



LEE & ASSOCIATES

COMMERCIAL LAND SALE OPPORTUNITY

378-384 MILLTOWN ROAD

BRIDGEWATER, NJ 08807

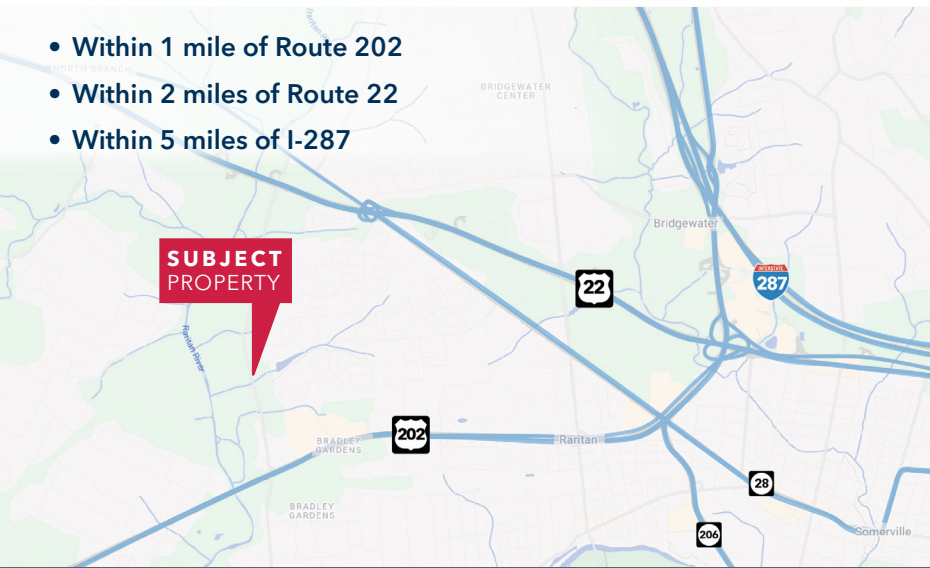
0.95 ACRE

**NEW DEVELOPMENT
POTENTIAL**



Site plan available upon request

- Within 1 mile of Route 202
- Within 2 miles of Route 22
- Within 5 miles of I-287



LOCATION OVERVIEW

- Bridgewater and Somerset County rank among the strongest income and education demographics in NJ.
- Affluent, well-insured patient and resident base within the drive-time catchment.
- Strong demand fundamentals for specialty medical.
- Milltown Road connects directly to Route 22, the primary commercial spine of Somerset County, enabling regional draw.

ASKING PRICE: \$475,000

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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