

Middlesex Corner

125 BOUND BROOK ROAD/ROUTE 28 | MIDDLESEX, NJ 07052



Available Space

25,874 SF Freestanding Building - former ACME

Property Highlights

- Community center seeking a new anchor tenant
- 25,874-SF freestanding building available, featuring a 7,155-SF basement, two full loading docks and parking for 120 vehicles
- Located at the corner of Warrenville Road and Bound Brook Road/Route 28 – two main thoroughfares – proximate to Route 22 and I-287
- Property features a modern, 3,500-SF McDonald's developed in 2017
- Densely populated trade area serving 240,295 residents within a 5-mile radius; average household income of \$149,704.
- Just two minutes from NJ Transit's Dunellen Station
- Co-brokers: 5% commission up to 15K SF; 4% commission over 15K SF

Nearby Retailers

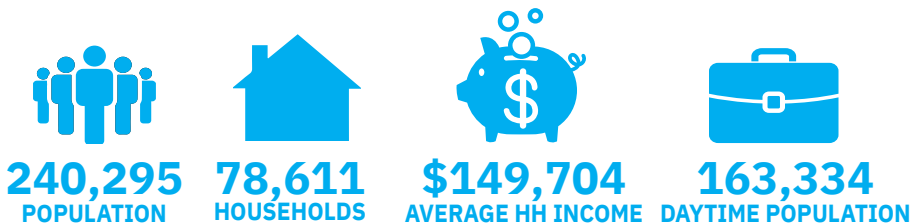


Average Daily Traffic

14,257 Bound Brook Road/Route 28
7,718 Warrenville Road
47,131 Route 22

Demographics

5 mile-radius



Source: sitesusa.com

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SITE PLAN



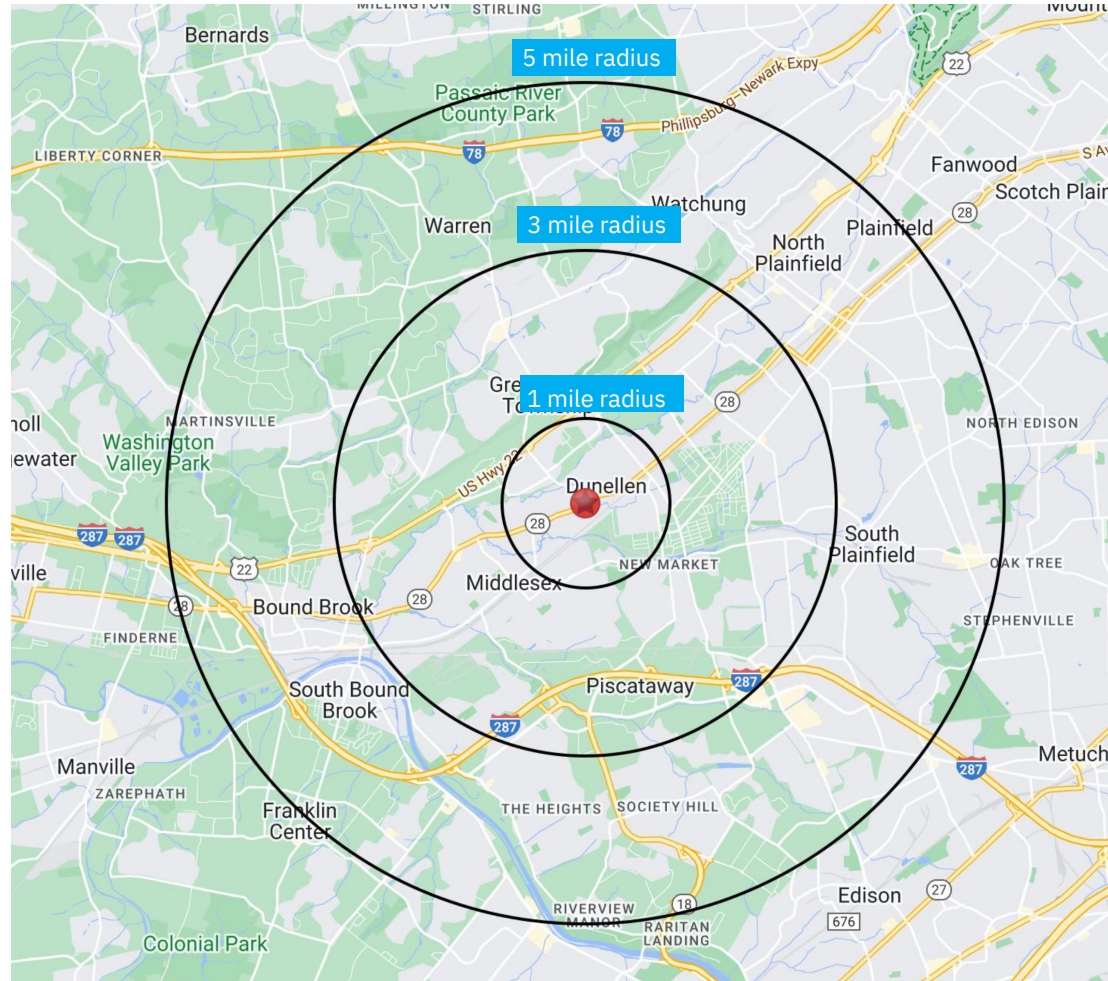
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	15,449	98,017	240,295
Households	5,308	33,144	78,611
Average Household Income	\$110,390	\$146,035	\$149,704
Projected Average Household Income (2028)	\$119,449	\$159,066	\$161,447
Median Household Income	\$107,892	\$119,392	\$118,617
Total Businesses	598	4,116	9,909
Total Employees	4,626	51,343	129,914
Daytime Population	6,392	64,898	163,334
Total Annual Household Expenditure	\$401.22 M	\$3.08 B	\$7.44 B
HH Income \$200K or more	894	6,840	16,905
College Degree + (Bachelor Degree or Higher)	3,191	25,976	66,630

Source: sitesusa.com



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CLOSE-UP AERIAL



Warrenville Road

LOADING DOCK

LOADING DOCK

Warrenville Road



Route 28 - Bound Brook Road



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

ED VASCONCELLOS

Leasing Representative

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