

OFFICE BUILDING FOR SALE

2101 RT 516, OLD BRIDGE, NJ

IDEAL for
OWNER
OPERATOR

**DENTAL SPECIALIST
SUITES AVAILABLE**



5,000 SF single story
0.84 Acre Parcel
3 Rental Suites
25 - 50 Parking Spaces



Highly visible,
signalized, corner lot
with illuminated
monument signage
and easy accessibility



Surrounded by retail,
medical & restaurants

5,000 SF Finished and
Rentable lower level

Avg Daily Traffic Vol:
apx 15,000 vehicles

15 min drive-time:
Population over
222,000 and over
\$116,000 Median HHI



Located on RT 516
apx 1.5 mile to both RT
9 and RT 18



Flexible Leases
ideal for Owner
Operators



Real Estate Taxes
Appx \$35,000(2026)

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ALIGN HEALTHCARE
REAL ESTATE





Neighborhood Destinations:



Income - Expense

Suite	SqFt	Base Rent	CAM	Income
Total	5000	\$164,580	\$16,015	\$180,595
<i>LL (potential)</i>	<i>5,000</i>	<i>\$50,000</i>		<i>\$50,000</i>
				Expenses
RET				\$35,000
Insurance				\$12,800
CAM				\$35,900
				\$83,700

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