



FIRST TIME OFFERED FOR SALE!

40 Middlesex Avenue
Metuchen, New Jersey

Property Features

- Single Tenant, Fully Leased
- NOI ±\$128,000 with increases
- ±4,400 SF single story building on 0.7 acres
- 42+ Parking Spaces
- 4 Zone AC
- Located directly on Route 27, a heavily traveled retail/commuter corridor
- Situated in densely populated area with strong demographics and high daytime population
- Adjacent to JFK Medical Center, and minutes from Menlo Park Mall and Metropark Train Station
- Area retailers include TD Bank, Dunkin', McDonald's, Starbucks, 7-Eleven, and Papa John's
- **Call for sale price information**



For further information please contact
Exclusive Broker:

Marc Shein
Executive Vice President
732 985 3000 ext. 212
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±4,400 SF SINGLE STORY OFFICE BUILDING INVESTMENT FOR SALE



Area Demographics



	Population	Housing Units	Median Income
1 Mile	16,248	5,812	\$160,339
3 Miles	132,012	45,966	\$156,163
5 Miles	327,585	113,688	\$141,329



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NAI DiLeo-Bram & Co.

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