



VERMELLA
METROPARK

100 MIDDLESEX TURNPIKE
ISELIN, NEW JERSEY



For Lease - Contact

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Availabilities

- +/- 11,292 SF Restaurant Opportunity with Liquor License (Can be Demised)

Market Activators



Site Description

- A new mixed-use, transit-oriented development located at in the heart of Metro Park in Iselin, NJ
- Anchored by Hackensack Meridian Health's new 200,000 SF corporate HQ along with 60,000 SF of ambulatory space and 235 residential units
- Directly adjacent to Metropark NJ Transit Station, one of New Jersey's busiest commuter hubs with over 15,000 riders per weekday
- Immediate access to Routes 27 & 35, the Garden State Parkway and the New Jersey Turnpike
- Positioned within a dense office and residential corridor with a strong daytime population
- Surrounded by major corporate users including BASF, Siemens, Cisco, EY, Hackensack Meridian Health, EisnerAmper and Ansell
- +/- 11,292 SF restaurant opportunity with a liquor license available
- Excellent visibility and frontage along Middlesex Turnpike with strong vehicular and pedestrian traffic
- Tremendous trade area with approximately 333,977 residents and 334,280 daytime employees within a five-mile radius
- Strong household incomes and established consumer base throughout the primary trade area

Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
1 Mile	19,130	22,498	\$130,655	40.2
3 Mile	146,385	151,047	\$126,491	41.7
5 Mile	333,977	334,280	\$113,705	40.5

MARKET AERIAL

Macro Market Aerial

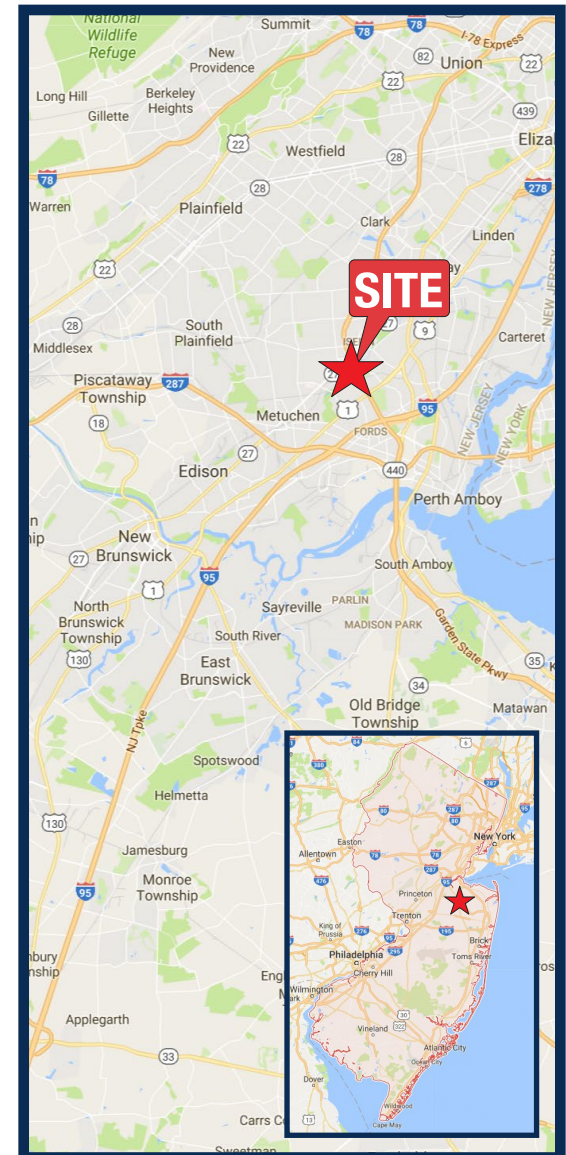


MARKET LOCATION

Immediate Surrounding Area



State Map



SITE PLAN



LEGEND

- 109 SHARED PARKING SPACES
- 74 EXCLUSIVE SPACES FOR RESTAURANT TENANT
- 10 SPACES - RESERVED FOR HACKENSACK MERIDIAN HEALTH

Valet Opportunity Available



Hackensack
Meridian *Health*

CORPORATE HQ
PLUS 60,000 SF
AMBULATORY CENTER

AVAILABLE
+/- 11,292 SF
RESTAURANT OPPORTUNITY
w/ Liquor License
(Can be Demised)

WOOD AVENUE



MIDDLESEX TURNPIKE



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**SUBJECT
SITE**



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