

# Professional Office And Retail Space

614 Route 33 East, East Windsor, NJ 08520



Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Professional Office and Retail Space Available for Lease on Route 33 East.

### PROPERTY HIGHLIGHTS

- Ideal for law firms, accounting firms, financial firms, hedge fund firms, as well as medical office and retail use
- Single story building
- 36 parking spaces
- Gas fired forced hot air heating system
- Forced air cooling system
- Traffic count 27,469 VPD (2020) at Probasco Road and Route 33W
- NNN charges are estimated at \$8.00 PSF
- Area amenities include shopping and restaurants

### LOCATION DESCRIPTION

Located on Route 33 East next to IHOP with very easy access to Route 133 and the New Jersey Turnpike.

### OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	1,500 - 3,000 SF
LOT SIZE:	1.148 Acres
BUILDING SIZE:	6,000 SF

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OFFICE/RETAIL FOR LEASE

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## ADDITIONAL PHOTOS



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## LEASE SPACES

### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,500 - 3,000 SF	LEASE RATE:	\$20.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3	Available	1,500 - 3,000 SF	NNN	\$20.00 SF/yr	Former RWJ women's health facility. 3 exam rooms with sinks; 2 restrooms; 1 kitchenette; 2 offices (1 of which can be used as a meeting room); waiting area
Unit 4	Available	1,500 - 3,000 SF	NNN	\$20.00 SF/yr	Former pediatrician's office. 7 exam rooms, all with sinks; 1 restroom; 2 check-in/check-out windows; waiting area

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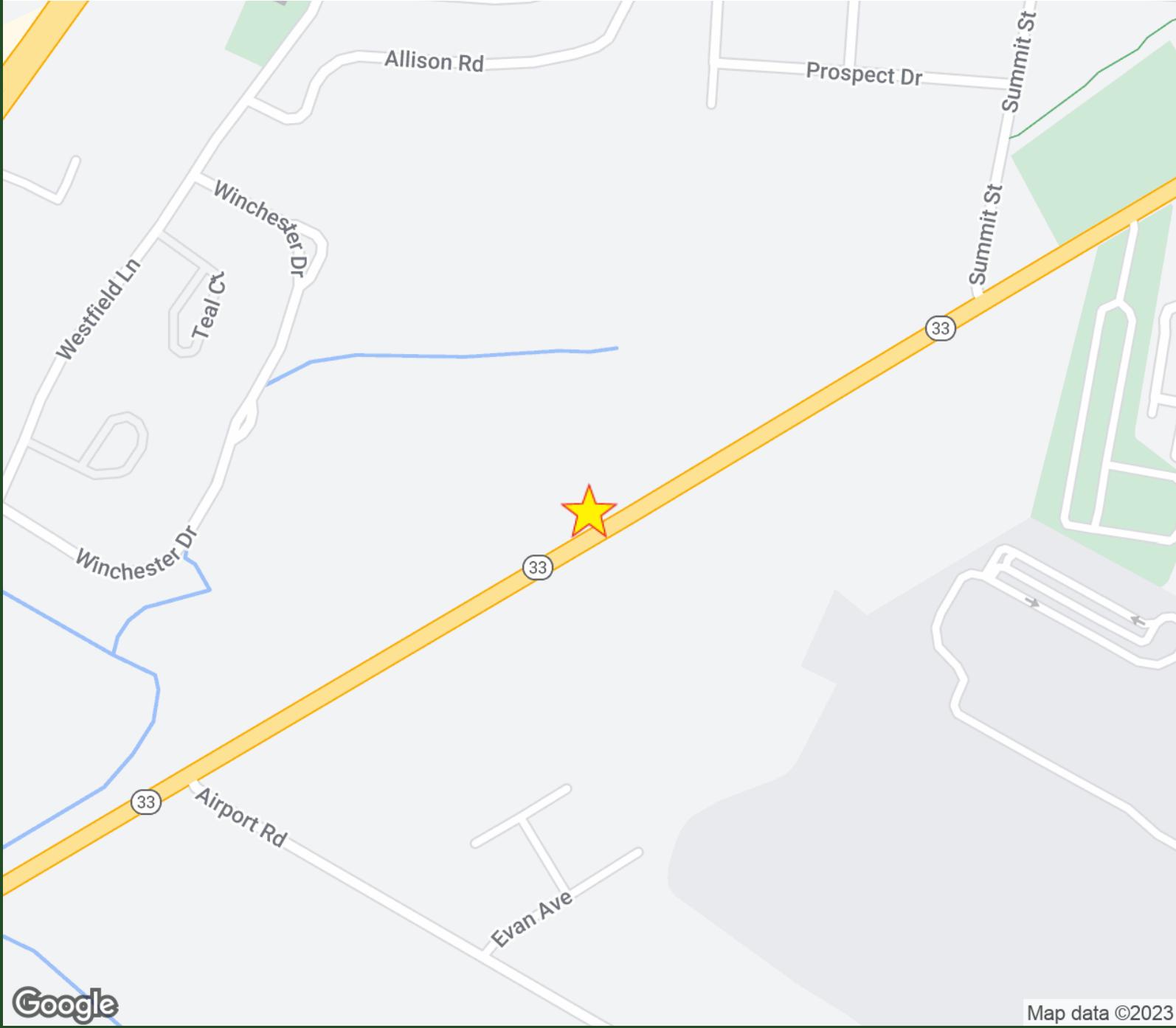
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## LOCATION MAP



Map data ©2023

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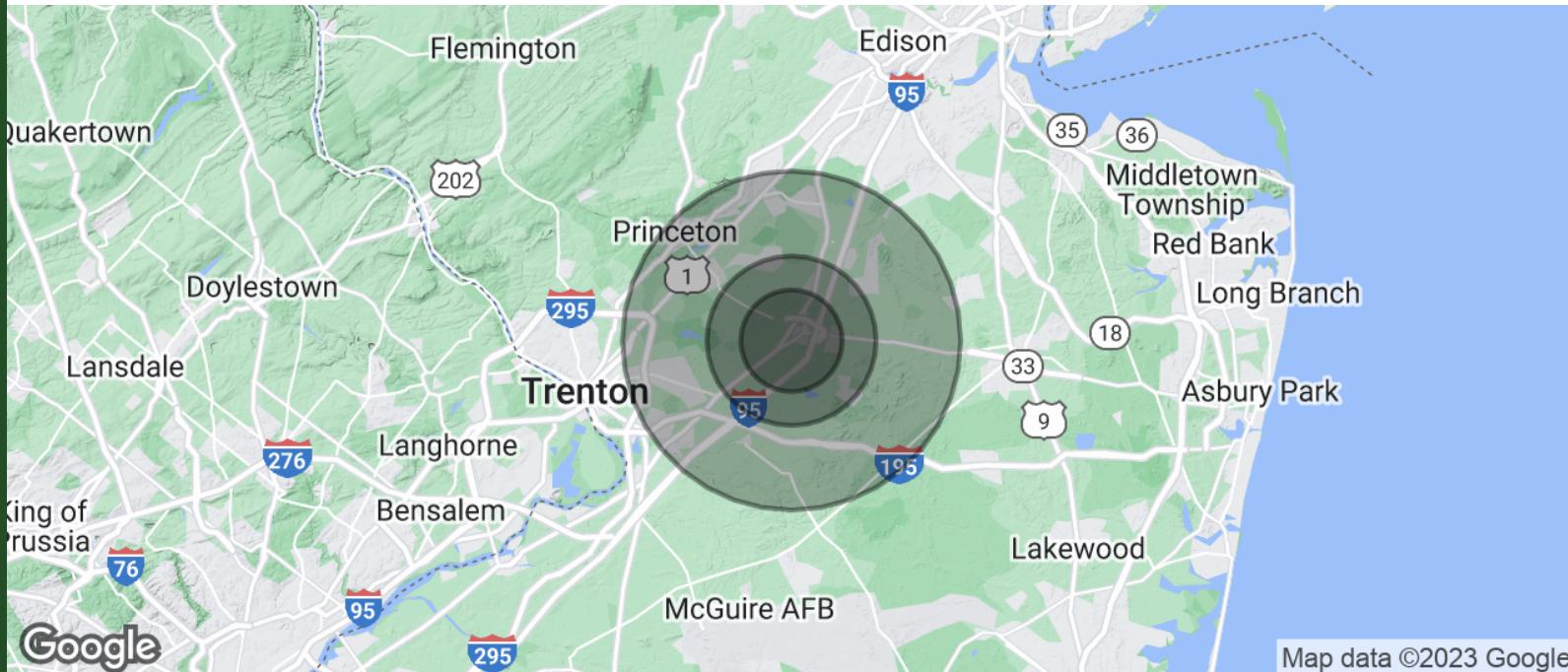


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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	37,494	72,989	308,342
AVERAGE AGE	41.9	42.6	44.0
AVERAGE AGE (MALE)	41.4	43.1	42.8
AVERAGE AGE (FEMALE)	43.0	42.7	44.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,709	28,651	124,195
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$115,251	\$143,648	\$137,500
AVERAGE HOUSE VALUE	\$415,855	\$512,475	\$475,336

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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