

MIXED-USE BUILDING FOR LEASE



707 Union Ave

BRIELLE, NEW JERSEY

CBRE



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Mixed-use complex on Union Avenue just off NJ Route 35 in Brielle has the third-floor office suite for lease.

The subject office suite has been freshly painted and carpeted and is ready for occupancy.

PROPERTY HIGHLIGHTS

- Space Available: 2,995 SF (third floor)
- Building has elevator
- Parking on site
- Traffic Counts: 20,623 VPD on State RT 35
- Asking Rent: Upon Request modified gross lease, Tenant to pay utilities

AREA CO-TENANTS

verizon

TD Bank

DUNKIN'



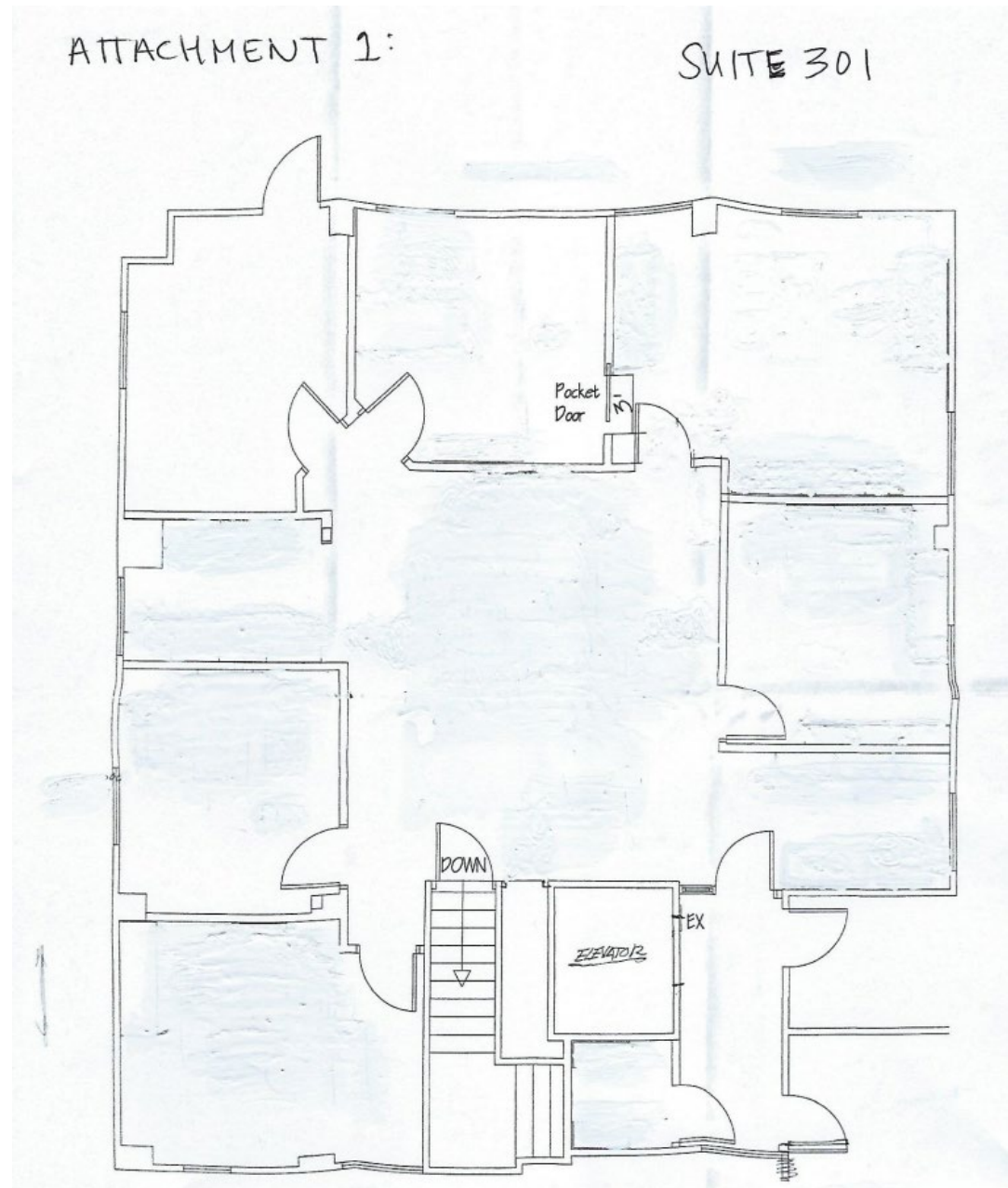
THE UPS STORE



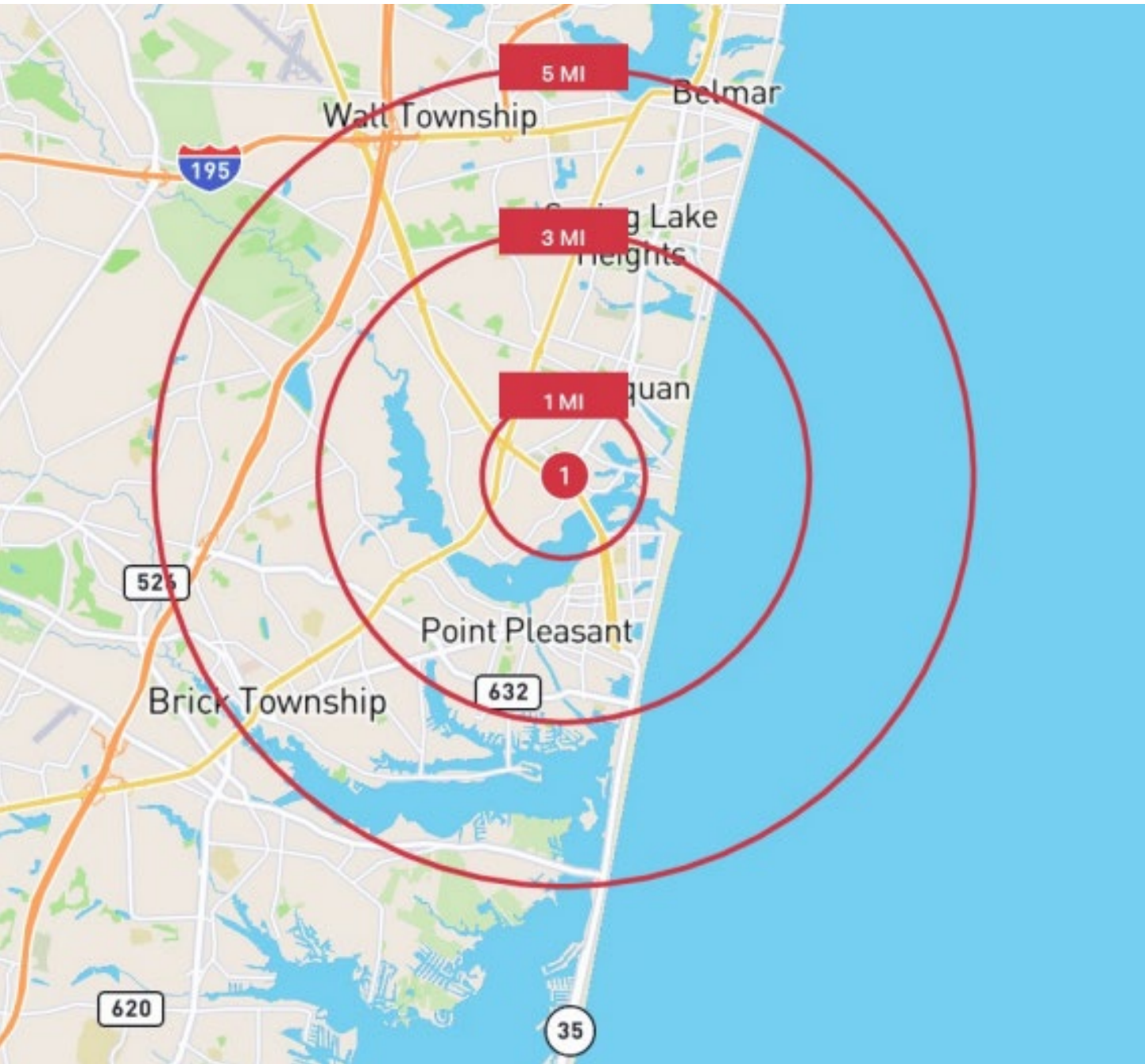
Market Aerial



Floor Plan



Area Demographics



MEDIAN HOUSEHOLD INCOME



1 MILE
\$161,637



3 MILES
\$125,785



5 MILES
\$114,058

POPULATION



1 MILE
8,069



3 MILES
59,389



5 MILES
123,028

BRIELLE, NEW JERSEY

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