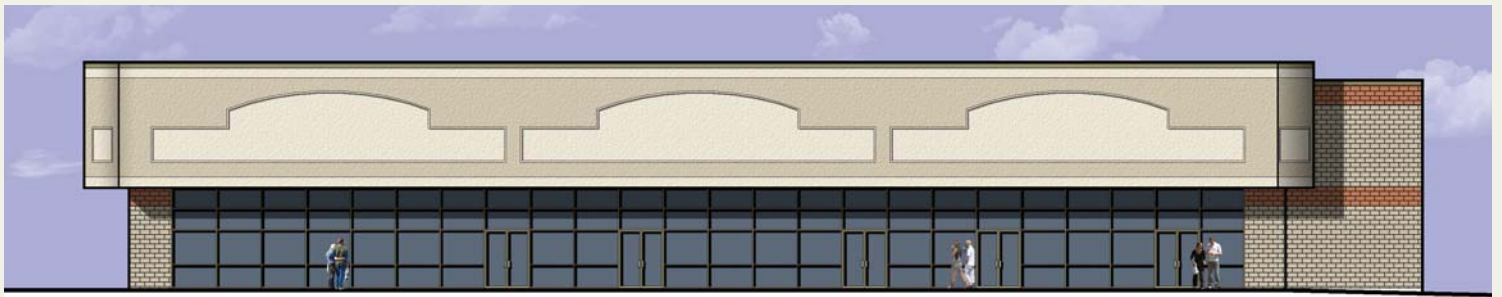


# NEW CONSTRUCTION AVAILABLE FOR LEASE

NJ ROUTE 22-EAST & WEST

## PLAZA 325



## 340 ROUTE 22 WEST

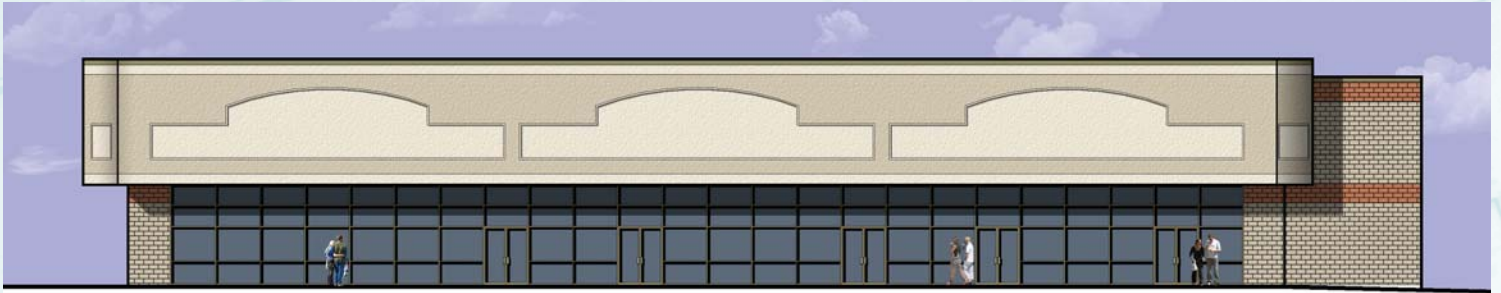


130 ROUTE 22 EAST  
PH: 908-754-1100 FAX 908-754-8849  
EMAIL [PAULANTHONYAGENCY@COMCAST.NET](mailto:PAULANTHONYAGENCY@COMCAST.NET) WEBSITE: [PAULANTHONYAGENCY.COM](http://PAULANTHONYAGENCY.COM)

# NEW CONSTRUCTION

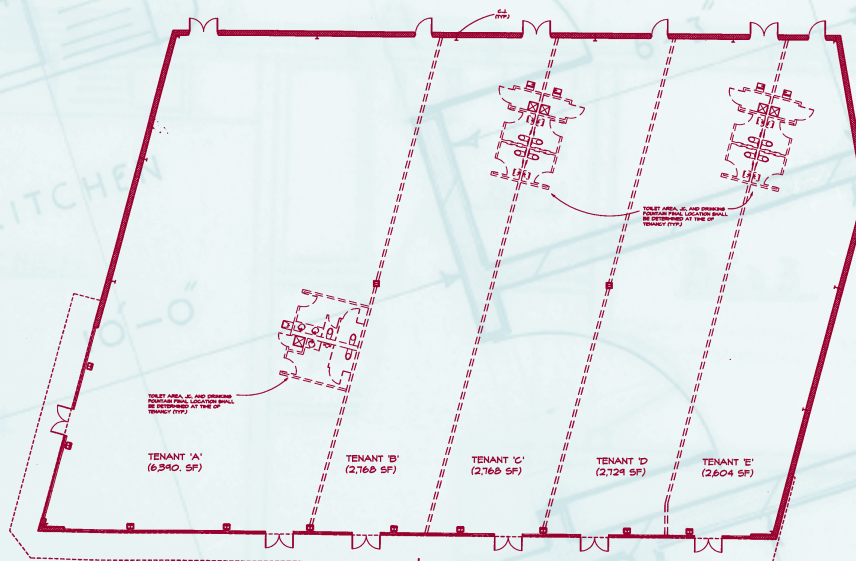
GREENBROOK, NJ 08812

**PLAZA 325 EAST**



## BUILDING & FEATURES

- **17,259 Square Feet**  
**Divisible to 2600 Sq Ft.**
- **22 Ft. Interior Ceiling Height**
- **276 Ft. Frontage on Route 22 East**
- **Minutes From I-287**
- **108 Parking Spaces**
- **Immediate Occupancy**
- **Liquor License Available for Sale**
- **End Cap Restaurant**
- **Traffic Count:**  
**61,000 Vehicles Per Day**



3.3 mi to  
Watchung Square Mall

**Route 22 East**

3.2 mi to  
Bridgewater Mall



# BUILD TO SUIT

GREENBROOK, NJ 08812

**340 ROUTE 22 WEST**



## **BUILDING & FEATURES**

- **Up to 70,000 Square Feet**
- **27 Ft. Interior Ceiling Height**
- **676 Ft. Frontage on Route 22 West**
- **Traffic Count: 61,000 Vehicles Per Day**
- **Minutes from I-287**
- **374 Parking Spaces**
- **Up to 6 Acres**
- **Liquor License Available for Sale**
- **Free Standing Pad Sites Available**



3.2 mi to  
Bridgewater Mall

**Route 22 West**

3.3 mi to  
Watchung Square Mall



# DEMOGRAPHICS

## POPULATION

**2005 TOTAL POPULATION**

**% POPULATION CHANGE 1990 - 2005**

**3-MI.**

74,938

16.39%

**5-MI.**

198,650

16.23%

**10-MI.**

723,156

12.24%

## INCOME

**2005 AVERAGE HOUSEHOLD INCOME**

**3-MI.**

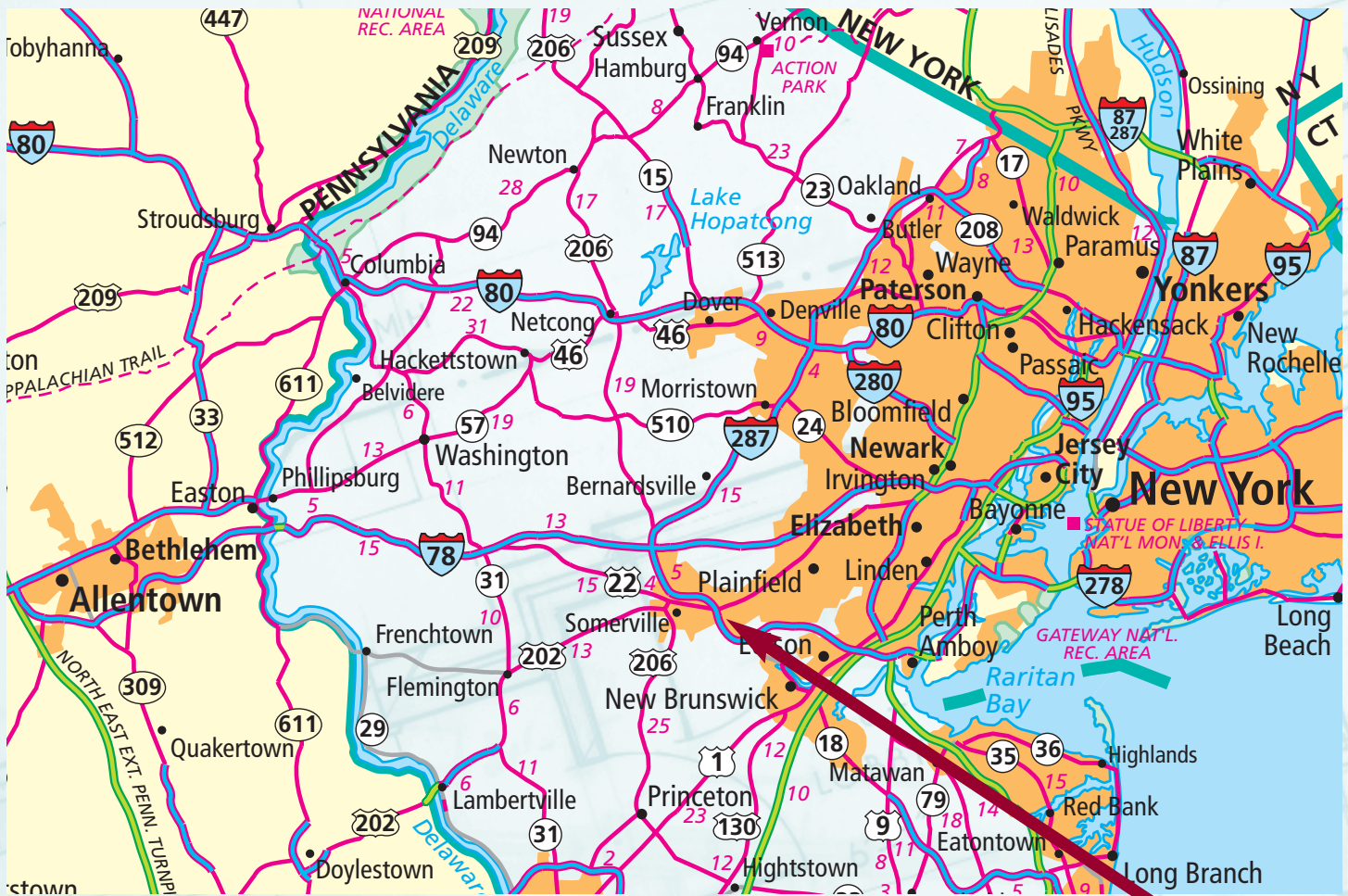
\$ 103,906

**5-MI.**

\$ 98,075

**10-MI.**

\$ 103,061



Site Location

**PAUL • ANTHONY**  
AGENCY, INC.

**130 ROUTE 22 EAST**  
**PH: 908-754-1100 FAX 908-754-8849**  
**EMAIL PAULANTHONYAGENCY@COMCAST.NET**  
**WEBSITE: PAULANTHONYAGENCY.COM**

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