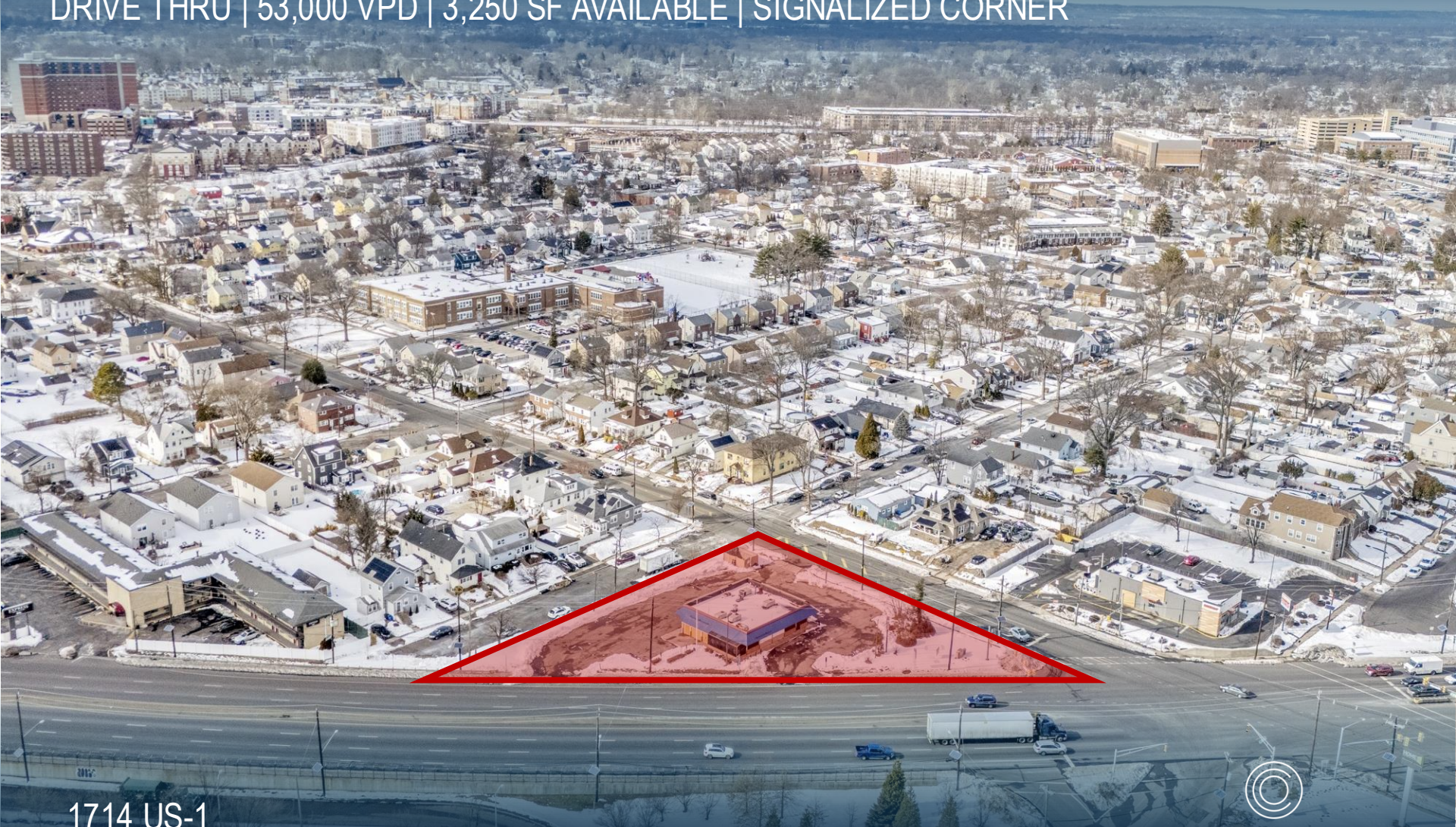


FOR LEASE | FORMER QSR

DRIVE THRU | 53,000 VPD | 3,250 SF AVAILABLE | SIGNALIZED CORNER



1714 US-1
RAHWAY, NEW JERSEY 07065



ONE COMMERCIAL
REAL ESTATE

EXCLUSIVELY LISTED BY

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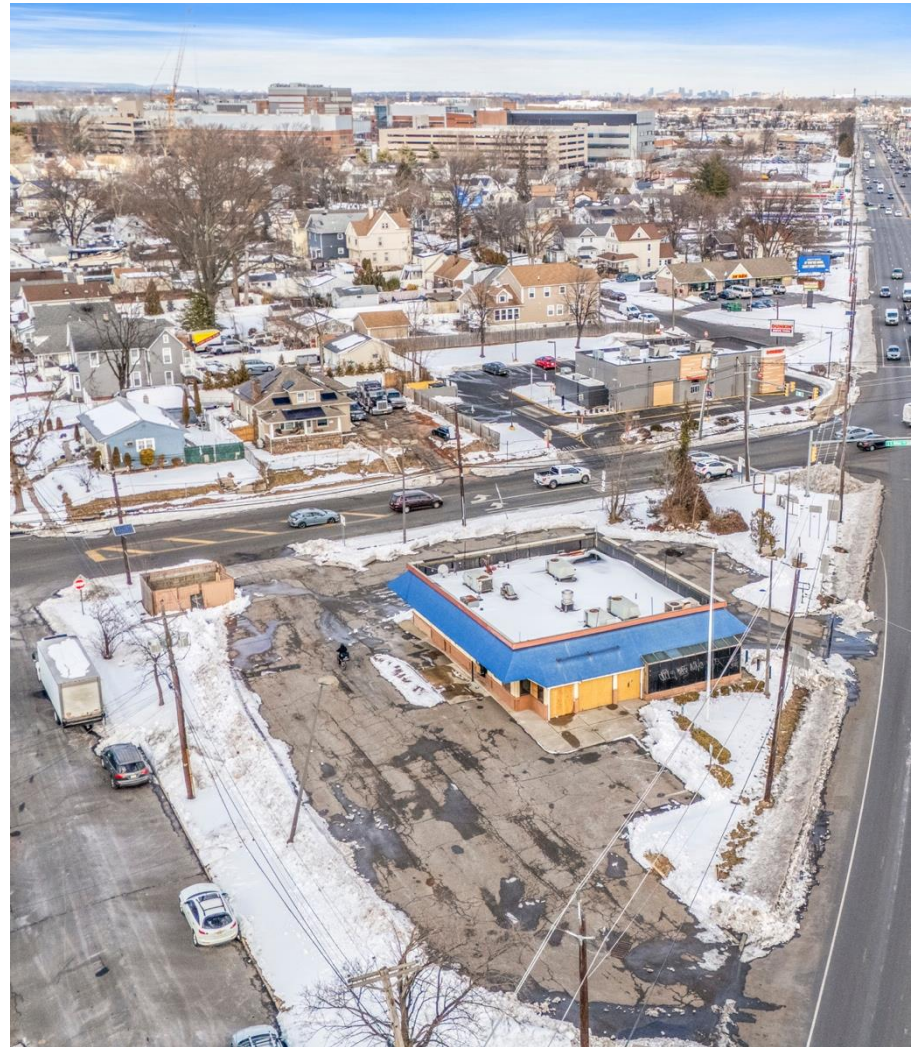
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EXECUTIVE SUMMARY

Positioned along the highly trafficked US Route 1 corridor in Rahway, New Jersey, this freestanding former Burger King presents a rare repositioning or lease opportunity within a proven retail trade area. The property offers exceptional visibility, strong daily traffic counts, and existing drive-thru infrastructure, a highly valuable feature for today's convenience-driven tenants.

Situated on approximately 0.67 acres, the site includes a functional existing building with dedicated on-site parking and prominent Route 1 frontage, providing excellent exposure and ease of access. The configuration allows for immediate occupancy or redevelopment, with the potential to expand the building footprint to increase square footage and customize the layout to meet specific tenant requirements.

Surrounded by dense residential neighborhoods, established national retailers, and complementary commercial uses, the property benefits from strong consumer demand and consistent traffic flow. Its strategic location, flexible positioning, and existing improvements create a compelling opportunity for tenants seeking high-visibility frontage in a supply-constrained corridor.



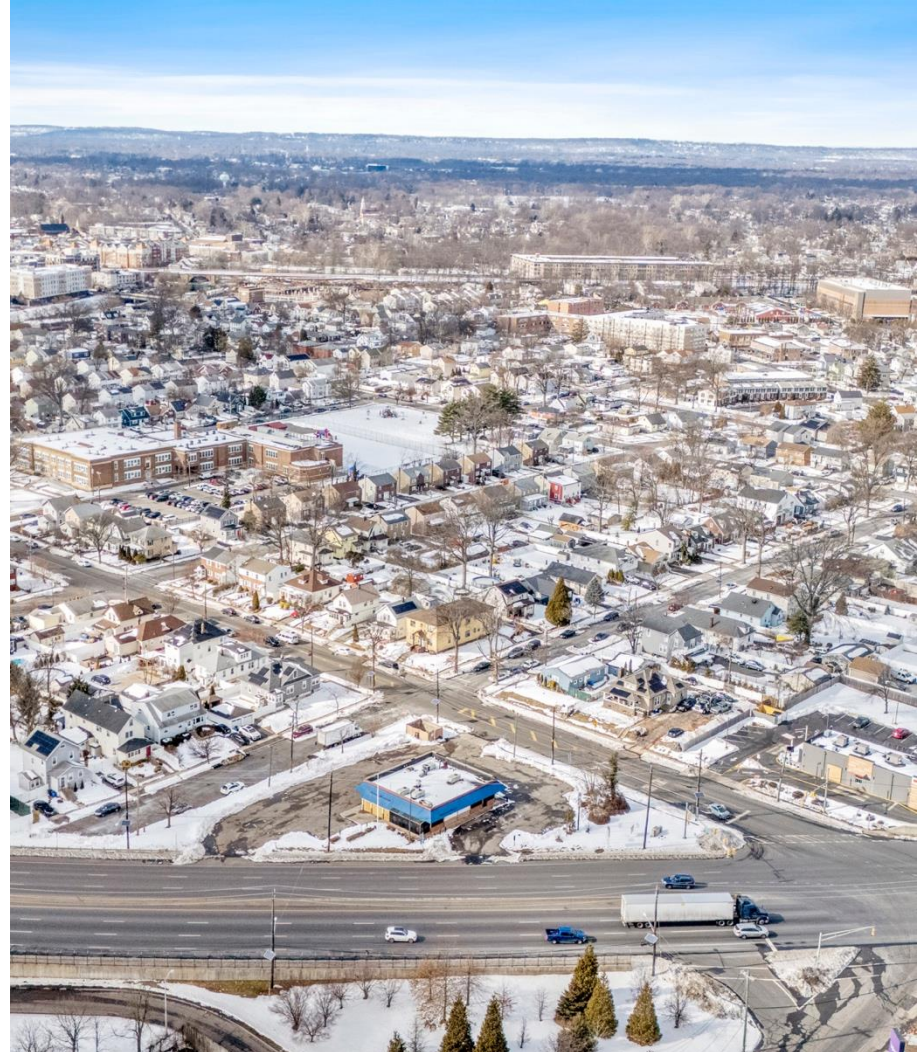
OFFERING SUMMARY

OFFERING

Property Address	1714 US-1, Rahway, NJ 07065
Lease Rate	Upon Request
Year Built	1974
Drive Thru	Yes
RBA	+/- 3,250 SF
Land Acres	0.67 AC
Land SF	26,136 SF
Frontage	174' on US-1
Parking Spaces	+/- 26 Spaces

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	66,784	388,872	1,688,589
Median HH Income	\$81,556	\$88,485	\$85,172



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



TARGET TENANT PROFILE



The site's existing drive-thru, flexible layout, and expansion potential allow for a wide range of concepts. Ownership will consider all qualified uses, offering tenants the opportunity to tailor the space to their operational needs within a high-demand retail corridor.

The property is ideally suited for:

- Quick service restaurants with drive-thru
- Fast casual dining concepts
- Coffee users
- Urgent care or medical operators
- Veterinary clinics
- Financial institutions
- Retail service providers
- Convenience-oriented users



BUILDING OVERVIEW



The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Commercial Real Estate and should not be made available to any other person or entity without the written consent of ONE Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ONE Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, ONE Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has ONE Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions.

Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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