

1031 Route 202 North | Branchburg, NJ 08876

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- **Owner/user opportunity**
- **Redevelopment opportunities**
- **Zoning:** RS2 - Retail Zone Service District , could permit 7,000 SF of retail
- **Sewer:** Public sewer
- **Water:** Well
- **Utility Description:** Gas in street
- **Traffic Count:** 42,577 vehicles per day
- **Average HH income** within a 1 mile radius is approximately **\$200,000**
- **Daytime Employment:** 170 nearby businesses with over 2,000 employees within 3 mile radius
- **Accessibility:** Offers easy access to I-287, I-78, Route 22 and approximately 10 minutes to Somerville and Bridgewater.
- **Major Points of Interest:** Conveniently close to Branchburg Corporate Center, J & J, Eli Lilly, Roche Molecular Systems, Readington Brewery and Wegmans.
- **Location:** 200 ft of state highway frontage

OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$20 PSF Modified Gross + Electric
Lot Size:	0.91 Acres
Building Size:	2,625 SF
Block and Lot:	Block 57 Lots 4,5
Lot Size:	Total Lot Size: 0.91 AC Lot 4: 0.57 AC Lot 5: 0.34 AC
2024 Taxes:	Total 2024 Taxes: \$15,063.40 Lot 4: \$3,608.00 Lot 5: \$11,455.40

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,178	12,071	36,753
Total Population	2,878	33,241	97,727
Average HH Income	\$196,667	\$211,464	\$184,644



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LOCATION MAP



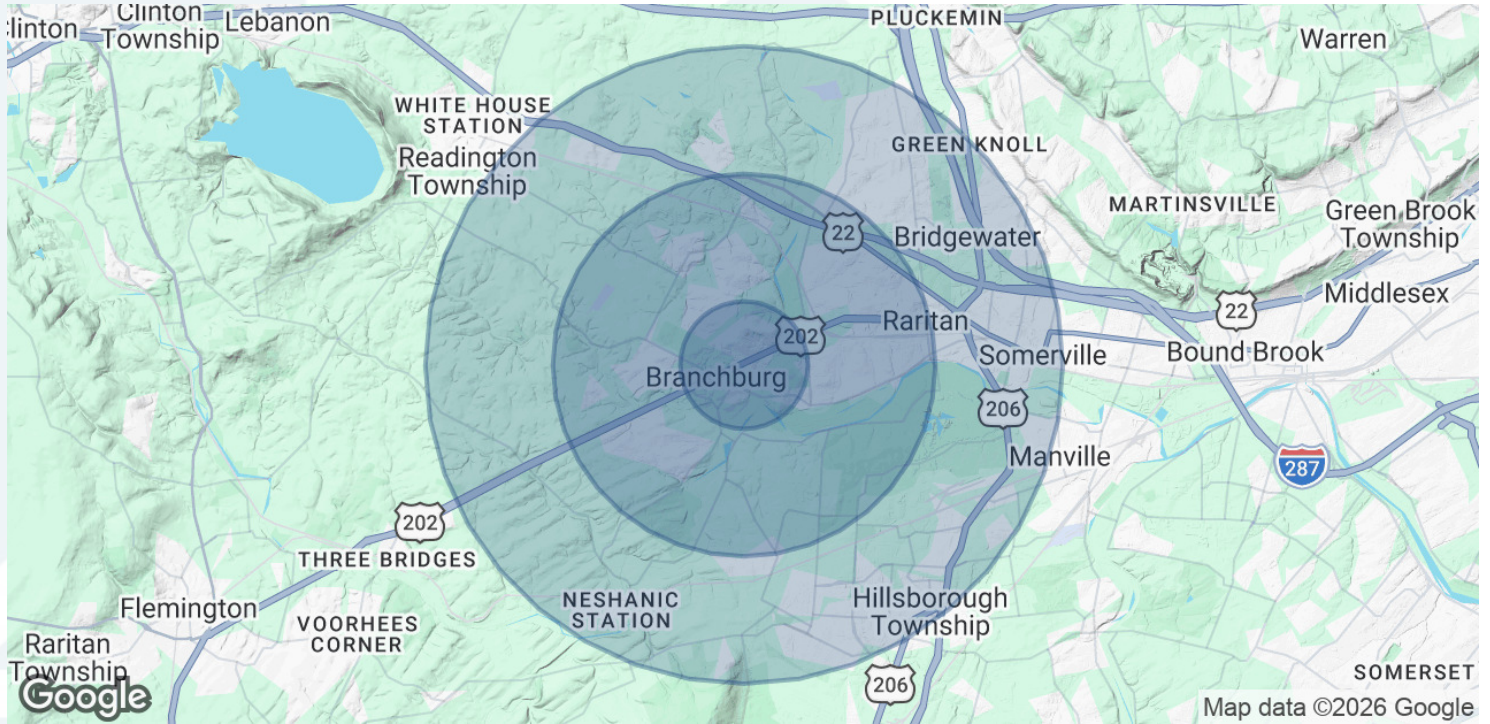
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,878	33,241	97,727
Average Age	45	43	42
Average Age (Male)	44	41	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,178	12,071	36,753
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$196,667	\$211,464	\$184,644
Average House Value	\$563,426	\$591,771	\$563,109

2020 American Community Survey (ACS)

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AERIAL MAP



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RETAILER AERIAL MAP

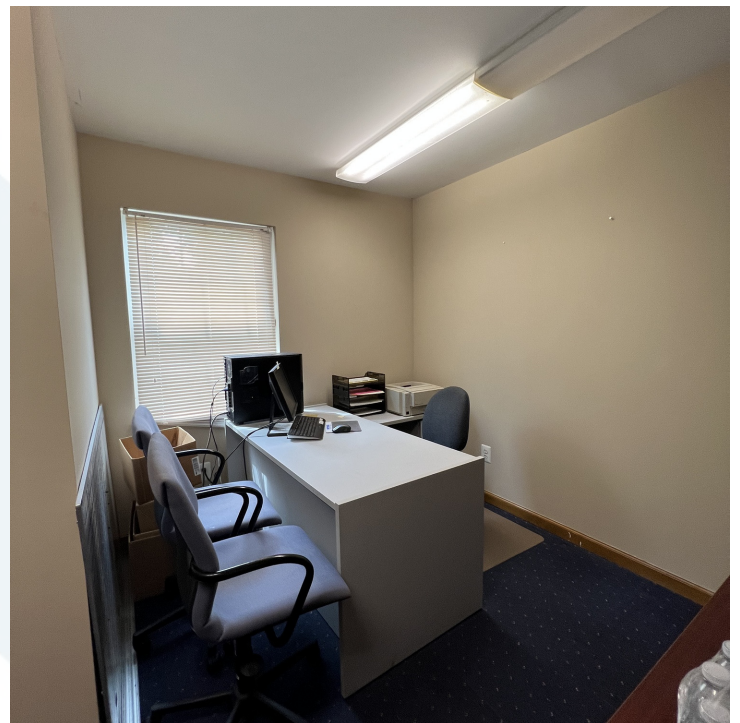


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ADDITIONAL PHOTOS



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