

# KROLL

## COMMERCIAL REALTY L.L.C.

**+/- 3.1 Acres for Lease or Sale in East Brunswick NJ  
Route 18 & Route 527 (Old Bridge Turnpike)**

**Opportunity for Desirable Route 18 Highway Exposure**



**1 Mile / 3 Minute drive from NJ Turnpike Exit 9 entrance  
1/3 mile from East Brunswick Transportation Center**



**Building can be razed to create 3+ acres of vacant land**

**CALL FOR INFORMATION AND PRICING**

Adrian: 732-613-8100 x16 or James : 609-864-5766

akroll@krollcommercial.com

jchiarello@krollcommercial.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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**Address:** 710 Old Bridge Turnpike, East Brunswick NJ 08816

**Description:** +/-3.1 Acre site at a lighted intersection.

**Traffic**

**Count:** Route 18: +/-70,000 VPD and Old Bridge Turnpike: +/-15,000 VPD

**Zoning:** HC-2 General Highway Commercial District

Strategically located site for hotel, auto franchise dealership, fast food restaurant, and many other commercial uses. Directly across the highway from the highly anticipated Rt 18 Corridor Redevelopment Plan (see page 6).

\*<https://ecode360.com/34759848>



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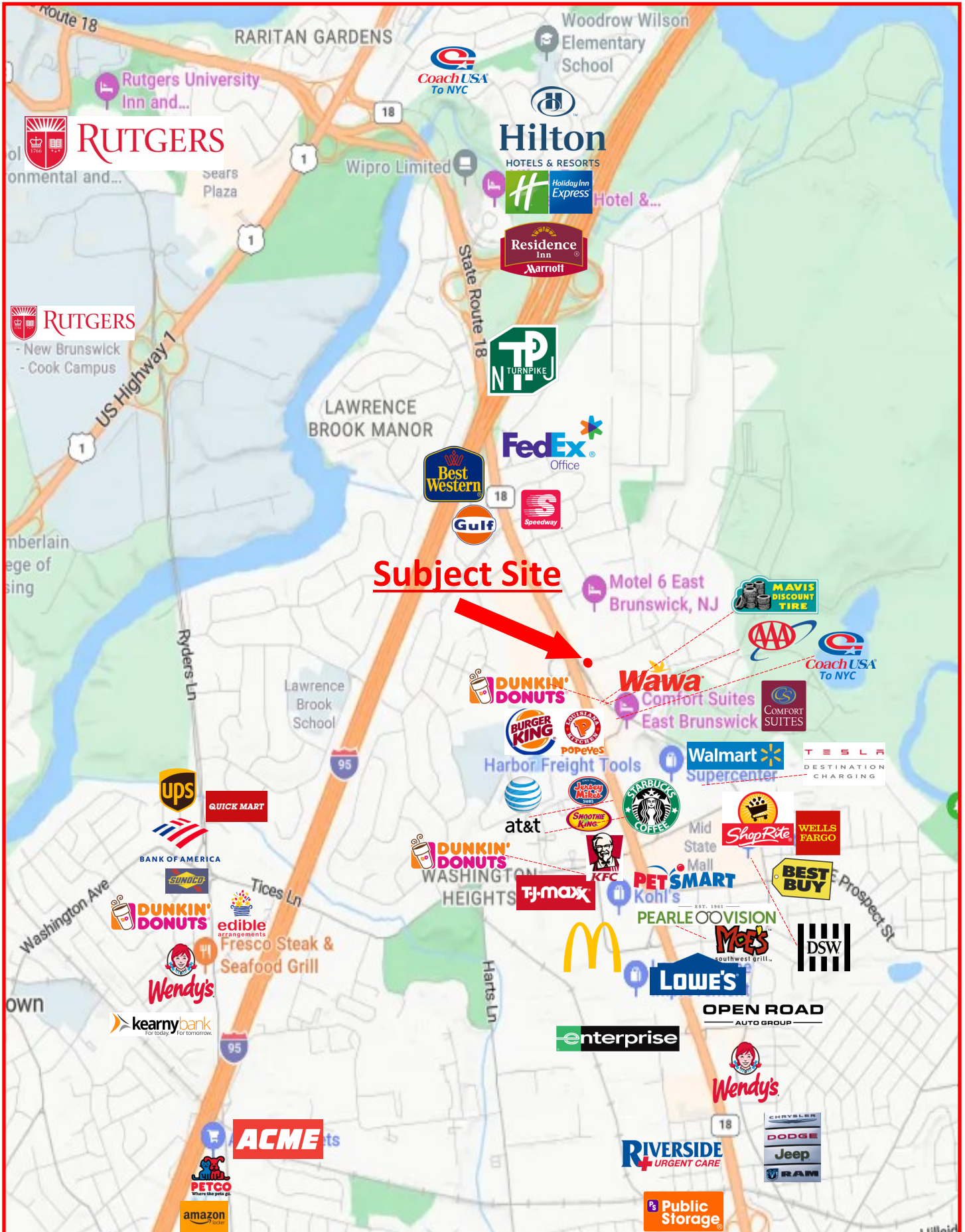
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### National/Regional Companies in Close Proximity

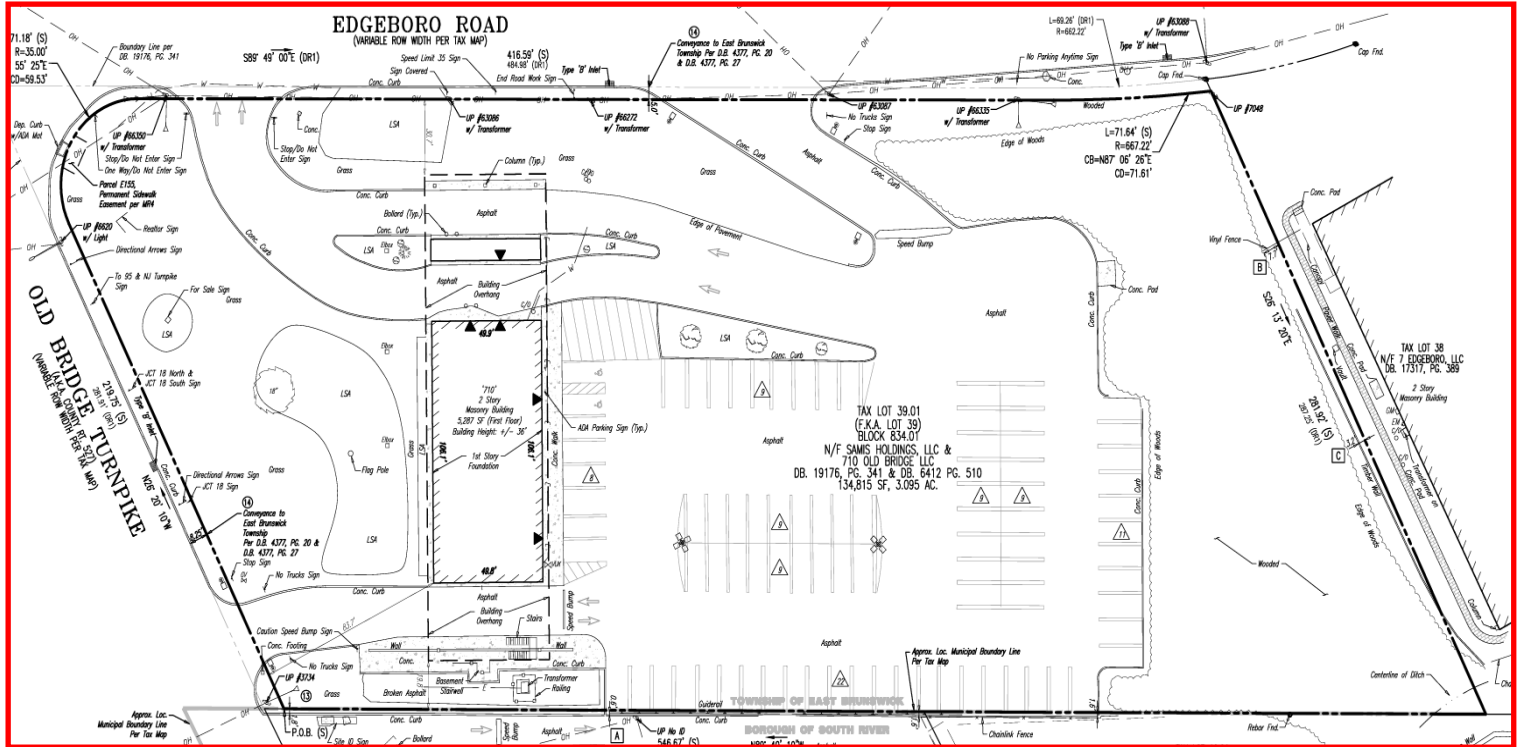


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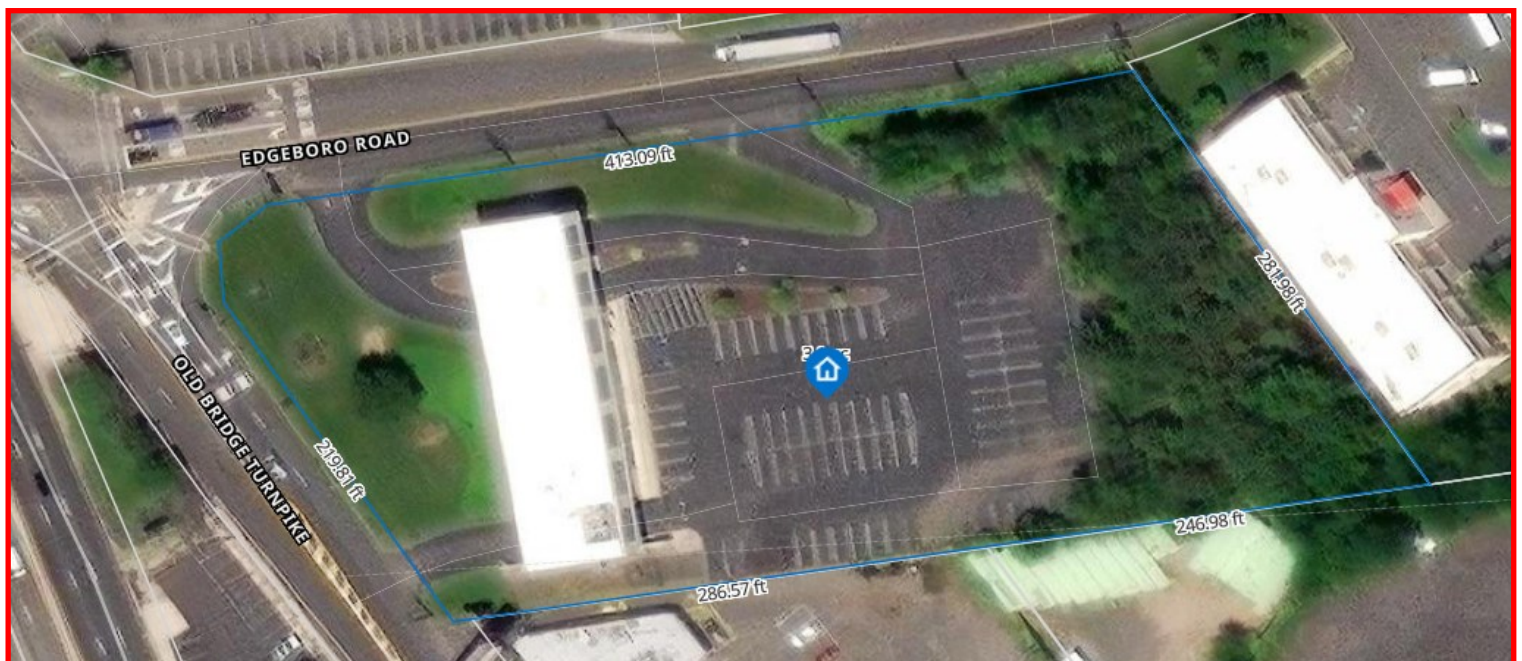
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Utilities available	
Electric	Public Service Electric & Gas Co.
Natural Gas	Public Service Electric and Gas Co.
Water	East Brunswick Water and Sewer Utility
Sewer Service	Middlesex County UA

Location	
County	Middlesex
Municipality	East Brunswick
Block	834.01
Lot	39.01
Qual	---



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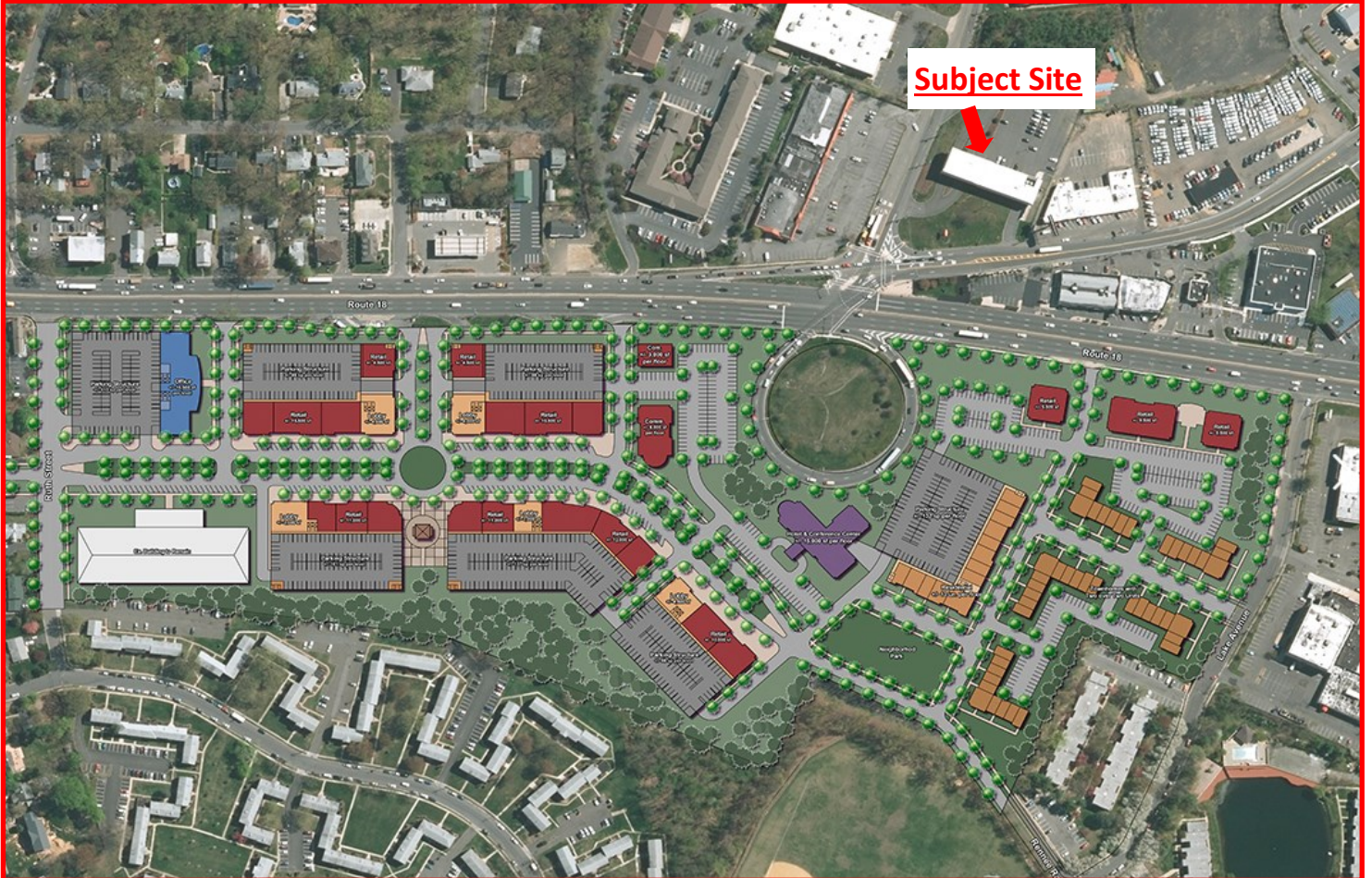
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## Route 18 Corridor Redevelopment



A 88-acre Redevelopment plan. “DMR developed multiple concept plans which called for a *town center*, including 95,000 square feet of retail, 700 units of residential, 62,000 square feet of office space, and a parking structure. The plan also includes a hotel, a boulevard and open space.”

<https://www.dmrarchitects.com/projects/planning/east-brunswick-route-18/>



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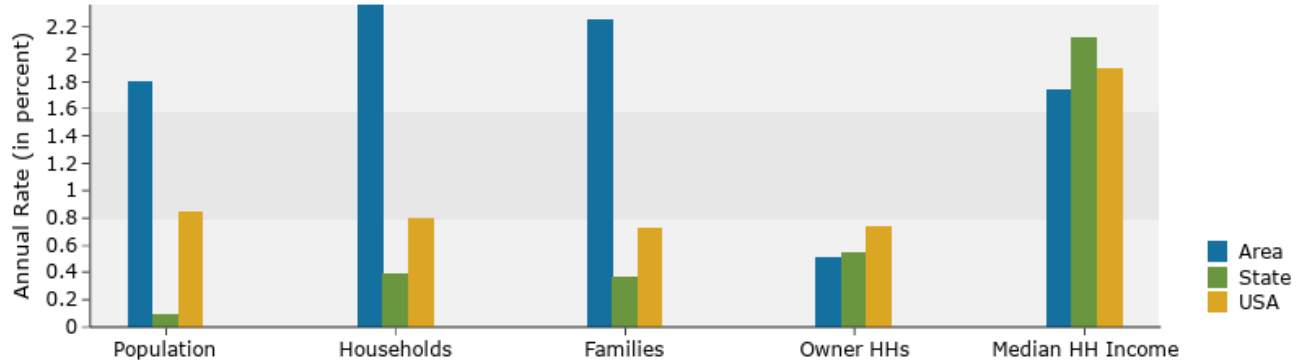
### Demographic and Income Comparison Profile

710 Old Bridge Tpke, East Brunswick, New Jersey, 08816  
Rings: 1, 2, 3 mile radii

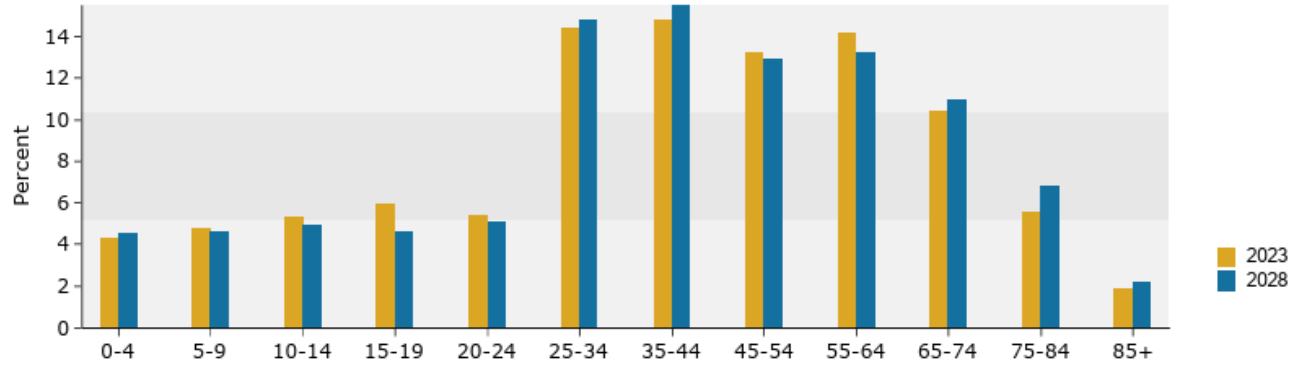
Prepared by Esri  
Latitude: 40.46315  
Longitude: -74.40304

#### 1 mile

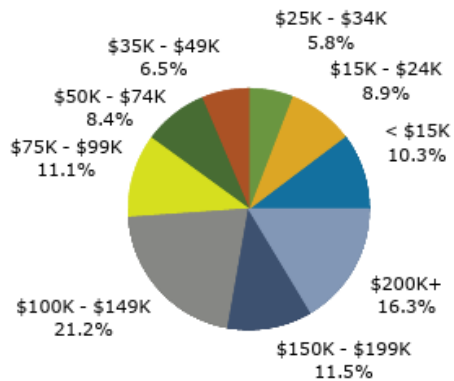
##### Trends 2023-2028



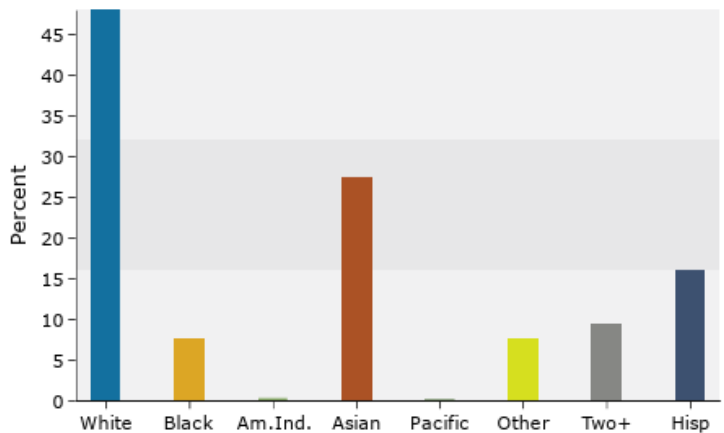
##### Population by Age



##### 2023 Household Income



##### 2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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**esri**

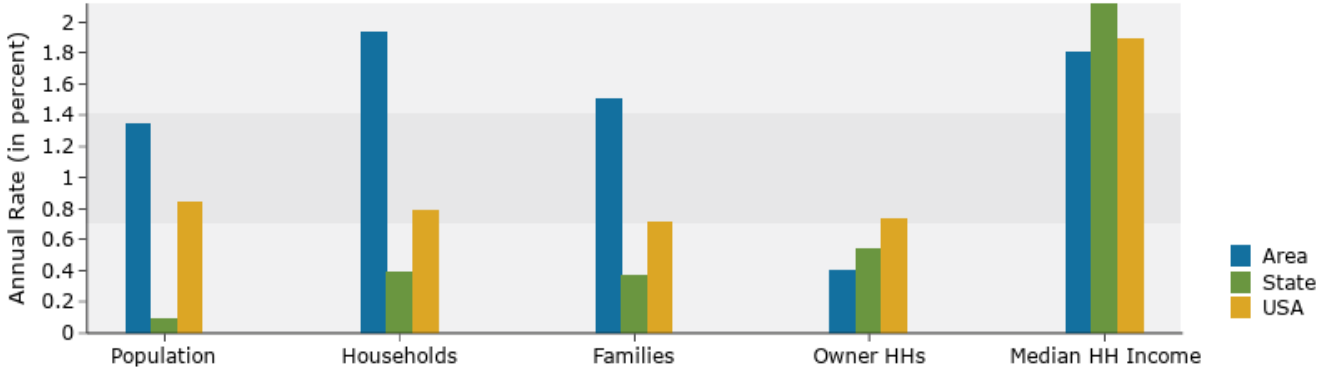
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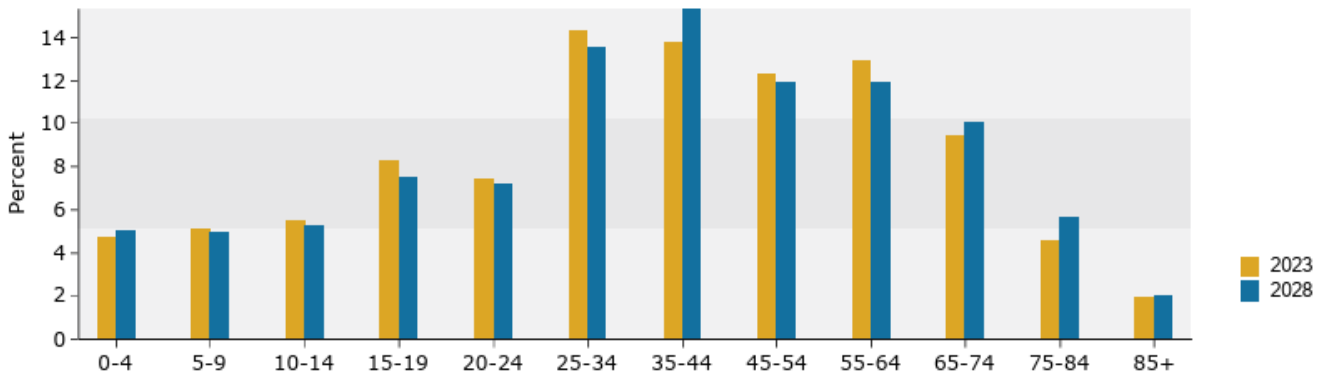
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Latitude: 40.46315  
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**2 miles**

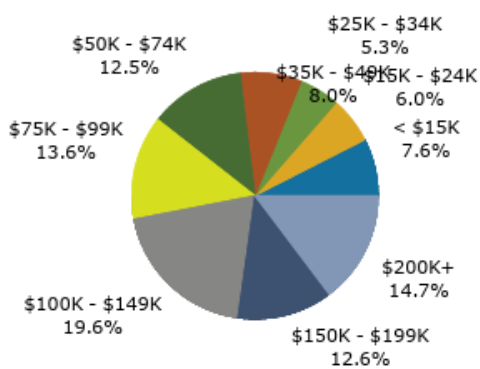
**Trends 2023-2028**



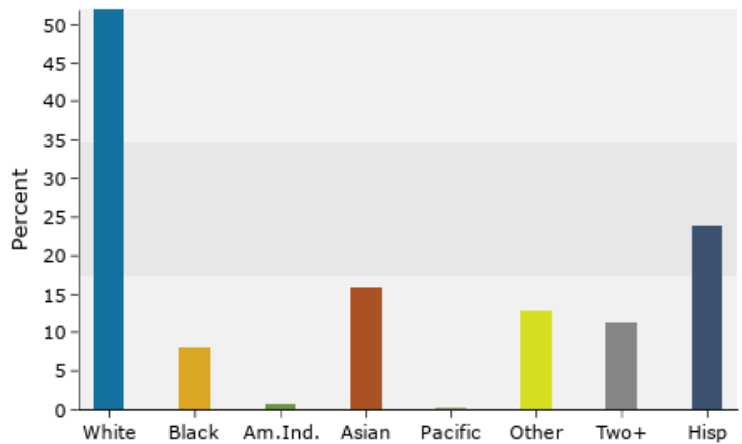
**Population by Age**



**2023 Household Income**



**2023 Population by Race**



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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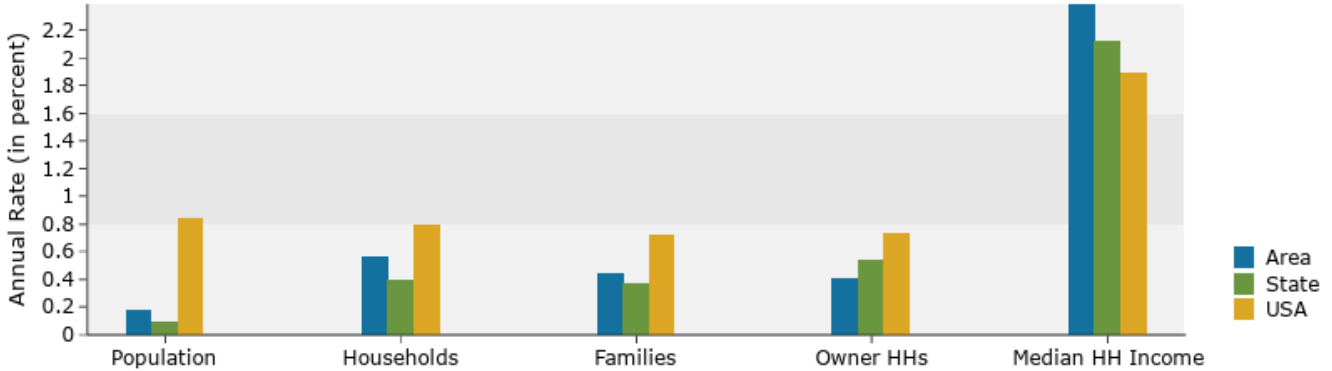
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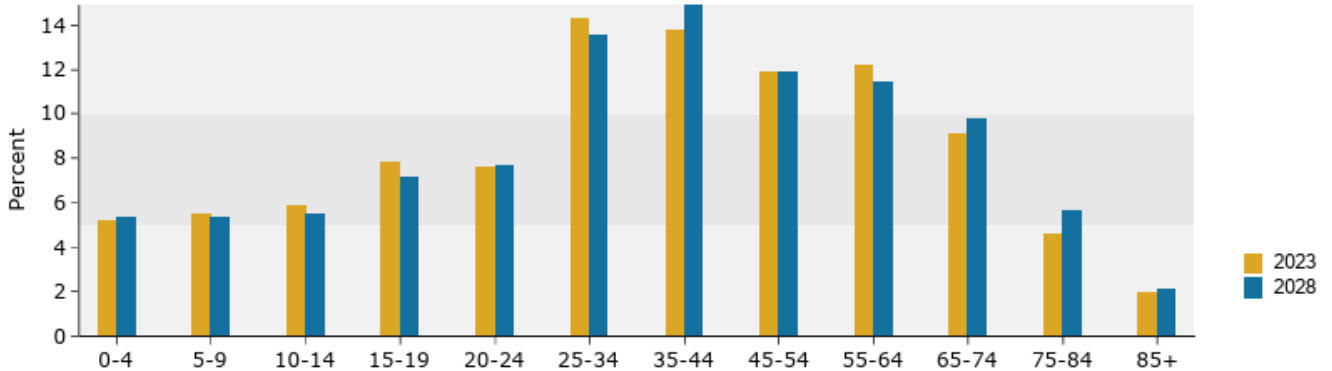
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3 miles

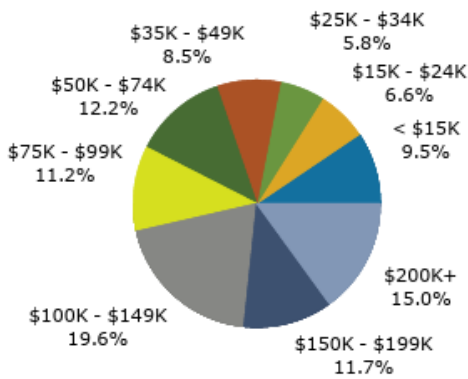
#### Trends 2023-2028



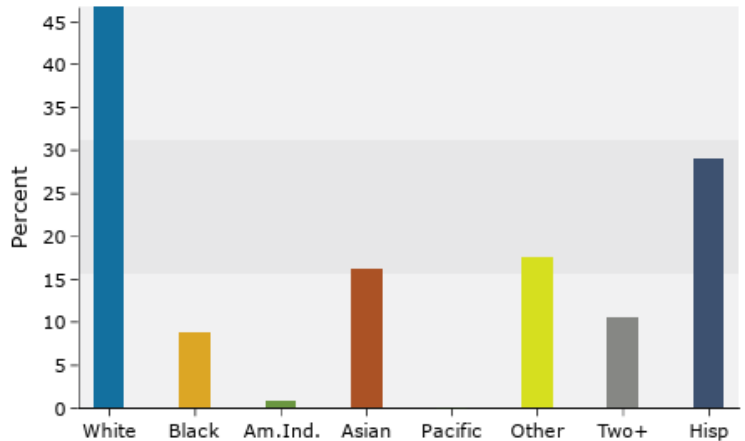
#### Population by Age



#### 2023 Household Income



#### 2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	2 miles	3 miles
<b>Census 2010 Summary</b>			
Population	7,246	32,809	102,041
Households	2,737	11,235	34,871
Families	1,872	7,891	23,878
Average Household Size	2.65	2.76	2.81
Owner Occupied Housing Units	1,940	7,733	21,923
Renter Occupied Housing Units	797	3,502	12,944
Median Age	39.7	36.1	34.9
<b>Census 2020 Summary</b>			
Population	8,100	33,823	105,859
Households	3,080	11,519	36,530
Average Household Size	2.63	2.78	2.79
<b>2023 Summary</b>			
Population	7,972	33,708	105,077
Households	3,127	11,672	36,809
Families	2,070	7,976	24,478
Average Household Size	2.54	2.74	2.75
Owner Occupied Housing Units	2,059	7,660	21,714
Renter Occupied Housing Units	1,068	4,012	15,095
Median Age	41.7	38.3	37.5
Median Household Income	\$97,518	\$93,166	\$90,135
Average Household Income	\$125,203	\$123,906	\$123,315
<b>2028 Summary</b>			
Population	8,710	36,028	106,029
Households	3,513	12,842	37,847
Families	2,312	8,598	25,026
Average Household Size	2.48	2.67	2.70
Owner Occupied Housing Units	2,112	7,813	22,150
Renter Occupied Housing Units	1,401	5,029	15,697
Median Age	42.3	39.1	38.7
Median Household Income	\$106,234	\$101,874	\$101,419
Average Household Income	\$142,967	\$138,615	\$138,467
<b>Trends: 2023-2028 Annual Rate</b>			
Population	1.79%	1.34%	0.18%
Households	2.36%	1.93%	0.56%
Families	2.24%	1.51%	0.44%
Owner Households	0.51%	0.40%	0.40%
Median Household Income	1.73%	1.80%	2.39%

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2023 Households by Income	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	321	10.3%	884	7.6%	3,492	9.5%
\$15,000 - \$24,999	277	8.9%	704	6.0%	2,413	6.6%
\$25,000 - \$34,999	180	5.8%	624	5.3%	2,130	5.8%
\$35,000 - \$49,999	204	6.5%	933	8.0%	3,138	8.5%
\$50,000 - \$74,999	263	8.4%	1,460	12.5%	4,500	12.2%
\$75,000 - \$99,999	346	11.1%	1,585	13.6%	4,112	11.2%
\$100,000 - \$149,999	664	21.2%	2,287	19.6%	7,210	19.6%
\$150,000 - \$199,999	361	11.5%	1,476	12.6%	4,299	11.7%
\$200,000+	511	16.3%	1,720	14.7%	5,510	15.0%
Median Household Income	\$97,518		\$93,166		\$90,135	
Average Household Income	\$125,203		\$123,906		\$123,315	
Per Capita Income	\$50,046		\$43,274		\$43,279	
<b>2028 Households by Income</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<\$15,000	331	9.4%	914	7.1%	3,298	8.7%
\$15,000 - \$24,999	247	7.0%	642	5.0%	2,027	5.4%
\$25,000 - \$34,999	177	5.0%	601	4.7%	1,899	5.0%
\$35,000 - \$49,999	219	6.2%	940	7.3%	2,901	7.7%
\$50,000 - \$74,999	281	8.0%	1,523	11.9%	4,338	11.5%
\$75,000 - \$99,999	369	10.5%	1,655	12.9%	4,120	10.9%
\$100,000 - \$149,999	729	20.8%	2,548	19.8%	7,699	20.3%
\$150,000 - \$199,999	460	13.1%	1,795	14.0%	5,009	13.2%
\$200,000+	700	19.9%	2,224	17.3%	6,552	17.3%
Median Household Income	\$106,234		\$101,874		\$101,419	
Average Household Income	\$142,967		\$138,615		\$138,467	
Per Capita Income	\$58,043		\$49,801		\$49,502	

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Prepared by Esri  
Latitude: 40.46315  
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2010 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	339	4.7%	1,750	5.3%	6,179	6.1%
Age 5 - 9	448	6.2%	1,923	5.9%	6,442	6.3%
Age 10 - 14	478	6.6%	2,038	6.2%	6,431	6.3%
Age 15 - 19	484	6.7%	2,897	8.8%	8,072	7.9%
Age 20 - 24	403	5.6%	2,910	8.9%	9,101	8.9%
Age 25 - 34	998	13.8%	4,438	13.5%	14,900	14.6%
Age 35 - 44	1,060	14.6%	4,489	13.7%	14,009	13.7%
Age 45 - 54	1,197	16.5%	4,982	15.2%	14,620	14.3%
Age 55 - 64	909	12.5%	3,630	11.1%	10,863	10.6%
Age 65 - 74	510	7.0%	1,869	5.7%	5,857	5.7%
Age 75 - 84	304	4.2%	1,271	3.9%	3,838	3.8%
Age 85+	116	1.6%	612	1.9%	1,729	1.7%

2023 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	342	4.3%	1,593	4.7%	5,469	5.2%
Age 5 - 9	383	4.8%	1,722	5.1%	5,829	5.5%
Age 10 - 14	421	5.3%	1,870	5.5%	6,210	5.9%
Age 15 - 19	467	5.9%	2,759	8.2%	8,205	7.8%
Age 20 - 24	428	5.4%	2,481	7.4%	7,961	7.6%
Age 25 - 34	1,152	14.4%	4,817	14.3%	15,069	14.3%
Age 35 - 44	1,177	14.8%	4,658	13.8%	14,553	13.8%
Age 45 - 54	1,050	13.2%	4,134	12.3%	12,550	11.9%
Age 55 - 64	1,134	14.2%	4,362	12.9%	12,856	12.2%
Age 65 - 74	830	10.4%	3,154	9.4%	9,574	9.1%
Age 75 - 84	439	5.5%	1,516	4.5%	4,857	4.6%
Age 85+	151	1.9%	643	1.9%	1,945	1.9%

2028 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	392	4.5%	1,810	5.0%	5,635	5.3%
Age 5 - 9	400	4.6%	1,781	4.9%	5,573	5.3%
Age 10 - 14	427	4.9%	1,892	5.3%	5,782	5.5%
Age 15 - 19	404	4.6%	2,685	7.5%	7,555	7.1%
Age 20 - 24	443	5.1%	2,602	7.2%	8,120	7.7%
Age 25 - 34	1,291	14.8%	4,870	13.5%	14,325	13.5%
Age 35 - 44	1,347	15.5%	5,504	15.3%	15,759	14.9%
Age 45 - 54	1,126	12.9%	4,292	11.9%	12,669	11.9%
Age 55 - 64	1,147	13.2%	4,282	11.9%	12,083	11.4%
Age 65 - 74	951	10.9%	3,597	10.0%	10,393	9.8%
Age 75 - 84	591	6.8%	2,008	5.6%	5,948	5.6%
Age 85+	192	2.2%	706	2.0%	2,188	2.1%

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Prepared by Esri  
Latitude: 40.4631  
Longitude: -74.4030

2010 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,505	62.2%	22,819	69.6%	64,922	63.6%
Black Alone	430	5.9%	2,602	7.9%	9,931	9.7%
American Indian Alone	10	0.1%	75	0.2%	433	0.4%
Asian Alone	1,792	24.7%	4,278	13.0%	12,943	12.7%
Pacific Islander Alone	1	0.0%	8	0.0%	33	0.0%
Some Other Race Alone	295	4.1%	2,081	6.3%	10,562	10.4%
Two or More Races	213	2.9%	946	2.9%	3,218	3.2%
Hispanic Origin (Any Race)	849	11.7%	5,251	16.0%	23,126	22.7%

2020 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,024	49.7%	18,143	53.6%	51,052	48.2%
Black Alone	611	7.5%	2,614	7.7%	9,225	8.7%
American Indian Alone	21	0.3%	179	0.5%	762	0.7%
Asian Alone	2,101	25.9%	5,137	15.2%	16,312	15.4%
Pacific Islander Alone	4	0.0%	17	0.1%	47	0.0%
Some Other Race Alone	585	7.2%	4,101	12.1%	17,770	16.8%
Two or More Races	754	9.3%	3,630	10.7%	10,691	10.1%
Hispanic Origin (Any Race)	1,256	15.5%	7,585	22.4%	29,474	27.8%

2023 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,816	47.9%	17,470	51.8%	48,999	46.6%
Black Alone	609	7.6%	2,650	7.9%	9,180	8.7%
American Indian Alone	20	0.3%	194	0.6%	804	0.8%
Asian Alone	2,179	27.3%	5,321	15.8%	16,848	16.0%
Pacific Islander Alone	4	0.1%	17	0.1%	47	0.0%
Some Other Race Alone	589	7.4%	4,312	12.8%	18,272	17.4%
Two or More Races	755	9.5%	3,743	11.1%	10,928	10.4%
Hispanic Origin (Any Race)	1,271	15.9%	7,990	23.7%	30,398	28.9%

2028 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,829	44.0%	16,984	47.1%	45,874	43.3%
Black Alone	666	7.6%	3,008	8.3%	9,350	8.8%
American Indian Alone	33	0.4%	264	0.7%	925	0.9%
Asian Alone	2,444	28.1%	6,023	16.7%	18,058	17.0%
Pacific Islander Alone	4	0.0%	22	0.1%	52	0.0%
Some Other Race Alone	812	9.3%	5,414	15.0%	20,127	19.0%
Two or More Races	922	10.6%	4,313	12.0%	11,644	11.0%
Hispanic Origin (Any Race)	1,668	19.2%	9,835	27.3%	33,121	31.2%

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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.