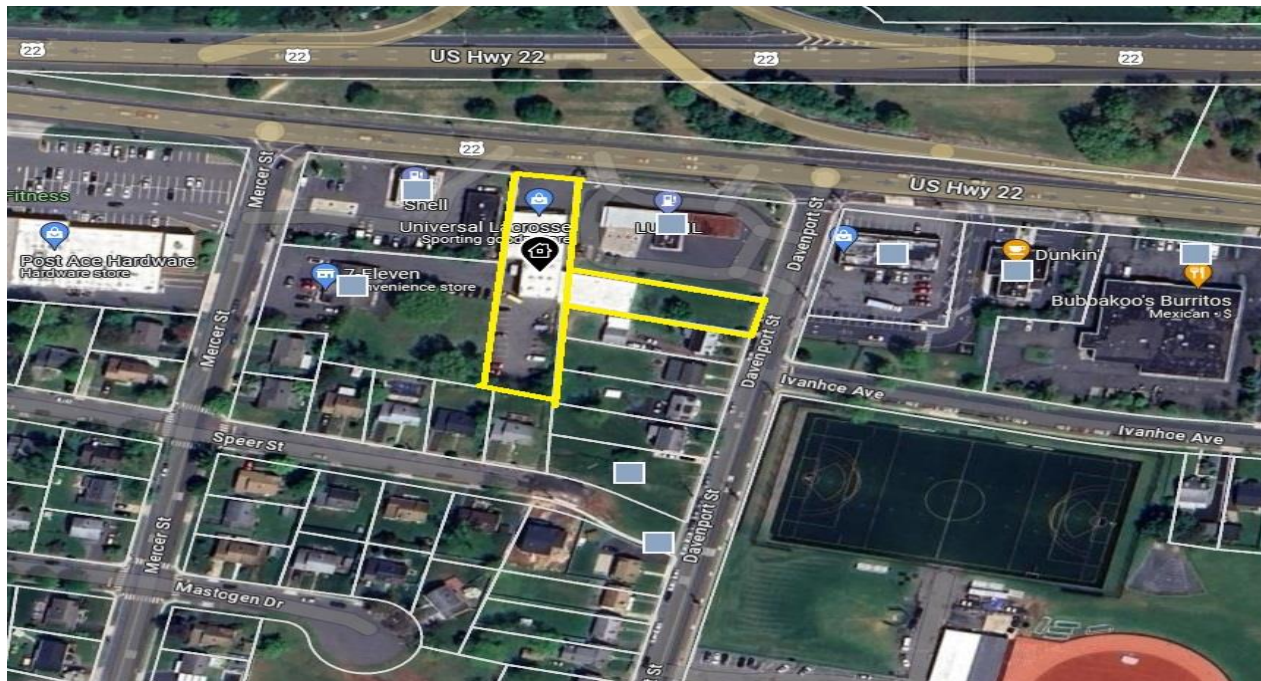
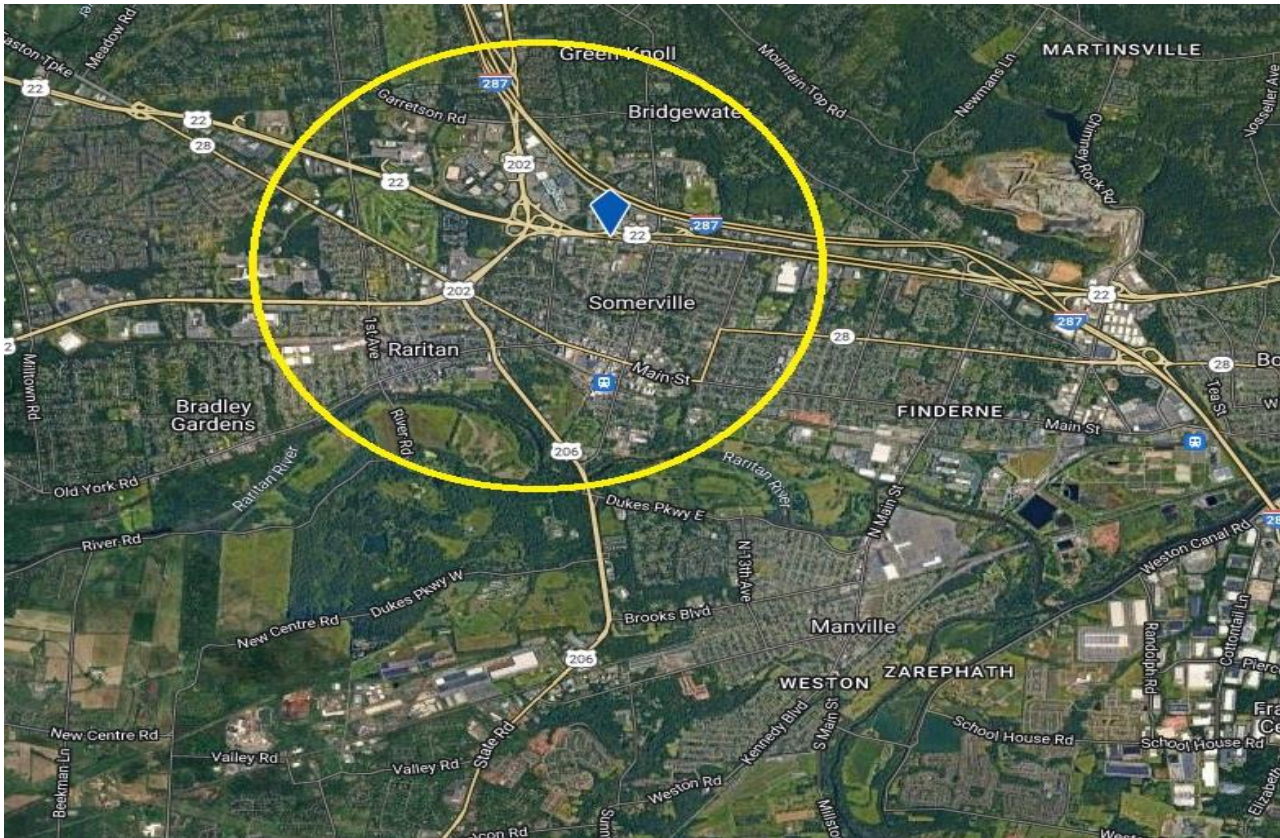
<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

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1996 Washington Valley Rd.
PO Box 305
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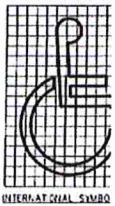
LOCATION MAP



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US ROUTE 22



1. EACH SPACE FROM A R7-8 SIGN FROM THE INTERNATIONAL S
2. BENEATH THE R7-1 R7-8P SIGN, AS REQ NOTED IN DETAIL.
3. THE PAVEMENT SH
4. SUPPLEMENTAL "VA SPACES THAT ARE DE
5. ALL TRAFFIC CONC UNIFORM TRAFFIC CON
6. SIGN POSTS SHALL I
7. SIGN MATERIALS SH IN ACCORDANCE WITH

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