

326 Route 22 W. Green Brook, NJ 08812
Somerset County

EXCLUSIVE FOR LEASE

1,400 SF Retail Store



PROPERTY DESCRIPTION

Only One 1,400 SF Retail Space is Available in the 50,000 SF Well-Known Green Brook Plaza Shopping Center. High Visibility, Pristine Center. Abundant Parking 250 Surface Spaces. Façade and Pylon Signage.

PROPERTY HIGHLIGHTS

- Excellent Traffic Count 46,000 + VPD
- Neighboring Retailers Include: USA Karate Academy, Dunkin, Signs by Tomorrow, Aerus, AT&T, Petwellclinic-Green Brook. Premier Dental and more!
- Convenient to all major highways-

OFFERING SUMMARY

Price for Lease:	\$17.50/SF + NNN \$7.
Lot Size:	5.45 Acres
Building size:	50,000 SF
Taxes:	\$129,625. (2025)
Block, Lots:	Blk: 103 Lot: 10
Parking:	Blacktop, Macadam
Zoning:	HC

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	27,403	66,171	272,062
Median Age:	40.1	41.8	42.8
Total Population	78,978	196,356	789,831
Average HH Income	135,774	126,935	146,645

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