

Cannabis, Retail, Medical, Office Permitted

287 Amboy Avenue, Metuchen, NJ 08840



Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Downtown Metuchen location ideal for retail, medical or professional office. Zoned for Cannabis. Private, on-site parking for 25 cars.

PROPERTY HIGHLIGHTS

- Great demographics
- Surrounded by residential and retail tenants
- 69' frontage on Amboy Avenue with curb cut
- Over 9,000 daytime employees within one mile
- Abundant on-site parking; 5.47/1,000 SF parking ratio

LOCATION DESCRIPTION

Located in downtown Metuchen on Amboy Avenue, just off the intersection of Main Street.

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	4,572 SF
LOT SIZE:	0.342 Acres
BUILDING SIZE:	4,572 SF

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 Justin Goodman | O: 732.449.2000 x2216 | C: 732.567.1433 | goodman@sitarcompany.com



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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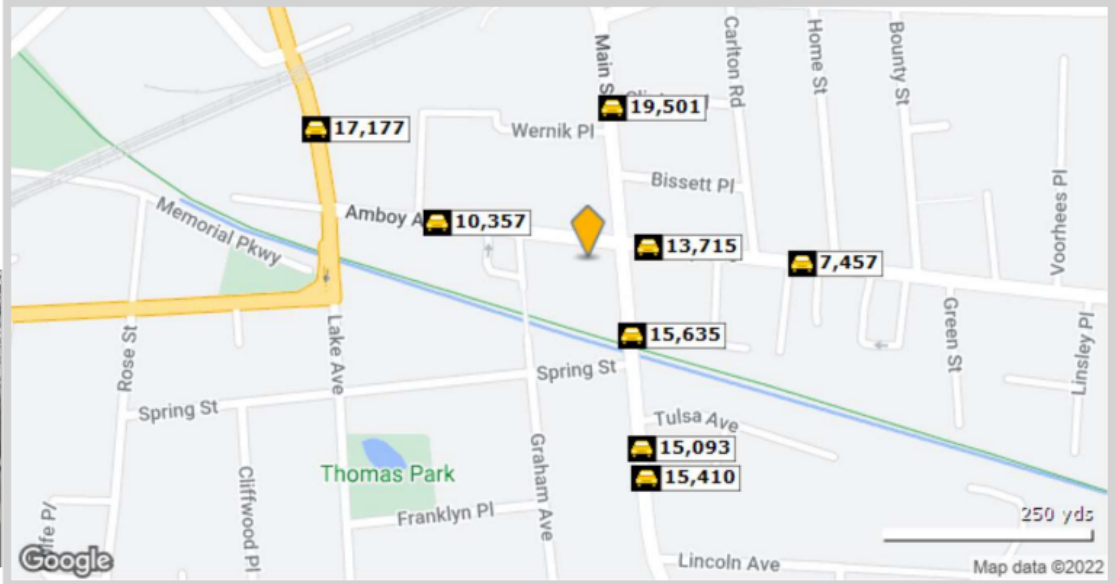
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TRAFFIC COUNT REPORT

Traffic Count Report

287 Amboy Ave, Metuchen, NJ 08840

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **4,572 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Amboy Avenue	Main St	0.02 W	2022	13,715	MPSI	.04
2 Main St	Spring St	0.02 S	2022	15,544	MPSI	.06
3 Main St	Spring St	0.02 S	2021	15,635	MPSI	.06
4 Amboy Ave	Halsey St	0.01 W	2022	10,357	MPSI	.11
5 Main St	Clinton Pl	0.01 N	2022	19,501	MPSI	.11
6 Main Street	Tulsa Ave	0.04 N	2022	15,093	MPSI	.13
7 Amboy Ave	Home St	0.03 E	2022	7,457	MPSI	.15
8 Main St	Tulsa Ave	0.04 N	2022	16,088	MPSI	.15
9 Main St	Tulsa Ave	0.04 N	2020	15,410	MPSI	.15
10 Lake Ave	Amboy Ave	0.06 S	2018	17,177	MPSI	.21



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9/21/2022

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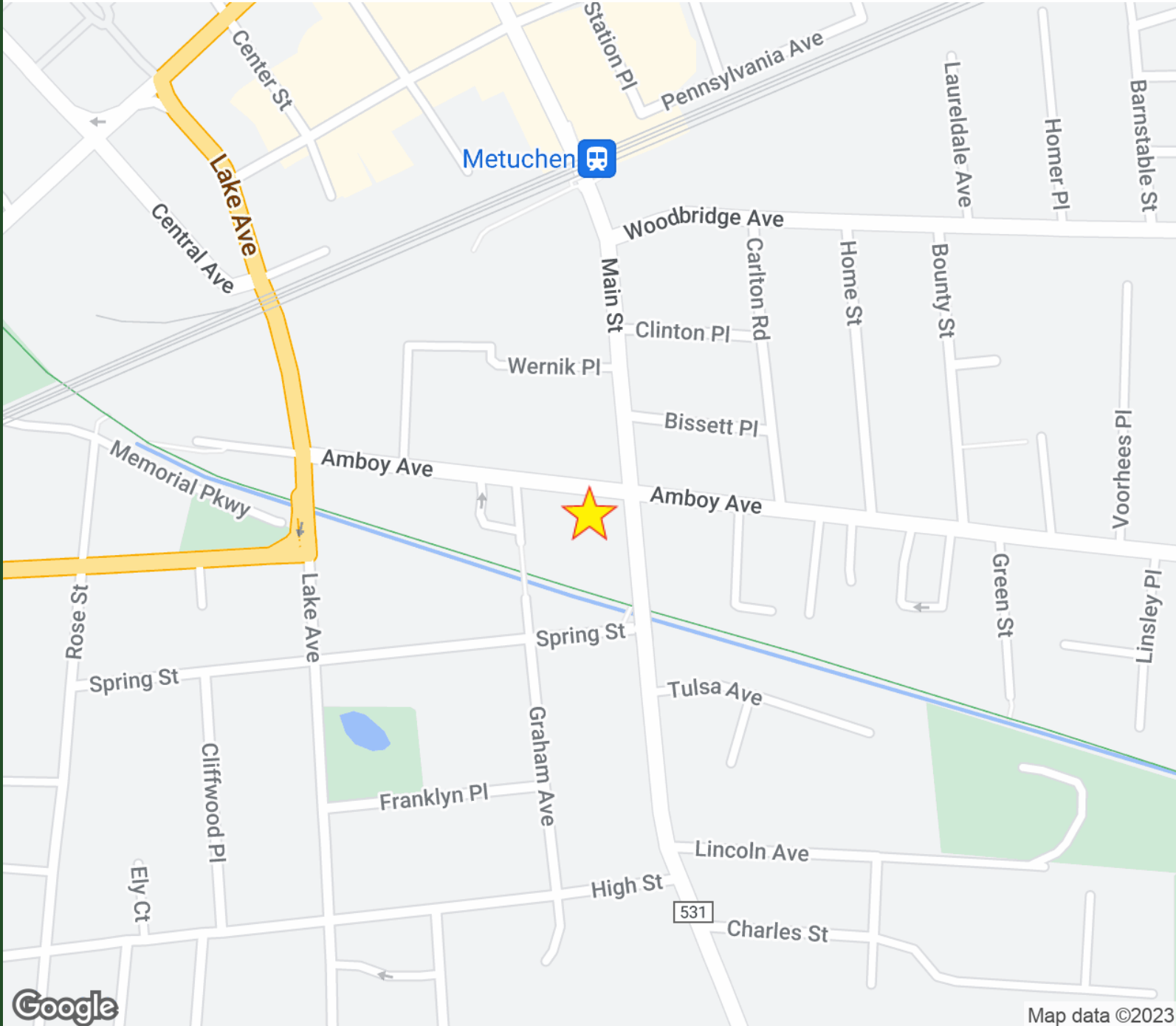
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LOCATION MAP



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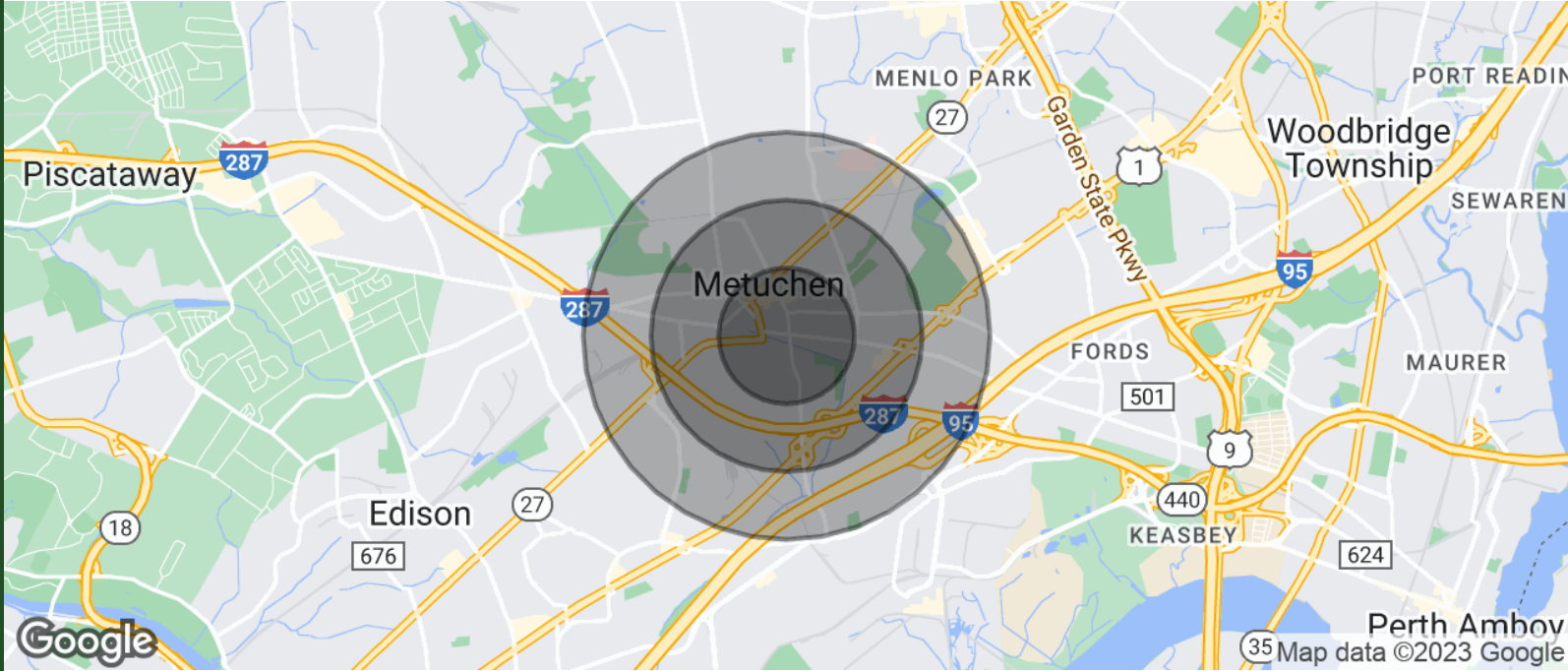
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	4,904	15,219	27,632
AVERAGE AGE	39.7	40.2	40.0
AVERAGE AGE (MALE)	39.0	39.8	39.5
AVERAGE AGE (FEMALE)	40.8	40.9	40.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,776	5,626	10,448
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$156,853	\$156,088	\$139,637
AVERAGE HOUSE VALUE	\$452,728	\$441,116	\$417,063

* Demographic data derived from 2020 ACS - US Census

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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