

RETAIL FOR SALE

Lumber Yard & Commercial Building For Sale

425 Lincoln Highway, Iselin, NJ 08830

sitar
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Located less than 1 mile from Exit 132 of the Garden State Parkway North & South
- Retail building was constructed in 1965
- Zoned R27A4. The R-27A4 zone (Route 27 Area 4) in Woodbridge, NJ, is designed to encourage a mix of dining, commercial, and residential spaces along the Route 27 corridor. Permitted uses include: Restaurants, bars, and fast-food establishments; Financial institutions and offices (including medical and dental); Health/fitness clubs; Daycare centers; Multi-family residential developments. For full information, see "Area 4 Redevelopment Plan" under the documents tab on the property website.
- Traffic count $\pm 14,028$ VPD
- Property taxes \$23,721 (2025)

PROPERTY DESCRIPTION

Lumber Yard, $\pm 8,400$ SF Retail Building For Sale. Redevelopment Opportunity in Vibrant Area.

LOCATION DESCRIPTION

Located on Lincoln Highway (Route 27), directly off Exit 132 of the Garden State Parkway. Close proximity to Oak Tree Road and Metropark train station and office park.

OFFERING SUMMARY

| | |
|----------------|------------------|
| SALE PRICE: | \$2,800,000 |
| LOT SIZE: | ± 0.46 Acres |
| BUILDING SIZE: | $\pm 8,400$ SF |

William Sitar Jr. | O: 732.283.9000 | C: 973.202.9119 | bsitarlaw@sitarcompany.com

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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EXTERIOR



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INTERIOR



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LUMBER YARD



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RETAIL FOR SALE

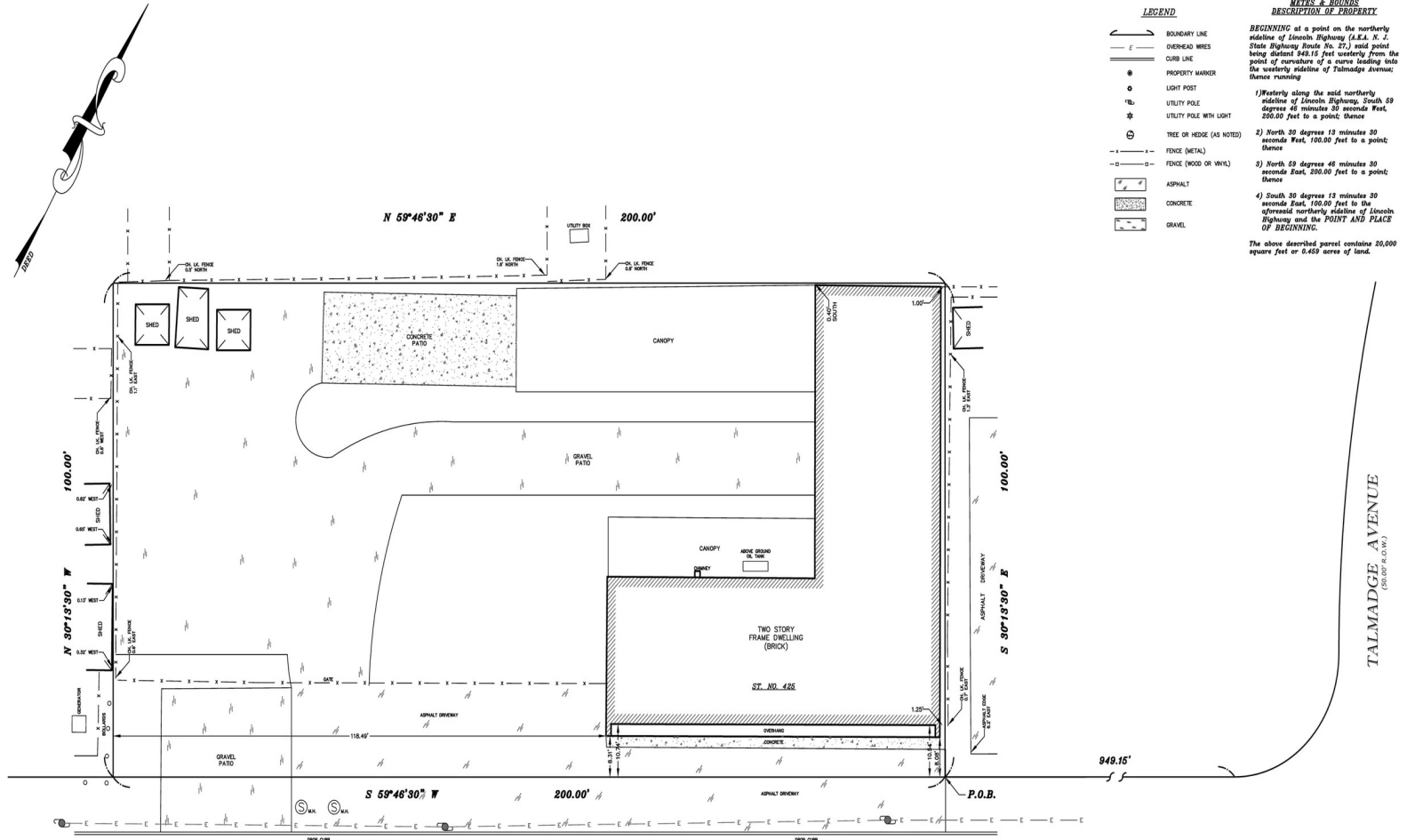
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SURVEY



LINCOLN HIGHWAY
(A.K.A. N.J. STATE HIGHWAY ROUTE 27)

TOTAL LOT AREA
20,000 SQ. FT. OR 0.459 ACRES

DEED REFERENCES:
DEED BOOK 5707 PAGE 741, ET. SEQ. DATED 07/18/2006

NOTES:
1. ALL DIMENSIONS SHOWN FROM EXISTING STRUCTURES ARE TO THE SIDING OF SAID STRUCTURE AND NOT THE FOUNDATION.
2. MAP OF PROPERTY SHOWN HEREON DOES NOT REFLECT ANY TREES OR VEGETATION ON THE PROPERTY OR NEAR THE PROPERTY LINES OTHER THAN CLEARLY DEFINED TREE OR HEDGE ROWS.

FILED MAP REFERENCE:
PREMISES ALSO KNOWN AS LOTS 1270 THROUGH 1279 IN BLOCK 448-Y ON A MAP ENTITLED, "FIRST MAP OF ISELIN," FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MARCH 7, 1922 AS MAP NO. 183 FILE 575.

GRAPHIC SCALE
1 inch = 10 ft.

THIS SURVEY IS CERTIFIED TO:
KILLOL BUTALA

METES AND BOUNDS SURVEY
OF
425 LINCOLN HIGHWAY
LOT 1270 IN BLOCK 448.22 ON TAX MAPS OF
TOWNSHIP OF WOODBRIDGE MIDDLESEX COUNTY NEW JERSEY
PREPARED FOR
KILLOL BUTALA
BRADINSKY SURVEYING, L.L.C.
VALERY BRADINSKY PLS
NJ LICENSE NO. 4217
2 AGENT MEMBERS
ISELIN, NJ 08830
TEL. (732) 326-0000 FAX (908) 444-81
DRAWN BY: RO CHECKED BY: VS
DATE: SEPTEMBER 26, 2018 SCALE: 1" = 10'
PROFESSIONAL LAND SURVEYORS JOB NO: 1009-10

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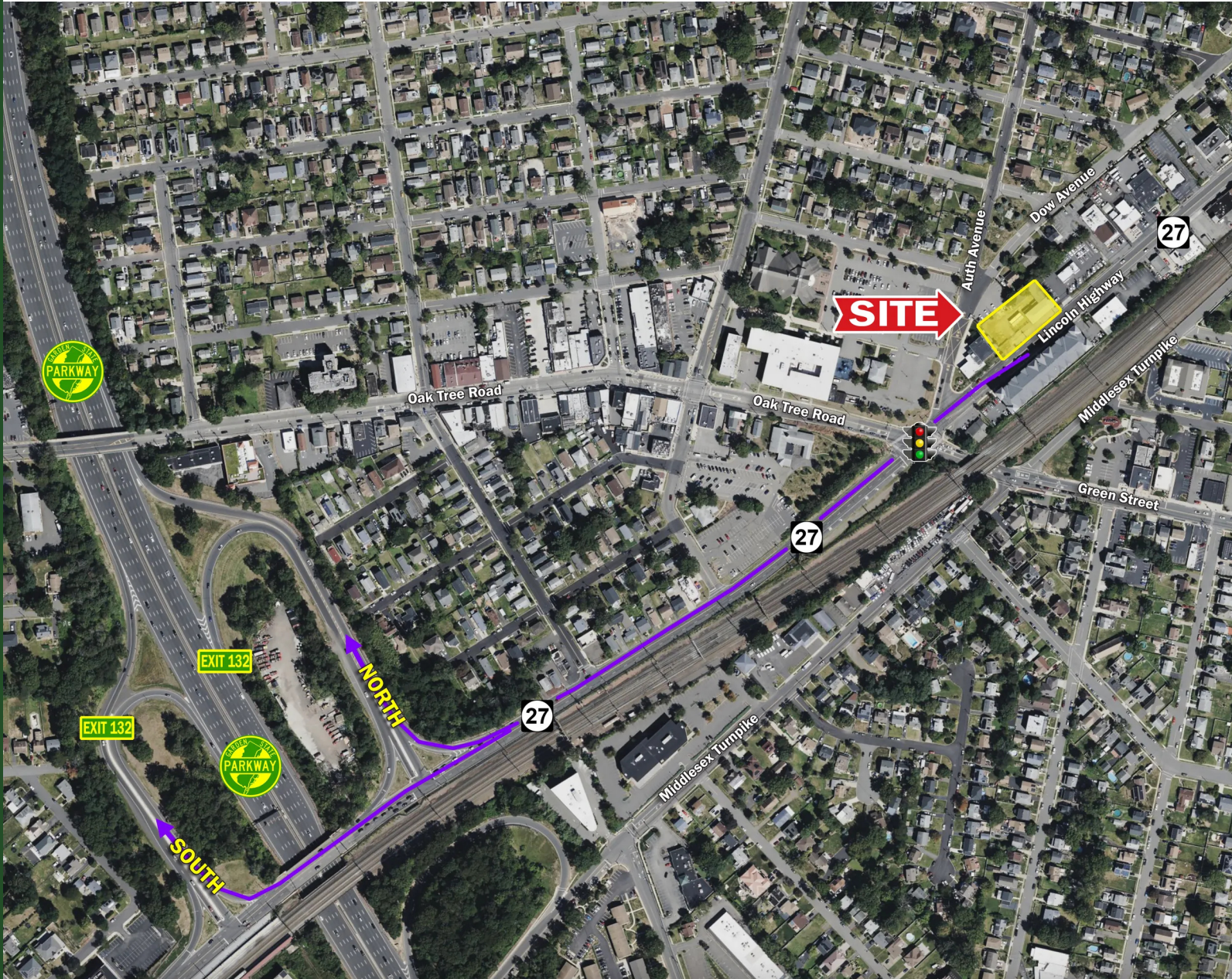
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LOCATION MAP



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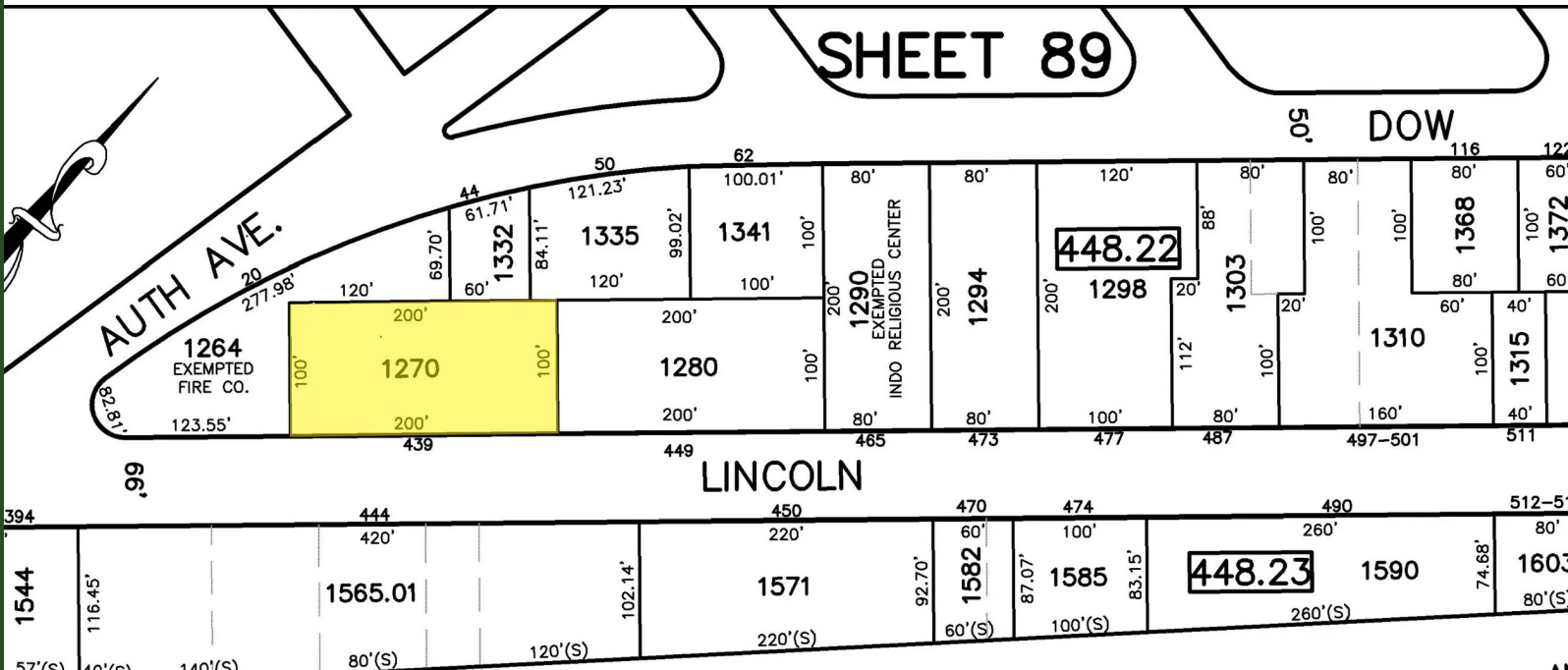
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LOCATION & TAX MAP



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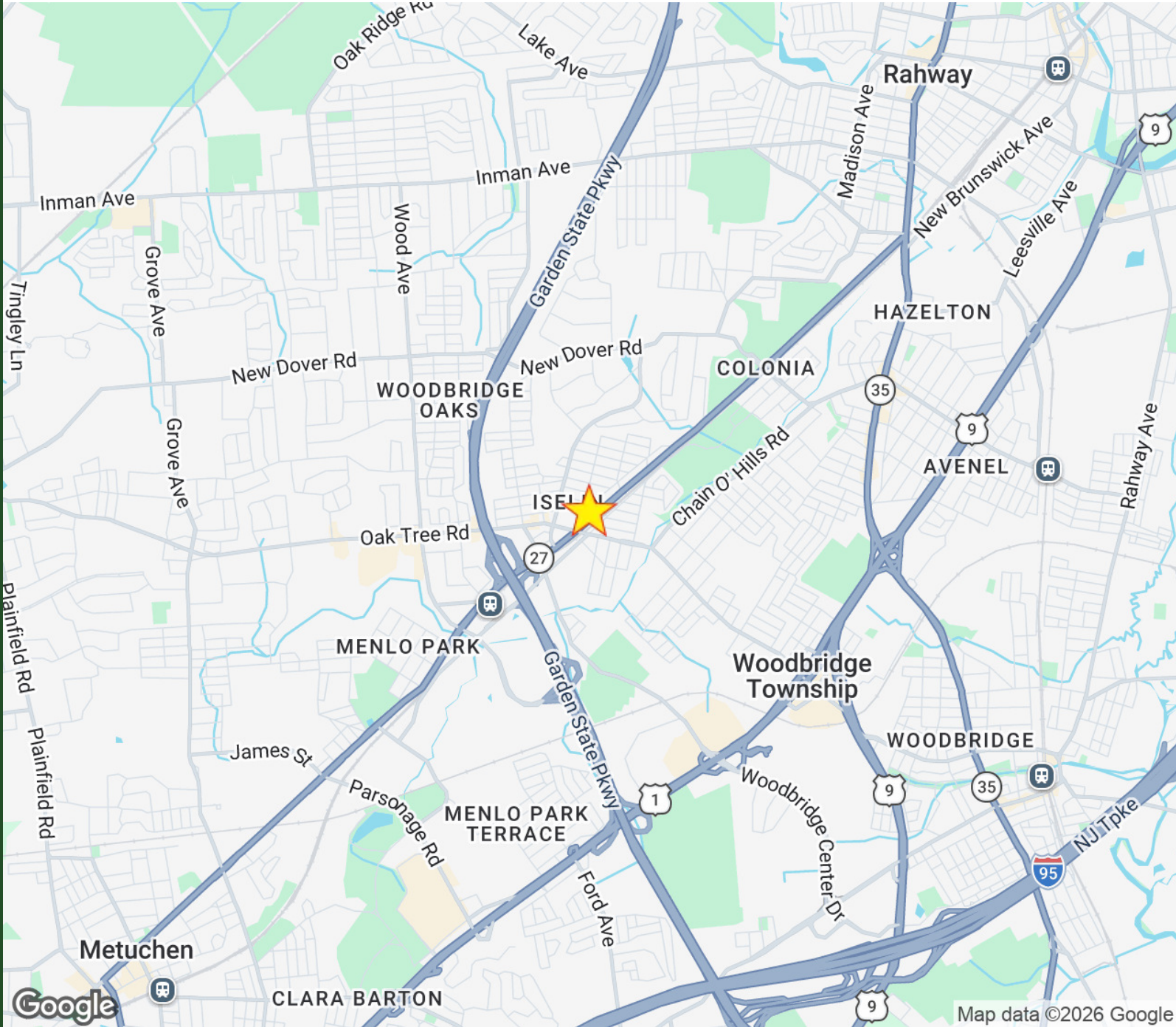
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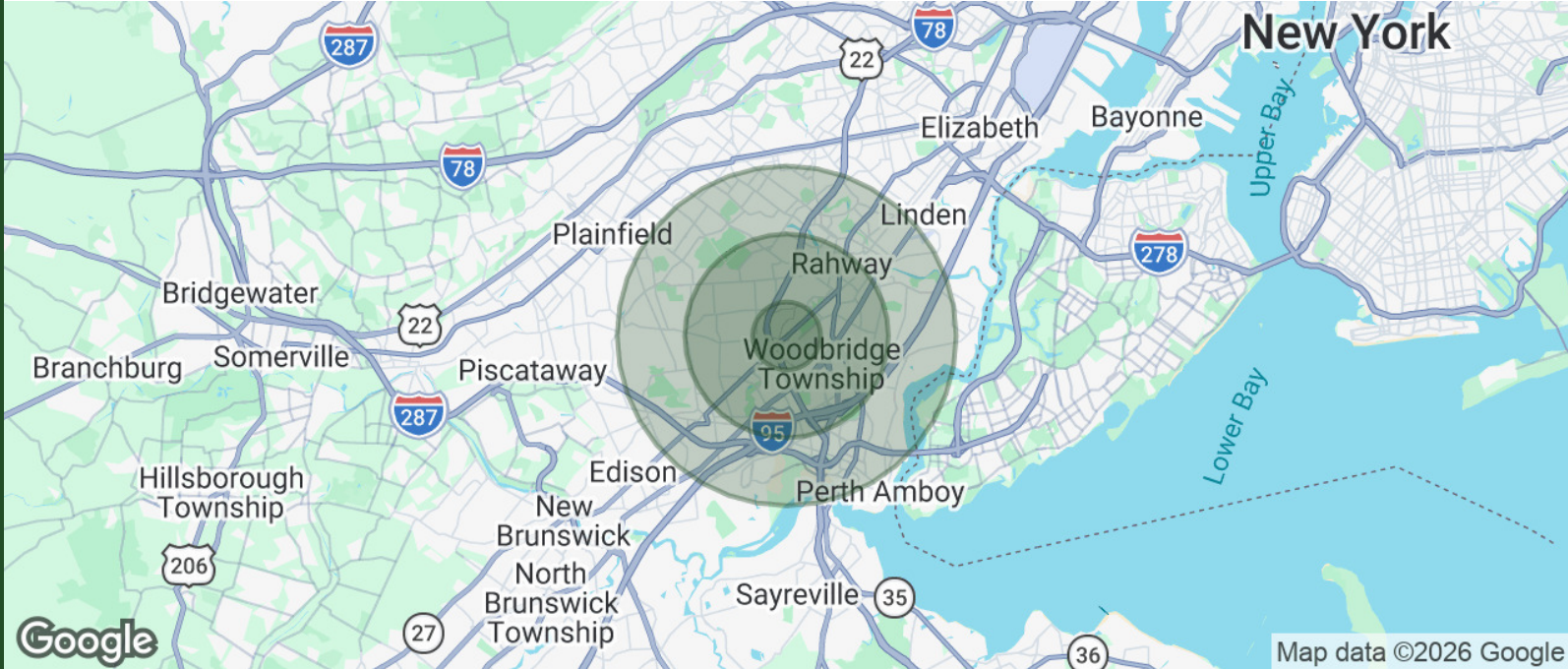
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 16,005 | 142,027 | 337,058 |
| AVERAGE AGE | 41.3 | 41.9 | 40.7 |
| AVERAGE AGE (MALE) | 41.5 | 40.7 | 39.5 |
| AVERAGE AGE (FEMALE) | 41.8 | 42.9 | 42.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,176 | 50,399 | 120,143 |
| # OF PERSONS PER HH | 3.1 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$154,388 | \$148,092 | \$142,500 |
| AVERAGE HOUSE VALUE | \$443,986 | \$479,031 | \$497,390 |

2023 American Community Survey (ACS)

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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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