

RETAIL/OFFICE FOR LEASE

BELOW MARKET RENT AVAILABLE

210 Smith Street, Perth Amboy, NJ 08861



PROPERTY HIGHLIGHTS

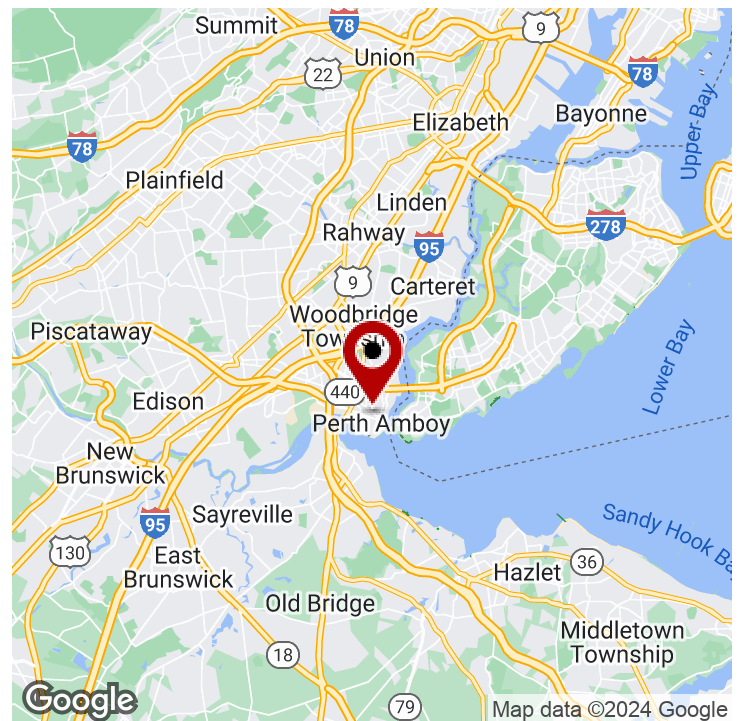
Located in the heart of the Perth Amboy Business District at the corner of Smith and Maple Streets. It is within walking distance to the NJ Transit Railway Station.

Total Building Area: 17,032 sf

Ground Floor Area: 8,683 sf

Second Floor Area: 8,349 sf

Important Note: Major rent reduction for a single tenant leasing the entire building with Santander ATM vestibule.



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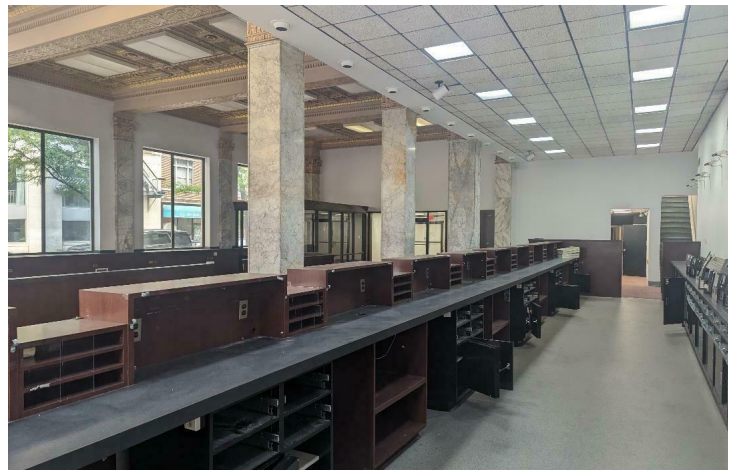
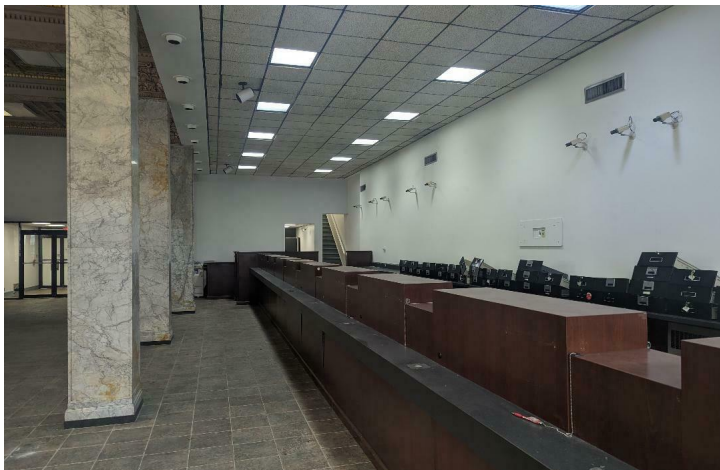
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Shrewsbury, NJ 07702

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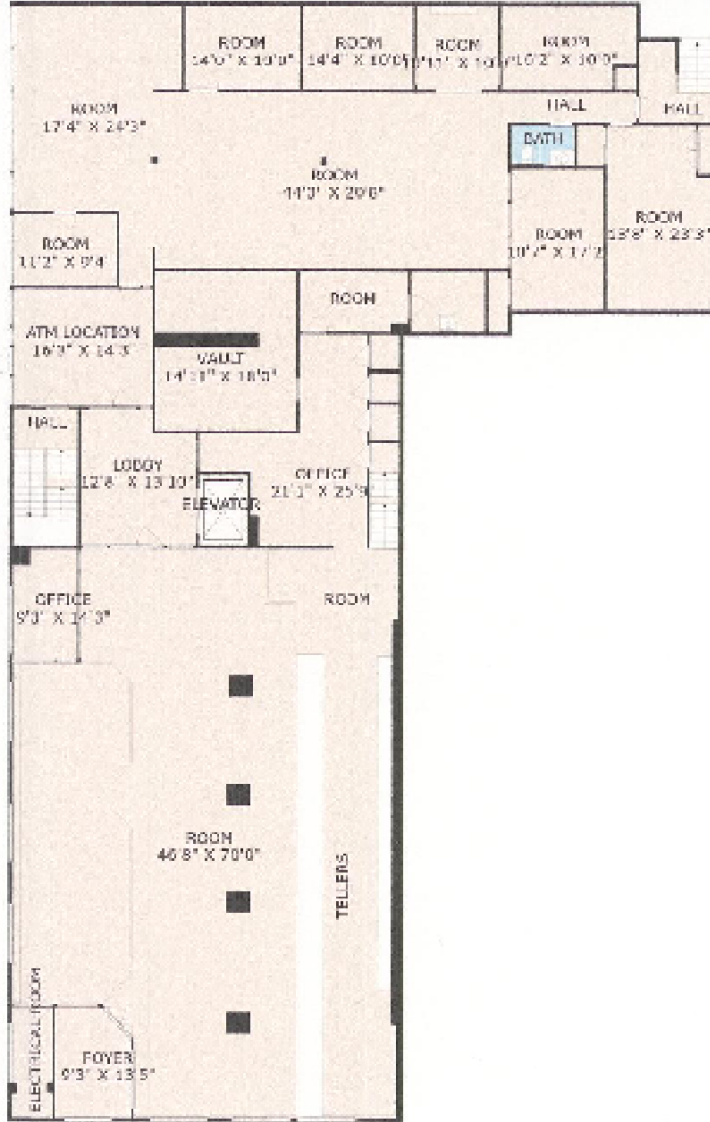
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GROUND FLOOR PLAN

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Sizes & Dimensions Approx. Subject To Errors & Omissions. Actual Vary. Not To Scale.

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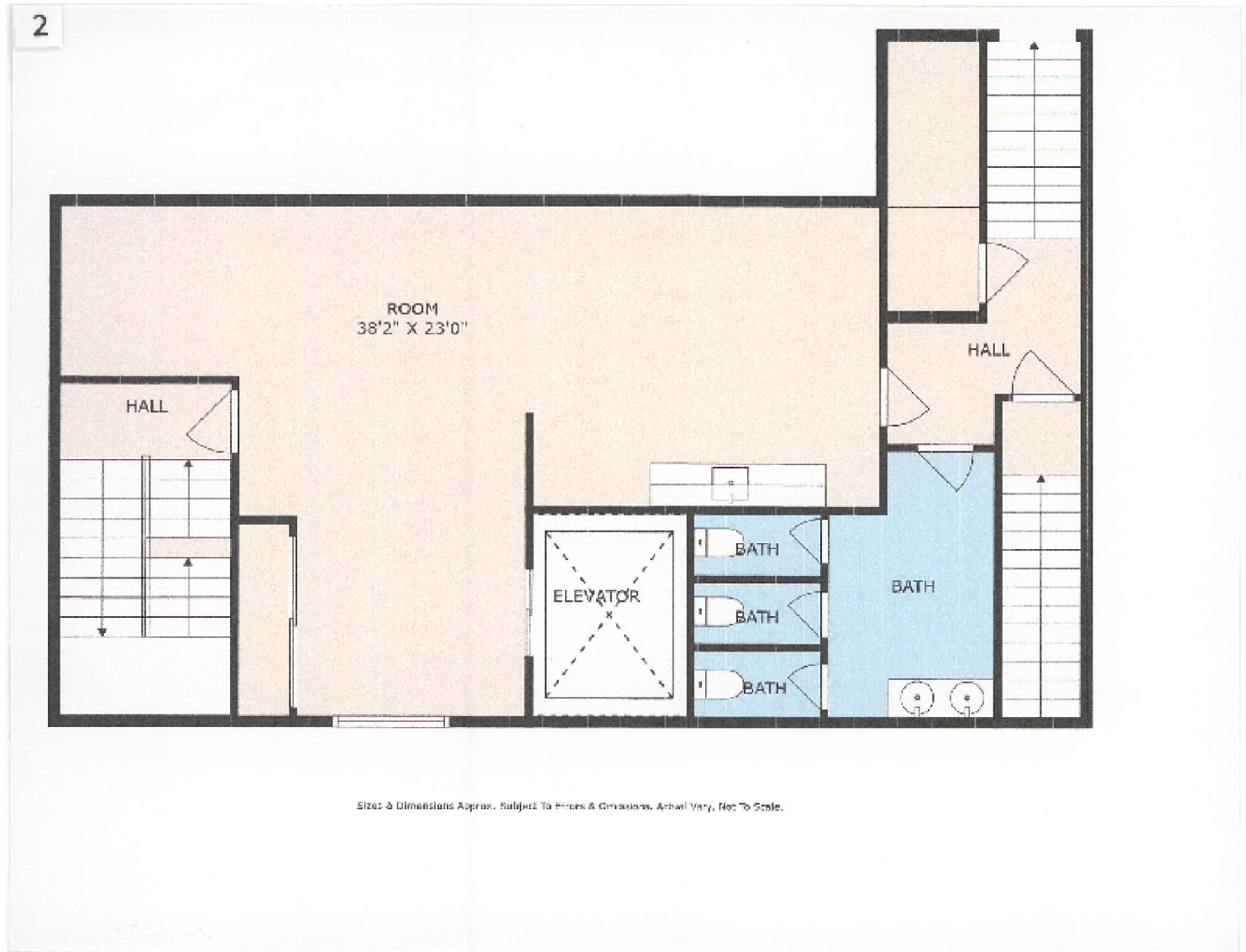
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SECOND FLOOR MEZZANINE PLAN

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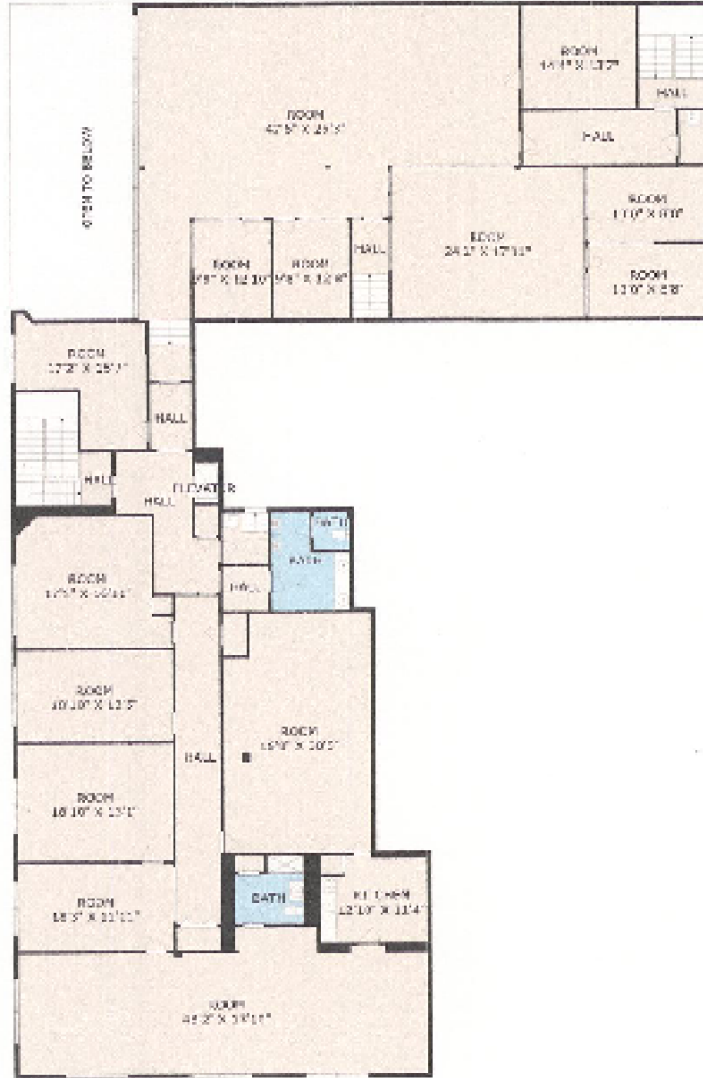
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SECOND FLOOR OFFICE PLAN

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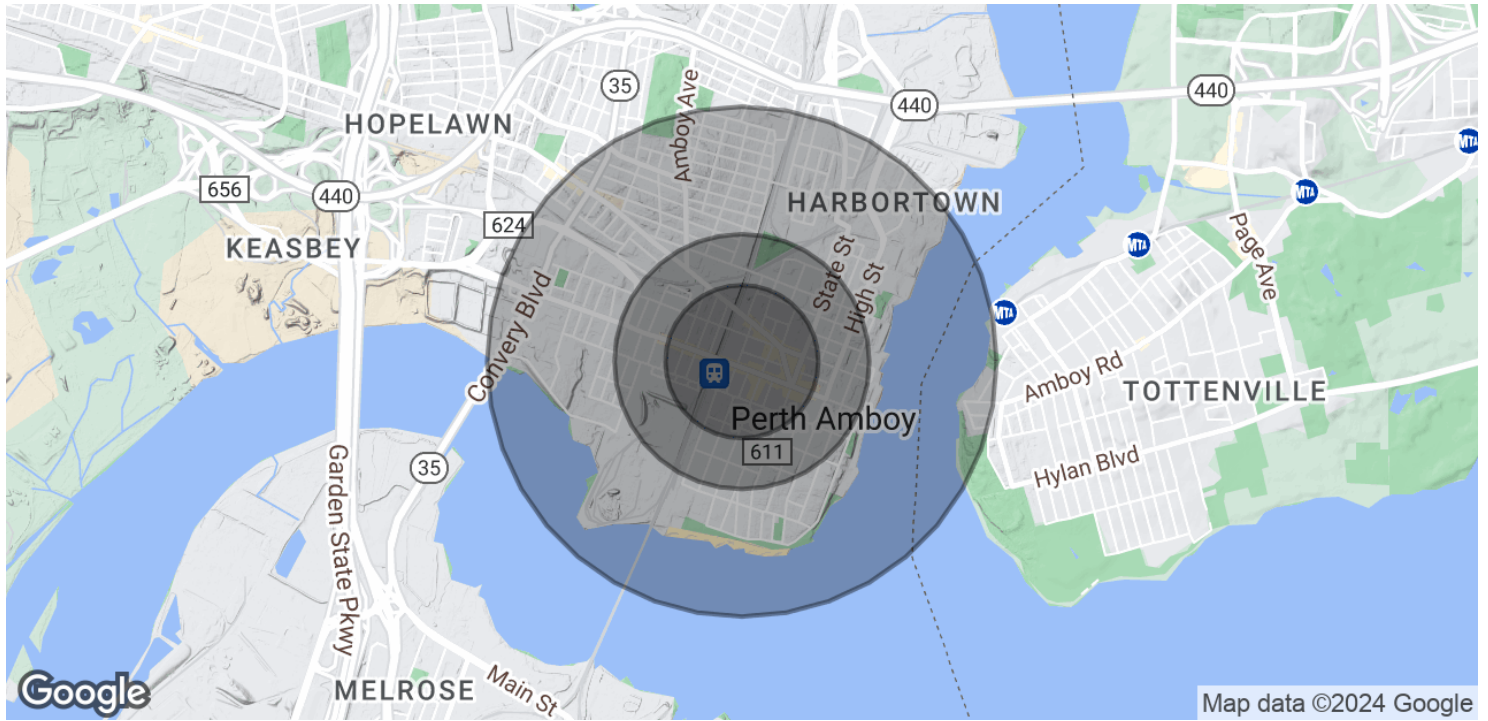
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,360	18,128	41,397
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,588	5,559	12,650
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$73,843	\$74,284	\$74,263
Average House Value	\$440,934	\$443,948	\$420,899

Demographics data derived from AlphaMap

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