

Old Bridge Professional Plaza | 200 Perrine Road | Old Bridge, NJ 08857

# 850± SF MEDICAL/PROFESSIONAL OFFICE CONDO UNIT FOR SALE



## PROPERTY DESCRIPTION

Medical/Professional Office Condo Units in Building 200 of Old Bridge Professional Plaza, a 100,000 SF Business and Medical Park on Routes 9 and 34

## PROPERTY HIGHLIGHTS

- **Suite Layout:** Medical office suite featuring a waiting room, reception area, private office, two exam rooms, lab space, and a large ADA-compliant restroom within unit.
- **Parking:** Ample parking with a ratio of 6 spaces per 1,000 SF, including one reserved parking space per unit
- **Prime Location:** Convenient access to Route 9, minutes from the Garden State Parkway, close to area hospitals, and within minutes of NJ Transit bus and rail service to NYC
- **Occupants:** Consultants, architects, dentists, primary care physicians, and medical specialists
- **Building Features:**
  - Energy-efficient aluminum paneling
  - High-quality electrical, HVAC, fire protection, and security systems
  - Modern communications infrastructure, including business cable and FiOS
  - Well-maintained lobby with elevator access and marble floors

## OFFERING SUMMARY

Unit 308 (SOLD)	999 SF	\$220,000.00 (\$220.22 PSF)
Unit 309 (SOLD)	967 SF	\$213,000.00 (\$220.27 PSF)
Unit 310 (SOLD)	909 SF	\$209,000.00 (\$229.92 PSF)
Unit 327 (SOLD)	1,205 SF	\$277,000.00 (\$229.88 PSF)
Units 308/309/310 (SOLD)	2,875 SF	\$642,000.00 (\$223.30 PSF)
Unit 314 (SOLD)	969 SF	\$238,000.00 (\$245.61 PSF)
Units 311/312 (SOLD)	1,928 SF	\$313,500.00 (\$162.60 PSF)
<b>Unit 206</b>	<b>850 SF</b>	<b>\$195,000.00 (\$229.41 PSF)</b>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,549	25,354	66,826
Total Population	6,004	65,985	178,302
Average HH Income	\$109,576	\$130,671	\$138,698



### MATTHEW LOBOCCHIARO

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# INTERIOR PHOTOS



Exam Room 1



Office



Waiting Room

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# EXTERIOR PHOTOS

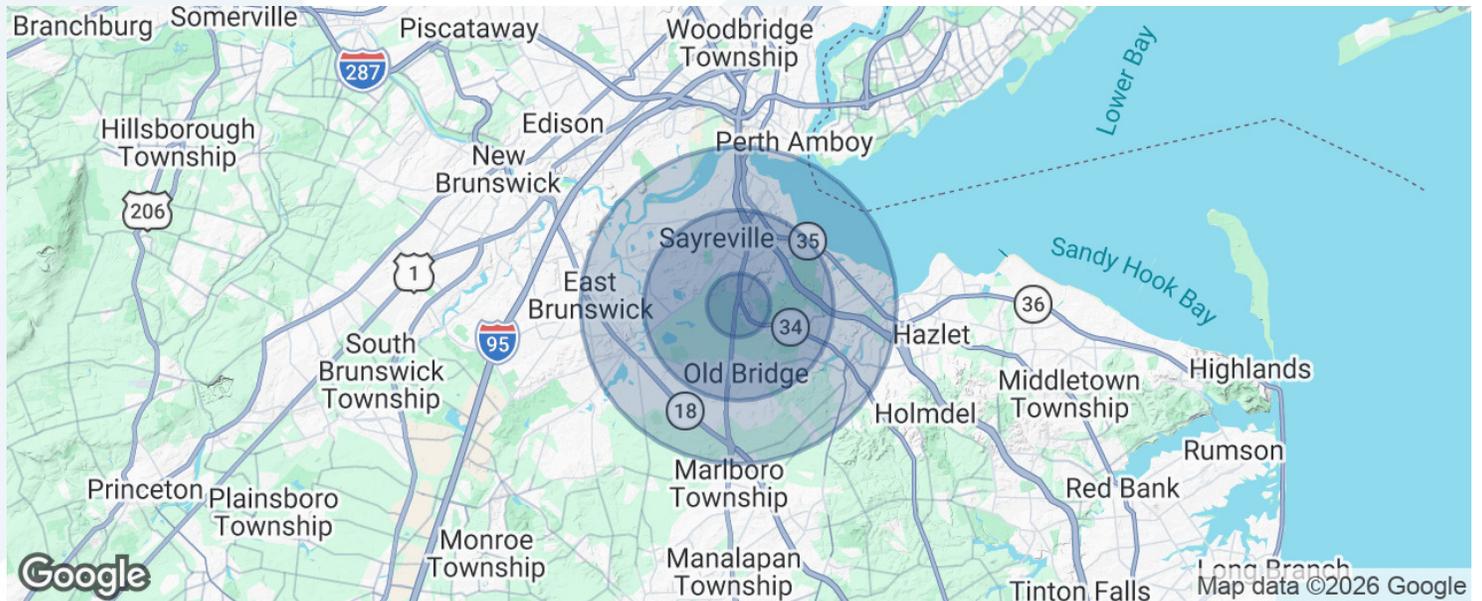


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,004	65,985	178,302
Median age	42	42	42
Median age (Male)	41	41	41
Median age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,549	25,354	66,826
# of persons per HH	2.4	2.6	2.7
Average HH income	\$109,576	\$130,671	\$138,698
Average house value	\$349,997	\$489,107	\$489,383

\* Demographic data derived from 2020 ACS - US Census

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