



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd

Oakland, NJ 07436

75A NEW BRUNSWICK AVE, PERTH AMBOY, NJ 08861

75A NEW BRUNSWICK AVENUE | PERTH AMBOY, NJ 08861



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY SUMMARY

75A NEW BRUNSWICK AVE, PERTH AMBOY, NJ

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PROPERTY DESCRIPTION

An excellent office lease opportunity in Perth Amboy, located just outside the downtown area. This freestanding two-story building at 75 New Brunswick Avenue features approximately 7,100 sq. ft. of adaptable space and a daily traffic count over 10,000 vehicles. The first floor (+/- 3,877 sq. ft.) is easily divisible into two private offices, each with its own entrance. The second floor (+/- 3,233 sq. ft.) can also be configured for two larger tenants. All utilities are separate except for water, and there is ample on-site parking on both sides of the building. Ideal for professional, medical, or service-based tenants seeking visibility, convenience, and flexibility in a strategic location.

PROPERTY HIGHLIGHTS

- Excellent office lease opportunity in Perth Amboy, just outside the downtown area
- Freestanding two-story building at 75 New Brunswick Avenue
- Approximately 7,100 sq. ft. of adaptable space with onsite parking



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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	7,076 SF
Lot Size:	2.44 Acres
Building Size:	7,067 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	366	2,057	7,547
Total Population	1,072	6,114	22,676
Average HH Income	\$92,347	\$91,802	\$89,619

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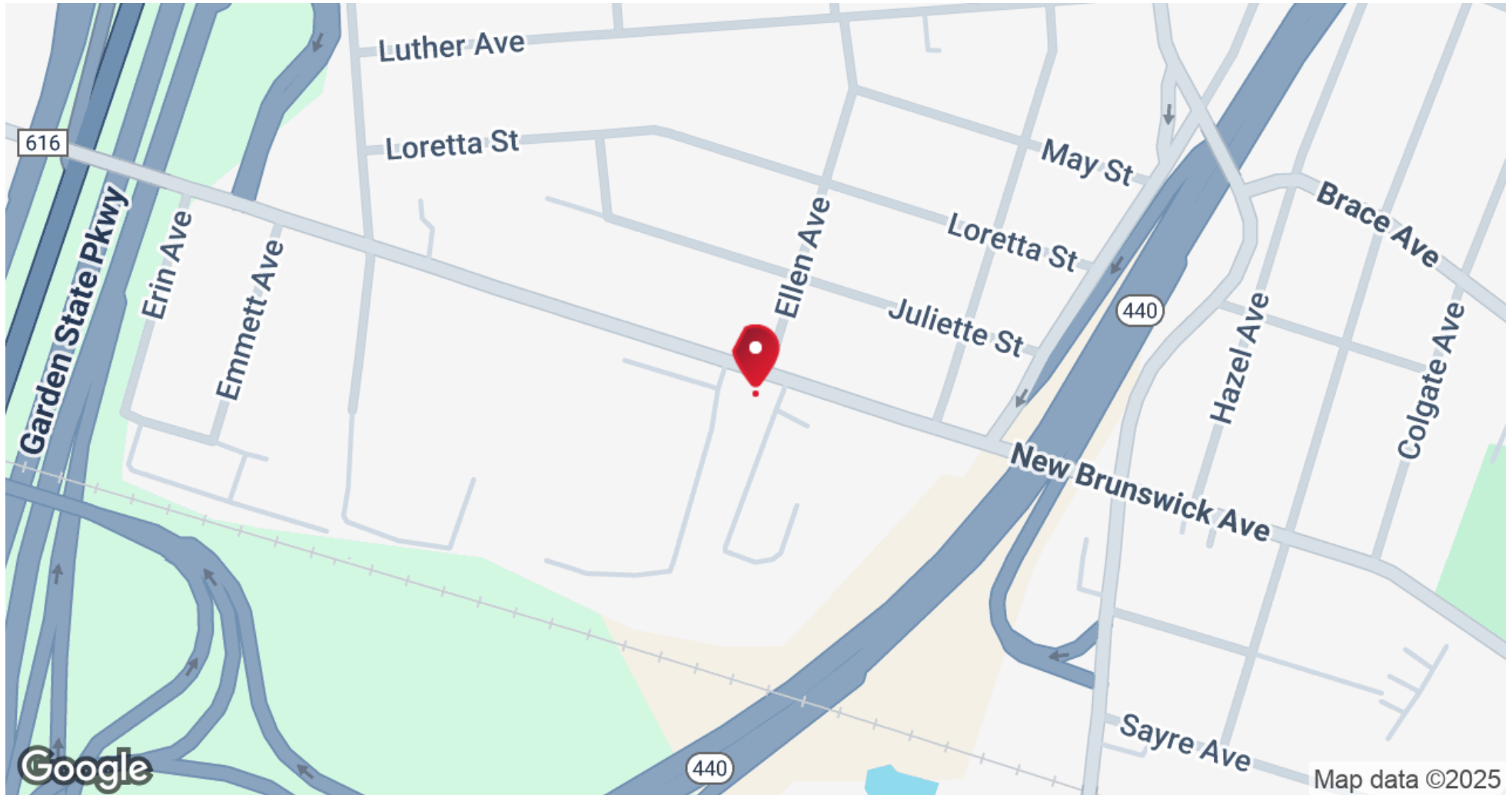
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LOCATION MAP

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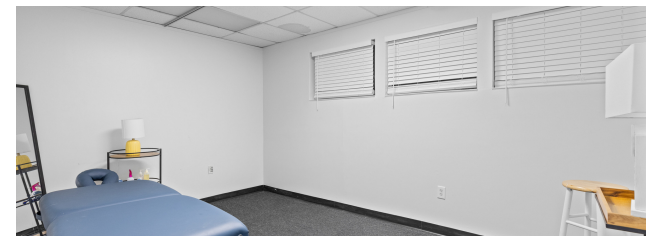
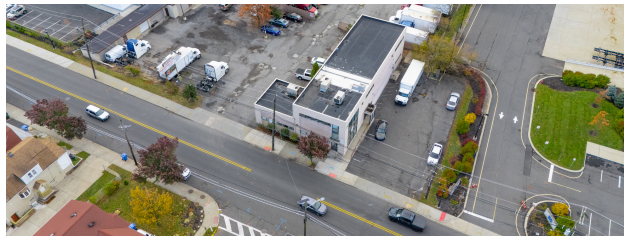
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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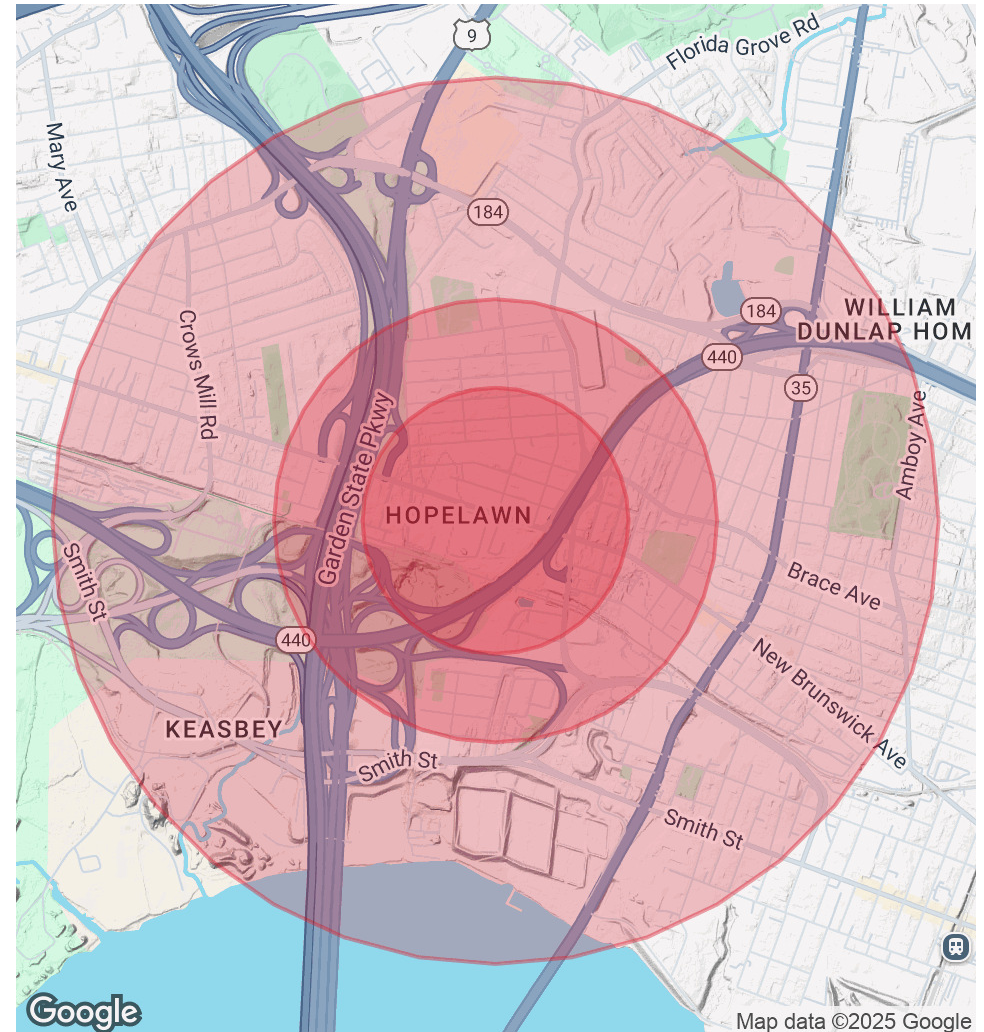
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,072	6,114	22,676
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	366	2,057	7,547
# of Persons per HH	2.9	3	3
Average HH Income	\$92,347	\$91,802	\$89,619
Average House Value	\$373,465	\$382,763	\$372,543

Demographics data derived from AlphaMap



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