



Meridia Bound Brook 300

Brand New Mixed-Use Construction
Class-A Ground Floor Retail
with 61 Luxury Apartments

300 East Main St, Bound Brook,
Somerset County, NJ 08805

PROPERTY DESCRIPTION

Meridia Bound Brook 300 among Bound Brook's newest mixed-use redevelopments, comprising highly desirable ground level commercial plus 61 luxury apartments within a six-story building. This brand-new mixed-use redevelopment is located adjacent from Bound Brook's NJ Transit Station, Raritan Valley Line, with immediate proximity to I-287 and Route 22, this submarket affords a dense population which provides a strong opportunities for a restaurant tenant. This dedicated restaurant space is constructed with a kitchen area that includes a chase for ventilation.

AVAILABLE SPACE

2,919 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & RETAXES

+/- \$5.00 PSF projected 2026

TRAFFIC COUNT

7,738 VPD Main Street

PARKING

Adjacent 225 space NJ Transit Parking Lot and unmetered parking along E. Main Street

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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REALTY & MANAGEMENT COMPANY, INC.

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AVAILABLE FOR LEASE
2,775 SF

RESTAURANT
106
2080 SF

KITCHEN
107
695 SF

LOBBY
100
302 SF

PACKAGING RM
104
95 SF

STAIR 01
102

STAIR 02
119

UTILITY
123
48 SF

GAS
122
47 SF

TRASH RM
119
228 SF

SWITCH GEAR
118
292 SF

CABLE ROOM
111
202 SF

LEASING OFF
101
113 SF

VESTIBULE
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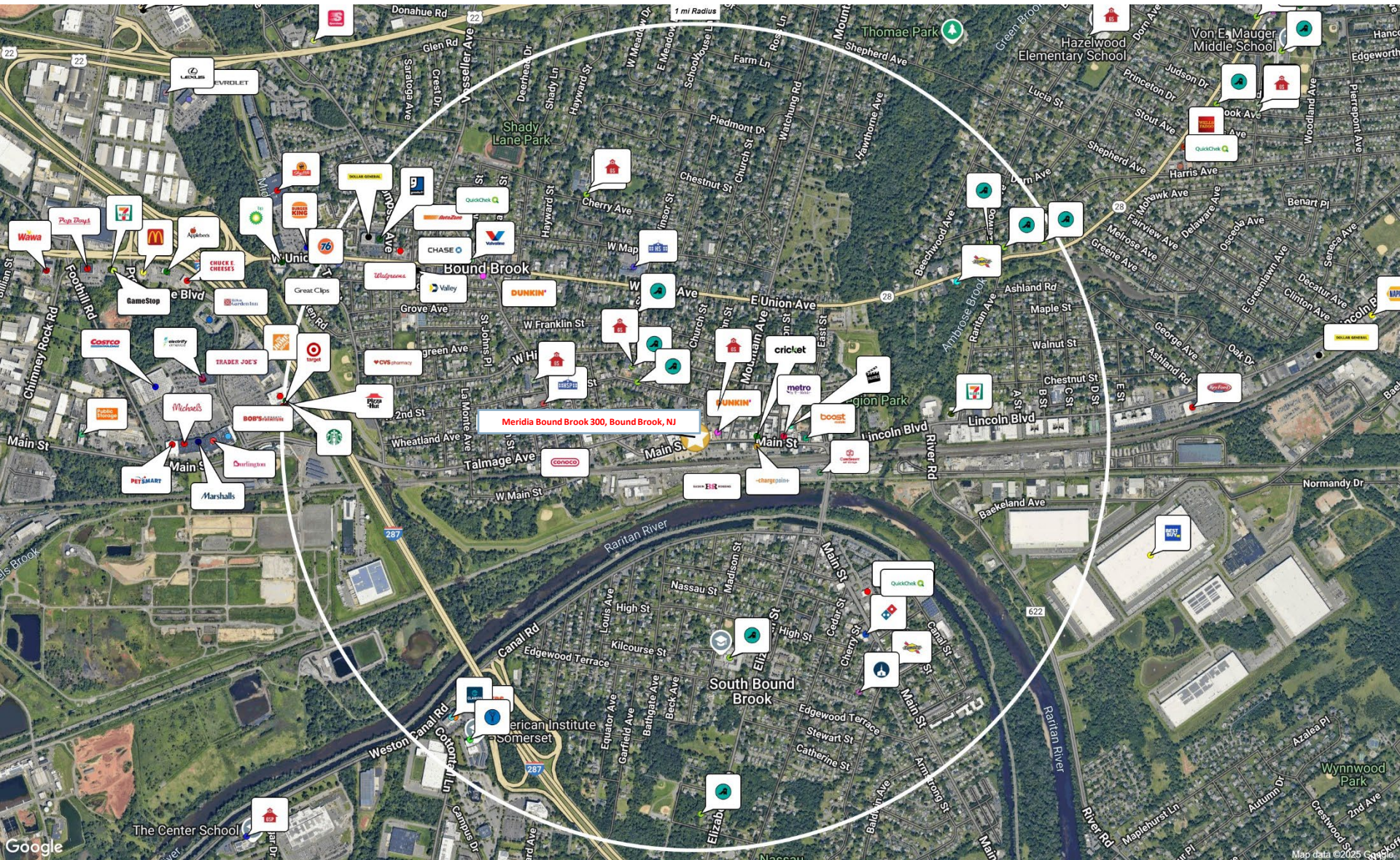
SILBERT
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DOWNTOWN BOUND BROOK RESIDENTIAL DEVELOPMENT AERIAL



1 MILE TRADE AREA AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

Population	33,735
Median HH Income	\$111,993
Average HH Income	\$137,862
Median Age	38.4
Total Households	12,424
Daytime Population	34,925

3 Mile Radius

Population	65,404
Median HH Income	\$124,823
Average HH Income	\$156,561
Median Age	40.7
Total Households	24,333
Daytime Population	71,283

5 Mile Radius

Population	178,086
Median HH Income	\$127,077
Average HH Income	\$161,768
Median Age	40.4
Total Households	65,506
Daytime Population	162,831

