



JOIN  
**DOLLAR TREE**

# 293-305 ROUTE 22

## GREEN BROOK, NEW JERSEY

### COLONIAL SQUARE

FOR LEASE **UP TO 10,166 SF**

**MIKE MENDOZA**  
mmendoza@jefferyrealty.com  
C: 201.952.3005  
O: 908.668.9600 x220

**STEVE BATTISTA**  
sbattista@jefferyrealty.com  
C: 908.963.4539  
O: 908.668.9600 x203



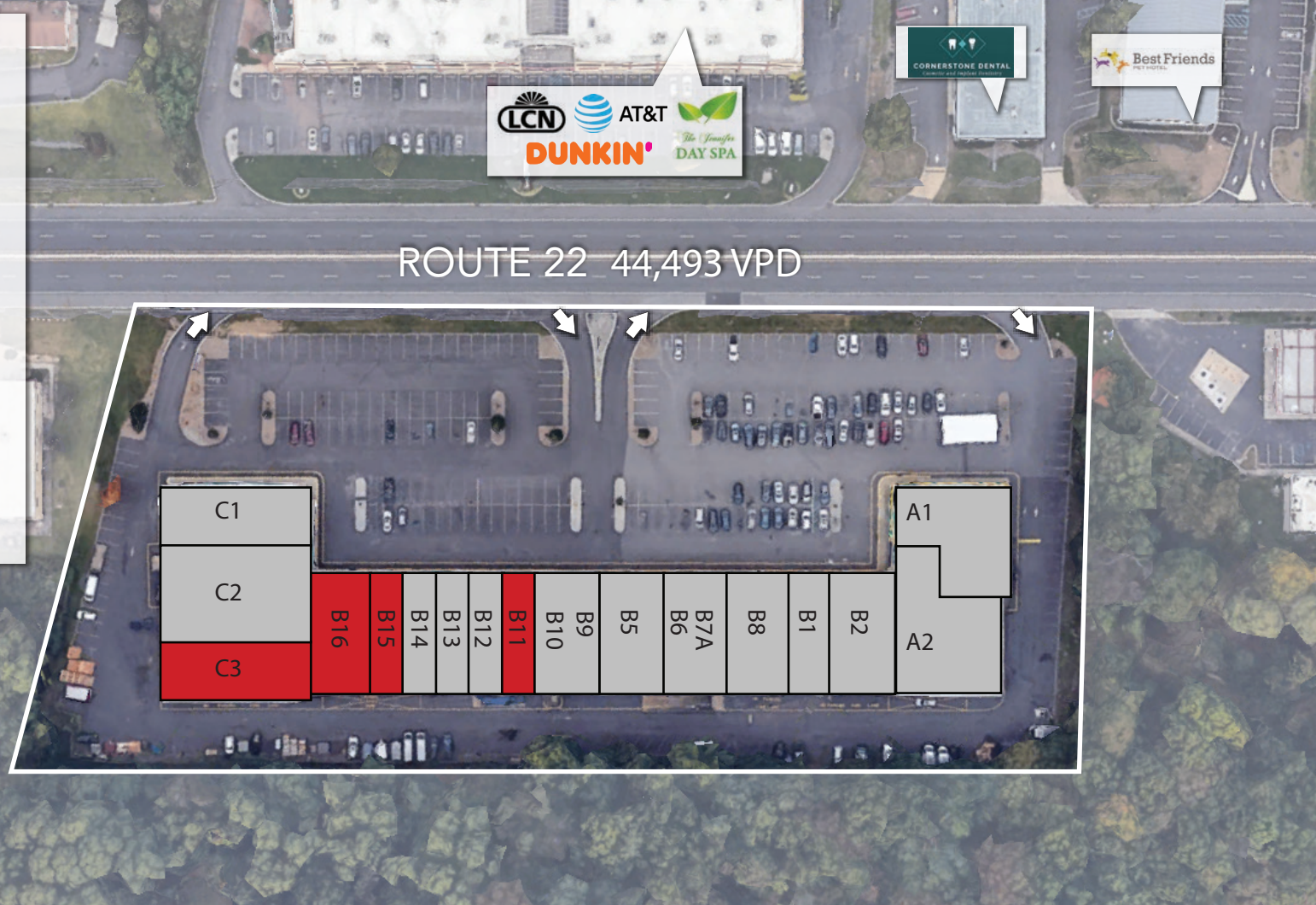
**JEFFERY REALTY**  
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • [www.JefferyRealty.com](http://www.JefferyRealty.com)  
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





A1	Green Brook Pancake House	6,400 SF
A2	Pool Table Supply	6,400 SF
B2	Hot Tubs Sales	800 SF
B1	Nail Spa	1,300 SF
B8	Home Theater Supply	2,860 SF
B6	Ramen & Sushi	2,500 SF
B7A	Ramen & Sushi	2,500 SF
B5	Day Spa	3,000 SF
B9	Bakery	2,500 SF
B10	Bakery	2,500 SF
B11	AVAILABLE	2,000 SF
B12	Ski Jeweler	2,000 SF
B13	Black Belt World	2,140 SF
B14	YU Noodles	2,000 SF
B15	AVAILABLE	2,212 SF
B16	AVAILABLE	4,166 SF
C1	Dollar Tree	5,459 SF
C2	Dollar Tree	6,500 SF
C3	AVAILABLE	4,000 SF



**293-305 RT. 22 COLONIAL SQUARE | GREEN BROOK, NJ**

## SITE INFORMATION

**GLA:** 114,158 SF  
**RENT:** CALL FOR QUOTE  
**NNN:** \$7.85 / SF

**AVAILABLE:** 2,000 - 6,378 SF  
**PARKING:** PER CODE  
**TRAFFIC:** 44,493 VPD RT. 22

**NOTES:**

- Easy Access to Route I-287
- Excellent visibility and pylon signage
- \$128,000 – Surrounding household Income



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MARKET AERIAL



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SITE SOURCE