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Commercial Realty, LLC

UNDER NEW MANAGEMENT - FULL RENOVATIONS COMING SOON!



PARK PLAZA - PRIME RETAIL / MEDICAL SPACE FOR LEASE

343-351 ROUTE 34, OLD BRIDGE, NJ 08857
OFFERING MEMORANDUM

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SUMMARY:

Park Plaza is a +/- 61,790 SF Retail Center located directly on heavily traveled Route 34 in Old Bridge (Middlesex County).

2 Prime Retail / Medical Spaces Available for Lease

- **Space 1: 3,600 SF End Cap Space**
- **Space 2: 978 SF Retail Space**

Asking Rent:

- **\$25.00 / SF NNN (For End Cap Space)**
- **\$32.00 / SF NNN (For 978 SF Space)**
- **\$NNN charges are approx. \$7.65 / SF**

SUMMARY:

Park Plaza is under new management. New Landlord will be spending \$3M on full renovations to the entire center.

- Park Plaza has 316 Parking Spaces (5.11 / 1000 SF)**
- Route 34 Traffic Count: 27,934 cars traveled daily.**
- Come Join: Dunkin' Donuts, Paramount Gym, Palms Plaza Catering Hall, Carlo's Pizza & Pasta, Good Guy Vapes, Soleil Tans, Chakra Tattoos, Pho34 Vietnamese Restaurant, Nikki Snips Hair Salon, Hollywood Nails, Kickboxing Plus, Shaan Grill Restaurant & Catering, Sukhmani Foods, & Community Options.**

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LOCATIONAL:

TRAFFIC COUNTS



81,990



16,925

MORRISTOWN
ROAD

14,501

EASY ACCESS TO
MAJOR CONNECTOR
ROADWAYS



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RENDERINGS FOR PLANNED RENOVATIONS:



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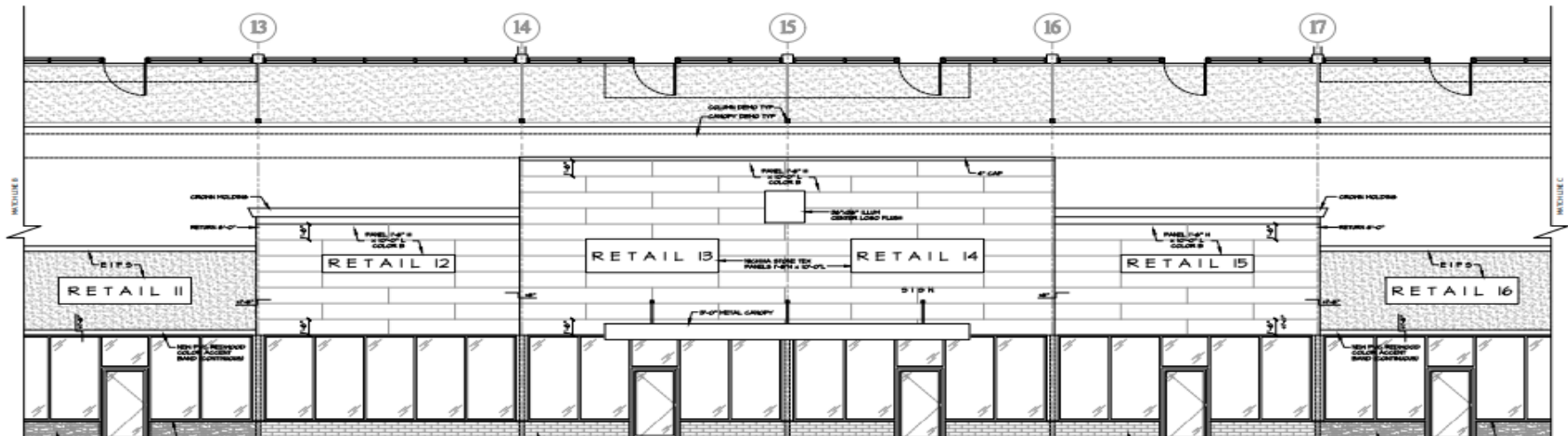
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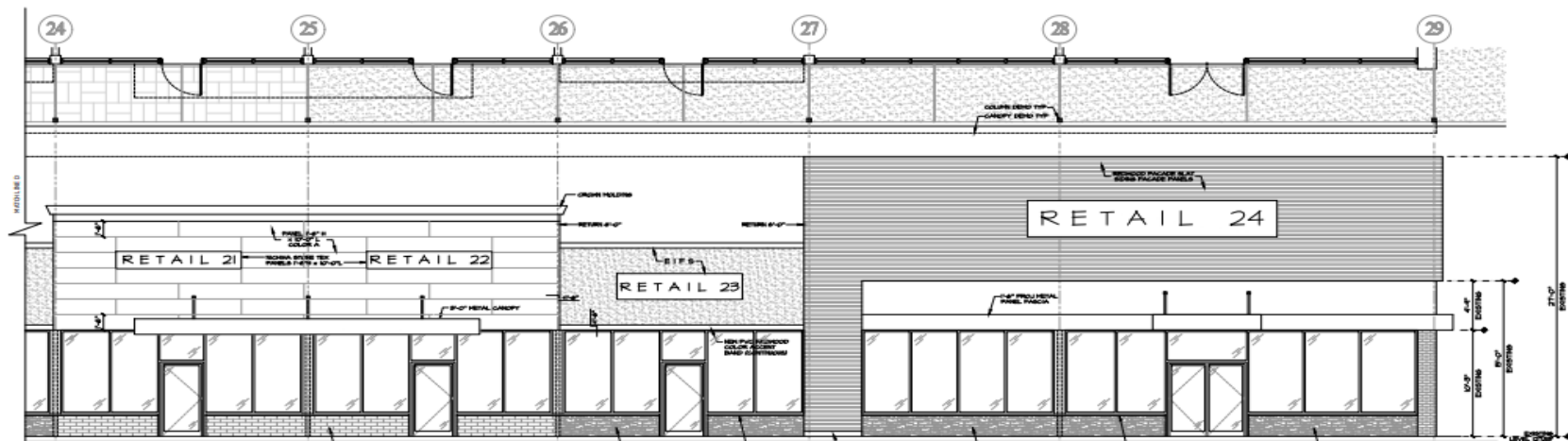
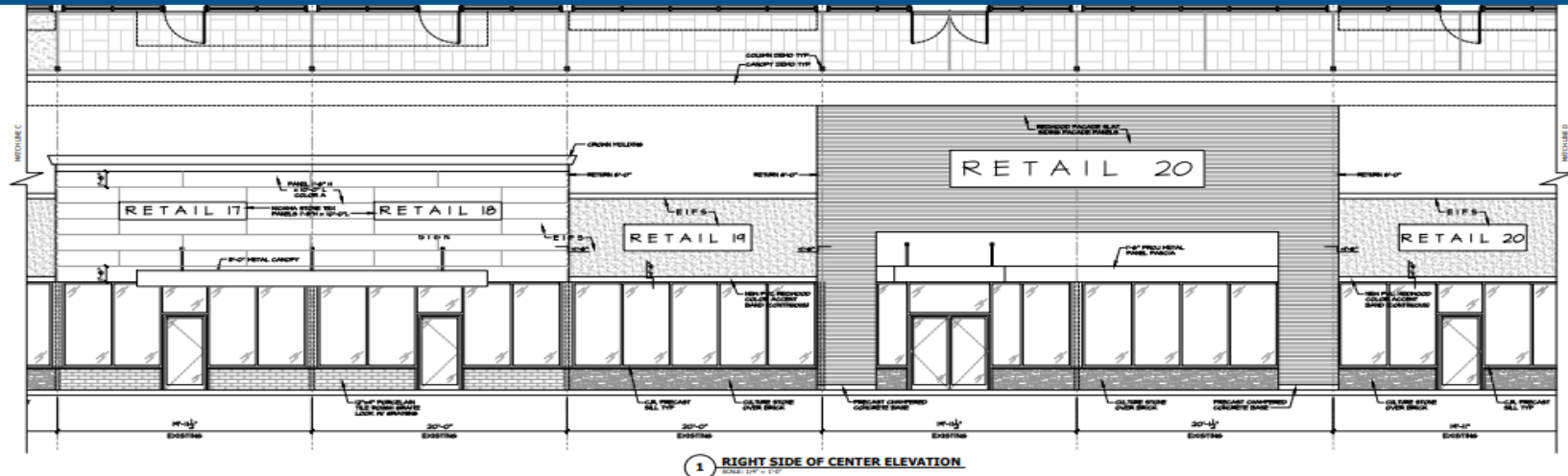
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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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