

1031 Route 202 North | Branchburg, NJ 08876

FOR SALE | 1 ACRE HIGHWAY COMMERCIAL



PROPERTY HIGHLIGHTS

- **Building Size:** 2,625 SF (two buildings)
- **Asking Price:** \$1,375,000
- **Block:** 57, **Lots:** 4 and 5 (.91 Acres)
- **Owner/user opportunity**
- **Redevelopment opportunities**
- **Zoning:** RS2 - Retail Zone Service District , could permit 7,000 SF of retail
- **Traffic Count:** 42,577 vehicles per day
- **Average HH income** within a 1 mile radius is approximately \$200,000
- **Daytime Employment:** 170 nearby businesses with over 2,000 employees within 3 mile radius
- **Accessibility:** offers easy access to I-287, I-78, Route 22 and approximately 10 minutes to Somerville and Bridgewater.
- **Major Points of Interest:** Conveniently close to Branchburg Corporate Center, J & J, Eli Lilly, Roche Molecular Systems, Readington Brewery and Wegmans.
- **Location:** 200 ft of state highway frontage



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LOCATION MAP

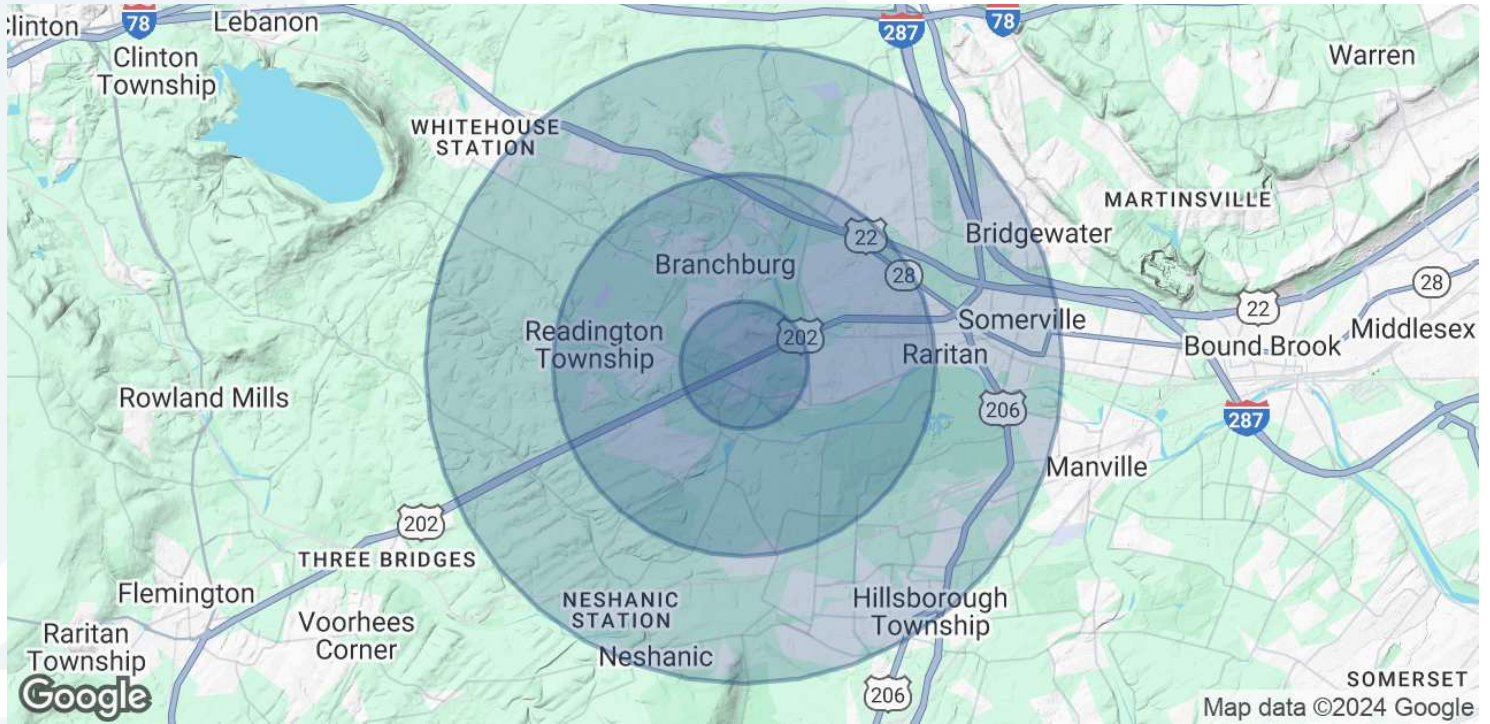


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,878	33,241	97,727
Average Age	45	43	42
Average Age (Male)	44	41	41
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,178	12,071	36,753
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$196,667	\$211,464	\$184,644
Average House Value	\$563,426	\$591,771	\$563,109

Demographics data derived from AlphaMap

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AERIAL MAP



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RETAILER AERIAL MAP

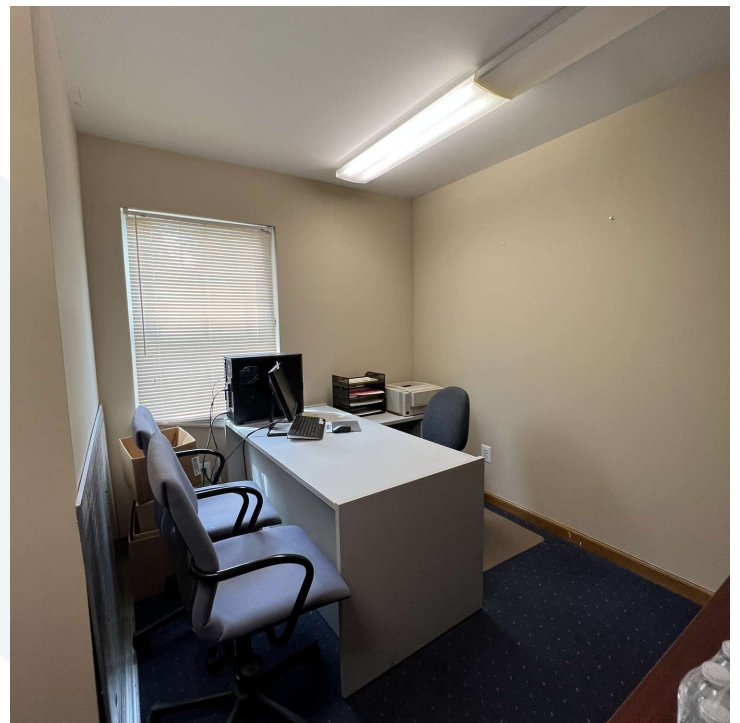


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ADDITIONAL PHOTOS



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