

±3.12 Acre Route 18 & Prigmore Street Portfolio

590, 592, 616, 618 Rt. 18 & 159, 161, 163, 165, 167, 169, 175 Prigmore St., East Brunswick, NJ 08816

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Used car dealership and other retail properties located on Route 18 with a HC-2 General Highway Commercial District zoning with hotel permitted.
- Dealership has been operating at this location with original owner for 52 years with a large repeat and referral customer base.
- Two approved commercial properties at 616 and 592 Route 18. 618 and 590 Route 18 are highway frontage.
- Residential dwellings located on adjacent Prigmore Street.
- Traffic count over 60,488 VPD.
- Phase 2 and 3 of newly constructed luxury apartments and retail to be finished by Vermella in East Brunswick, NJ in the immediate area.
- Option 1 - purchased as used car dealership sales and service with transfer of business licenses available with income producing residential/retail.
- Option 2 - purchased as a ±3 acre redevelopment site for a variety of retail or multifamily apartments opportunity.
- Strategically located between a traffic light-controlled intersection and roundabout 1/4 miles from the site in the heart of the Route 18 East Brunswick retail corridor.
- Surrounding tenants include The Halala Guys, Smash Burger, Ulta, House of Cupcakes, Home Goods, Hand & Stone, Five Below, Mande, Rock 'N' Air Amusement Park, Chipotle, Sarku, Papa Johns, Starbucks and Taco Bell.

PROPERTY DESCRIPTION

±3.12 acres consisting of four commercial properties and seven residential dwellings combined into sale portfolio.

LOCATION DESCRIPTION

Conveniently located just 3 miles to the NJ Turnpike at Exit 9 and in close proximity to Routes 1, 9, 27, 130 34 and the Garden State Parkway and directly across from Summerhill Square Mall.

OFFERING SUMMARY

SALE PRICE:	\$6,000,000
LOT SIZE:	±3.12 Acres

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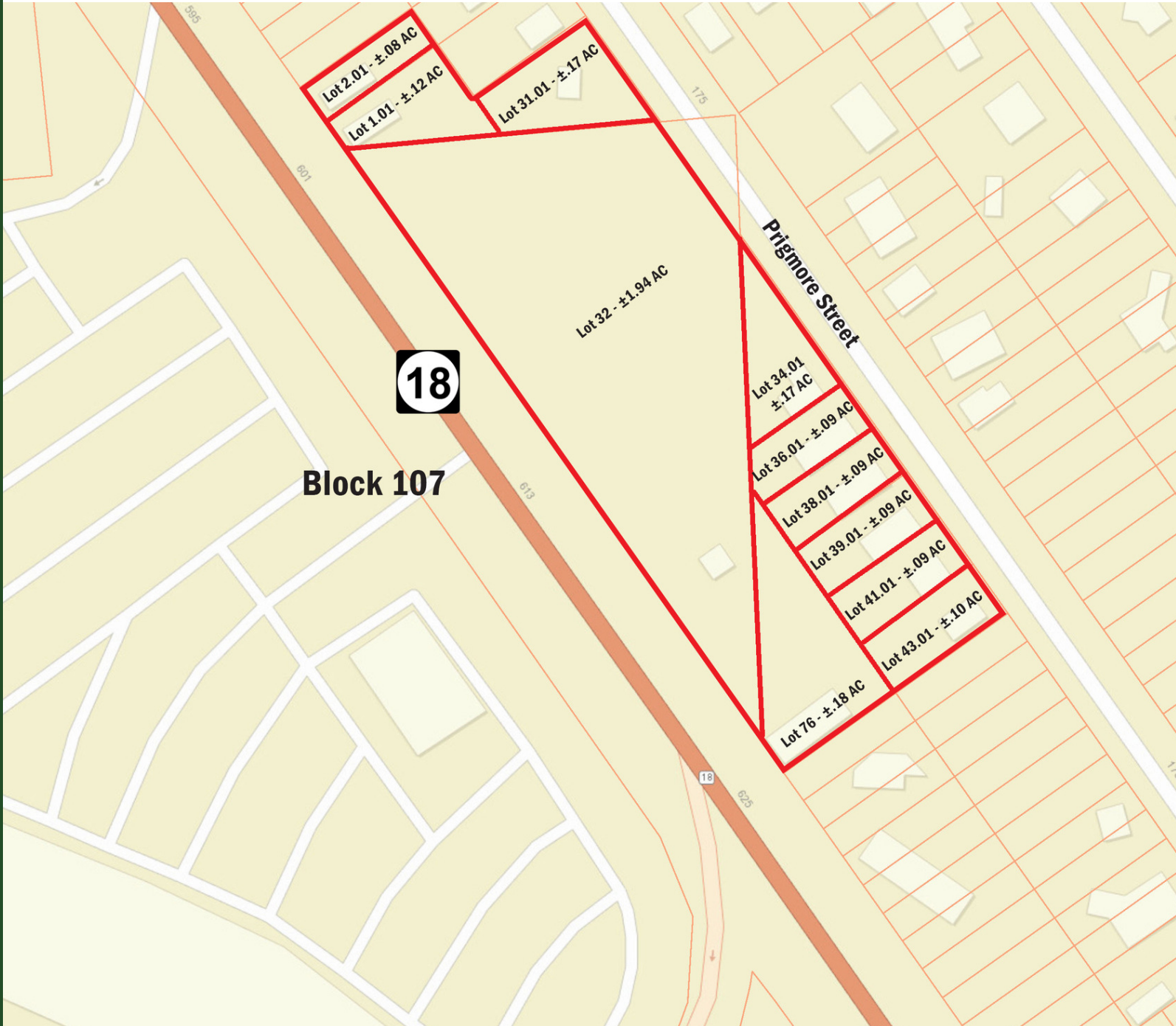


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ADDITIONAL PHOTOS



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RETAIL & RESIDENTIAL FOR SALE

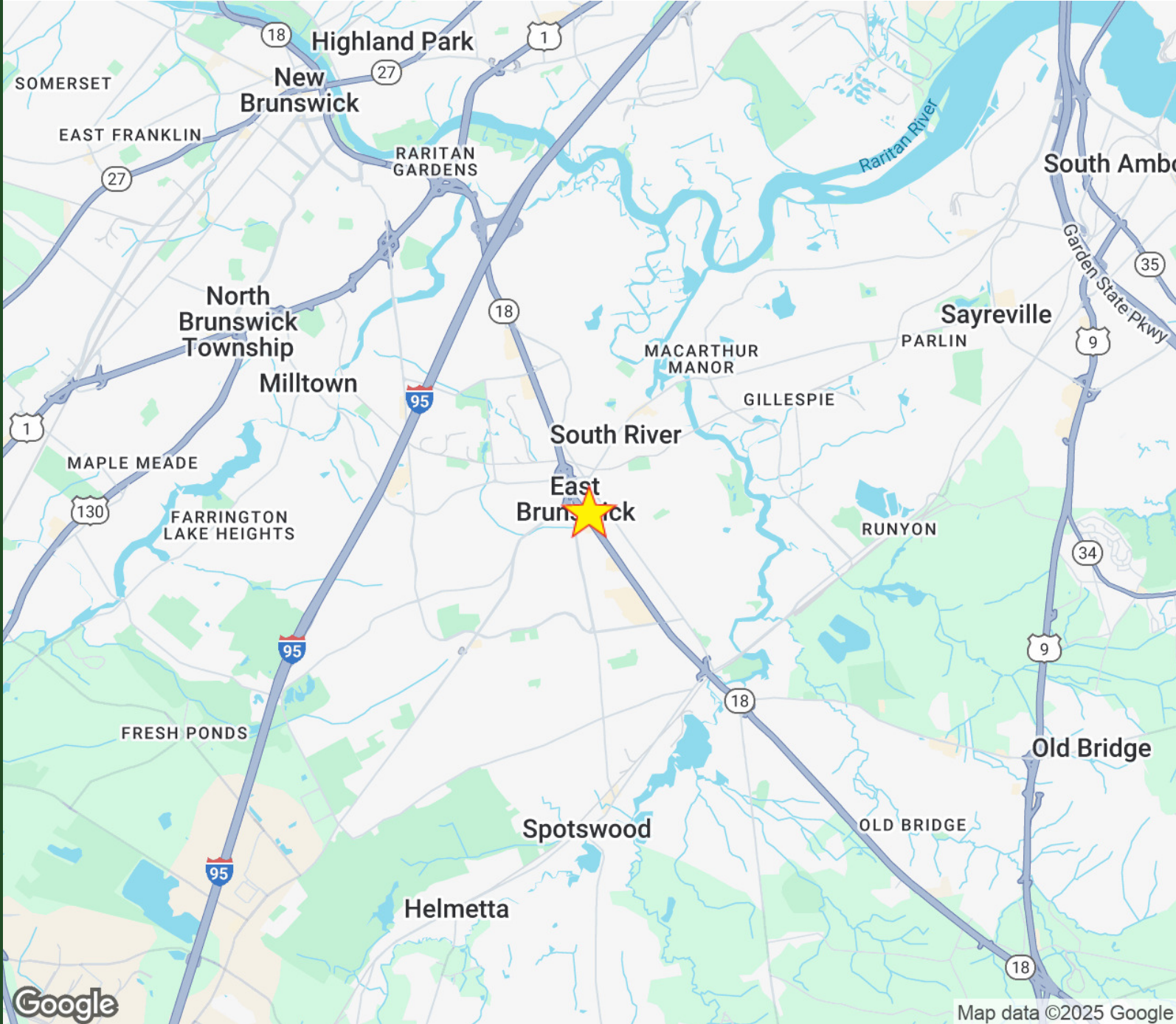
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LOCATION MAP



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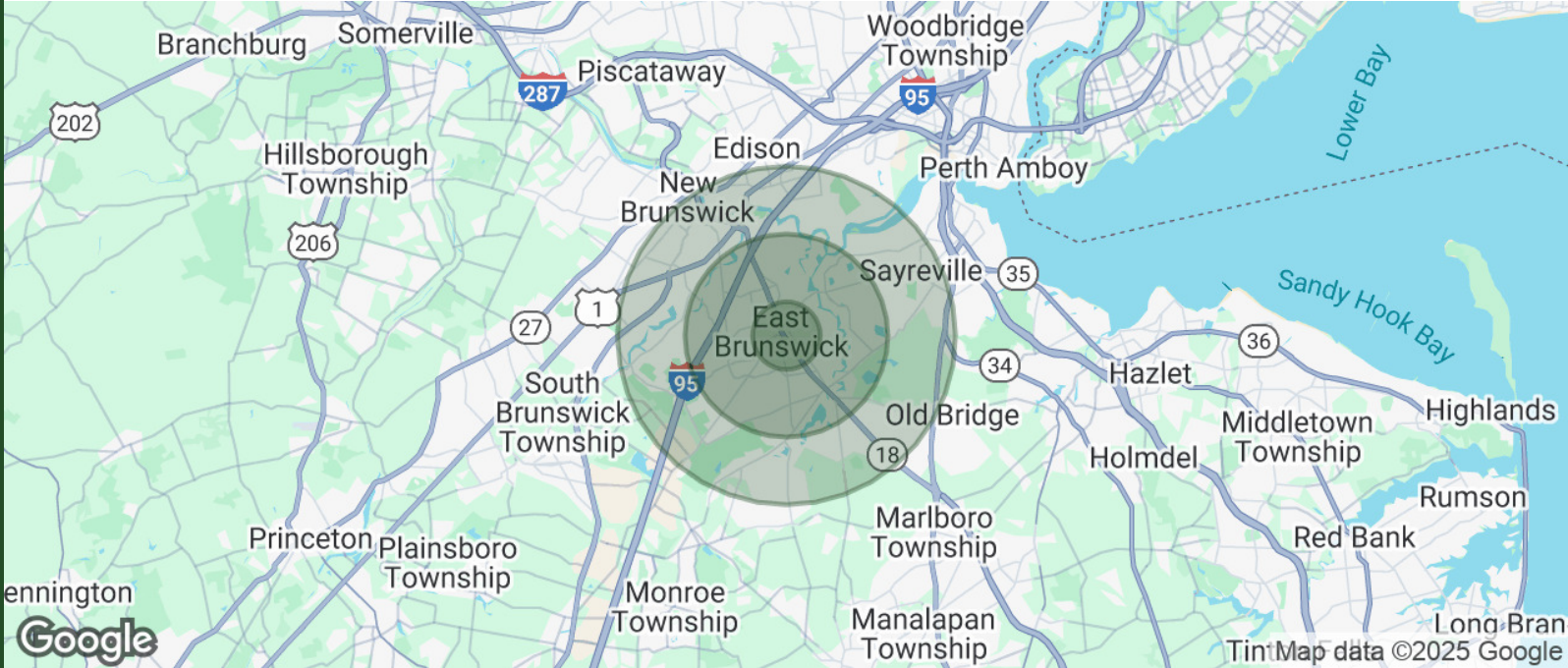
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,734	84,709	215,900
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,428	29,991	74,692
# OF PERSONS PER HH	2.9	2.8	2.9
AVERAGE HH INCOME	\$136,586	\$155,250	\$136,695
AVERAGE HOUSE VALUE	\$469,896	\$509,627	\$491,925

Demographics data derived from AlphaMap

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MISSION STATEMENT AND OUR SERVICES

Our mission is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

Our vision is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

Our commitment is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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