



Office Space for Lease

75 New Brunswick Avenue

WOODBRIIDGE, NJ

Available Space: 3,200 SF Office in separate building

Lease Term: Negotiable

Lease Price: \$14.00 PSF NNN

Location: Easy access to Routes 9, 440 and the Garden State Parkway

Details:

- Abundant parking
- Limited weight capacity on floors (wooden)
- 10-12 foot ceilings

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Exclusive Broker

Weichert | Commercial
Brokerage, Inc.

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Photo



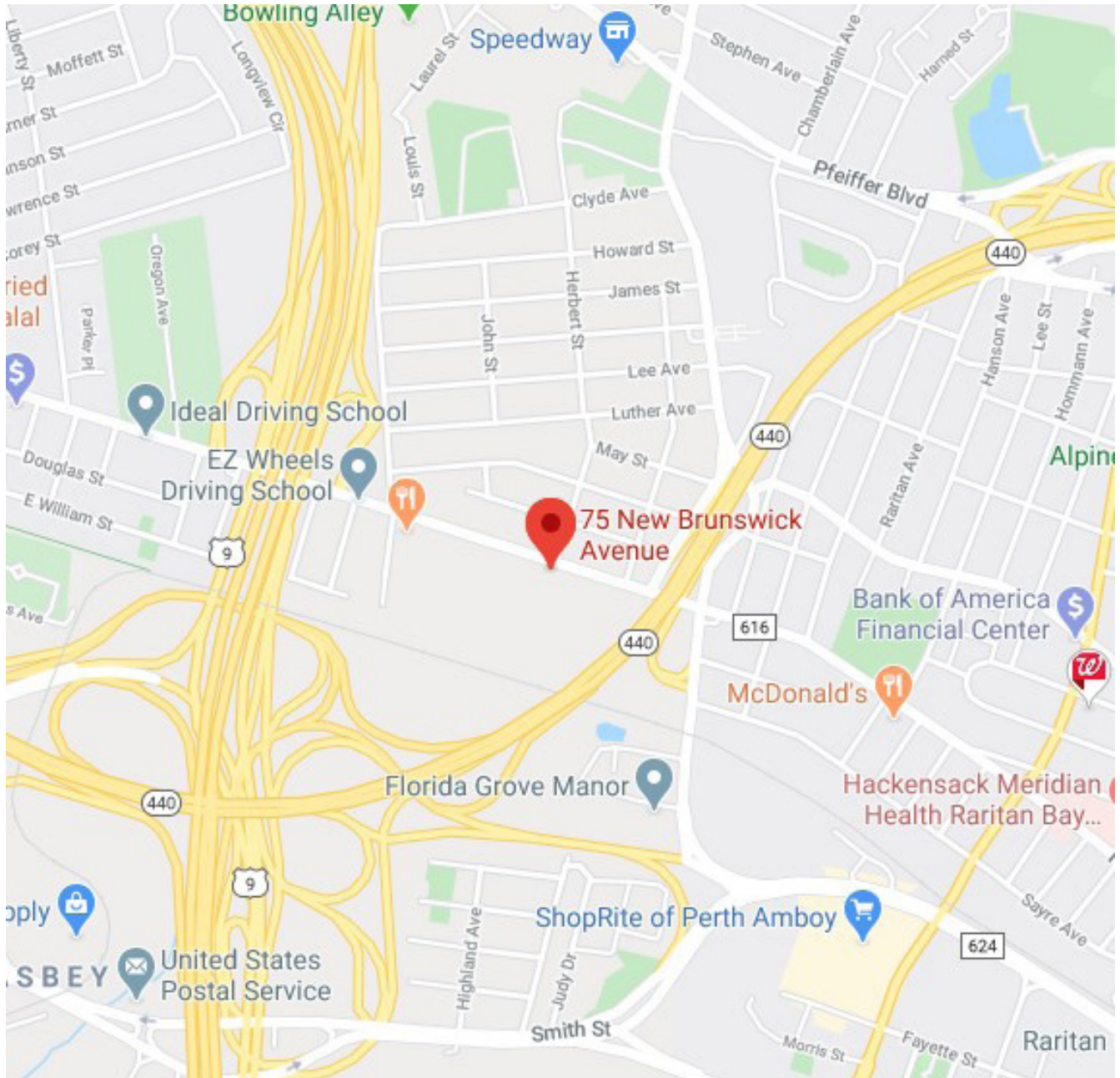
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Location



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Demographics

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 18,842 | 111,488 | 268,564 |
| 2010 Population | 19,004 | 118,230 | 286,479 |
| 2017 Population | 20,298 | 126,292 | 303,083 |
| 2022 Population | 21,198 | 131,719 | 314,538 |
| 2000-2010 Annual Rate | 0.09% | 0.59% | 0.65% |
| 2010-2017 Annual Rate | 0.91% | 0.91% | 0.78% |
| 2017-2022 Annual Rate | 0.87% | 0.85% | 0.74% |
| 2017 Male Population | 48.8% | 49.1% | 49.4% |
| 2017 Female Population | 51.2% | 50.9% | 50.6% |
| 2017 Median Age | 36.0 | 36.7 | 38.7 |

In the identified area, the current year population is 303,083. In 2010, the Census count in the area was 286,479. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 314,538 representing a change of 0.74% annually from 2017 to 2022. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.2.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2017 White Alone | 54.3% | 54.3% | 58.3% |
| 2017 Black Alone | 9.8% | 9.6% | 8.6% |
| 2017 American Indian/Alaska Native Alone | 0.9% | 0.6% | 0.4% |
| 2017 Asian Alone | 4.6% | 12.3% | 19.1% |
| 2017 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2017 Other Race | 25.3% | 18.7% | 10.0% |
| 2017 Two or More Races | 5.2% | 4.4% | 3.5% |
| 2017 Hispanic Origin (Any Race) | 65.6% | 48.0% | 27.6% |

Persons of Hispanic origin represent 27.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|---------|
| 2000 Households | 6,700 | 39,126 | 93,801 |
| 2010 Households | 6,394 | 40,552 | 99,101 |
| 2017 Total Households | 6,732 | 42,750 | 103,747 |
| 2022 Total Households | 6,987 | 44,329 | 107,150 |
| 2000-2010 Annual Rate | -0.47% | 0.36% | 0.55% |
| 2010-2017 Annual Rate | 0.71% | 0.73% | 0.63% |
| 2017-2022 Annual Rate | 0.75% | 0.73% | 0.65% |
| 2017 Average Household Size | 3.00 | 2.91 | 2.87 |

The household count in this area has changed from 99,101 in 2010 to 103,747 in the current year, a change of 0.63% annually. The five-year projection of households is 107,150, a change of 0.65% annually from the current year total. Average household size is currently 2.87, compared to 2.83 in the year 2010. The number of families in the current year is 76,073 in the specified area.

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