

**400 Perrine Rd.  
Suite 409, 2nd Floor  
Old Bridge, NJ**

**Available for Sale or Lease  
1,500 SF**



**Office #1**



**Office #2**



**Office #3**



**Office #4**

- Join Apollonia Family Dental, NJ Vision & Dry Eye Center, Ambulatory Surgery Center, Nowline Management/Elliot Loeb, and Comprehensive Dental Associates at 400 Perrine.
- Prime Location: In the Old Bridge Professional Plaza, a corner view suite with abundant natural light.
- Versatile Space: 1,500 square feet of customizable space, ideal for various professional needs. Four offices, generous common area, private rest room, equipment/storage closet, and elevator access.
- Connectivity: located on Perrine Road, with connections to Route 9 and Route 34.
- 8 minutes away from Garden State Parkway.
- Transport Links: Convenient access to Routes 18, 35, and the NJ Turnpike.
- Sale - Asking \$350,000

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

**DEMOGRAPHICS 2023**

MILES	1	3	5
POPULATION	6,299	69,568	180,054
HH INCOME	\$110,300	\$107,459	\$119,420
DAYTIME POP	4.467	51,795	141,498

**TOTAL GLA 1,500 SF**  
**TRAFFIC COUNT ROUTE 34 - 16,926 CARS PER DAY**  
**ROUTE 9 - 78,492 CARS PER DAY**

**John Lenaz / Senior Sales Associate**

Cell: 732-690-2800

[jlenez@rjbrunelli.com](mailto:jlenez@rjbrunelli.com)

Feb 16, 24



**R.J. Brunelli & Co., LLC**  
**400 Perrine Rd, Ste 405**  
**Old Bridge, NJ 08857**

**732-721-5800**

[www.rjbrunelli.com](http://www.rjbrunelli.com)

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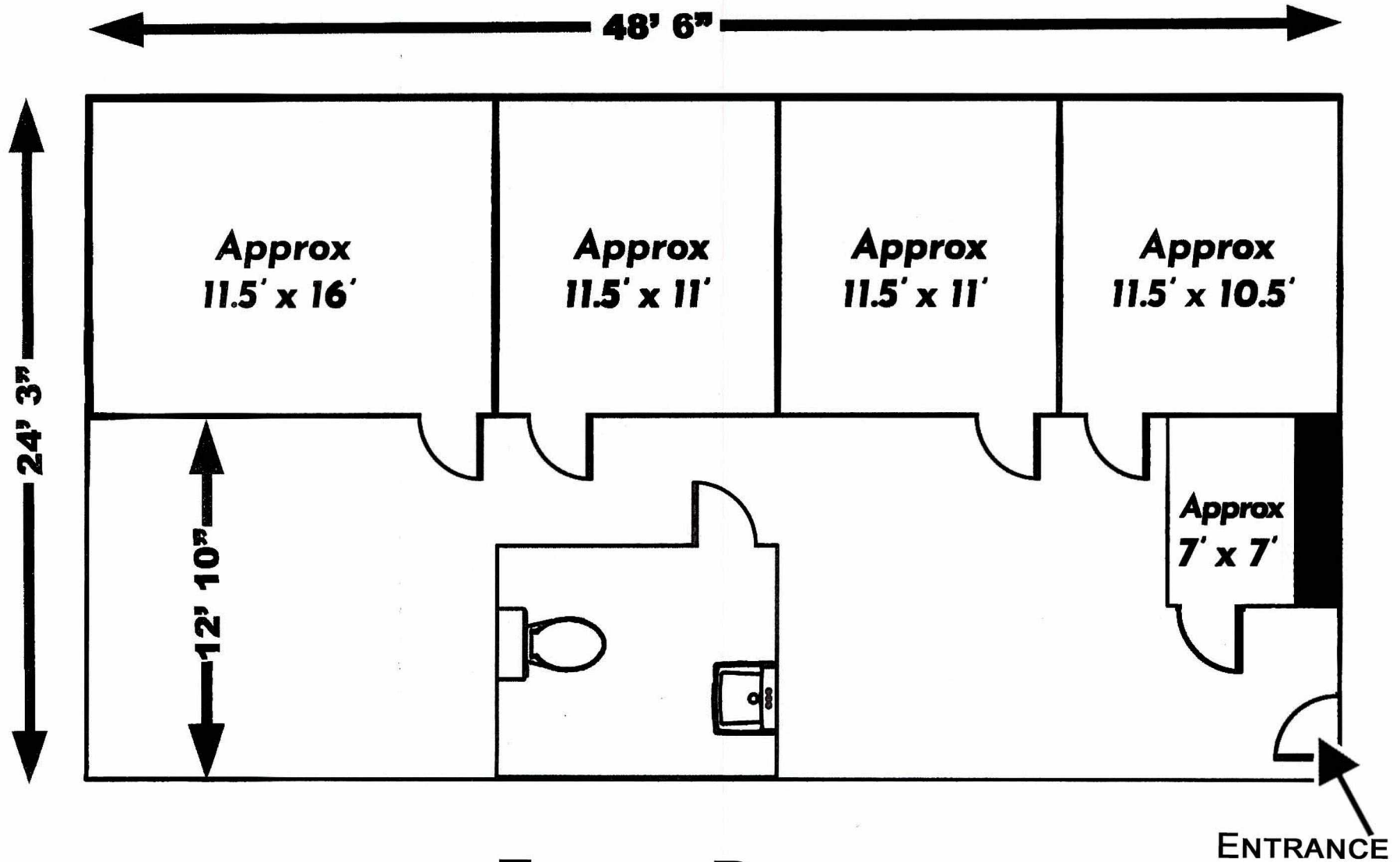


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# FLOOR PLAN

All Dimensions are approximate  
7-13-22

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Google Earth

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