

Boulevard Plaza | 275 Lincoln Boulevard | Middlesex, NJ 08846

4,000 SF FLEX SPACE FOR LEASE

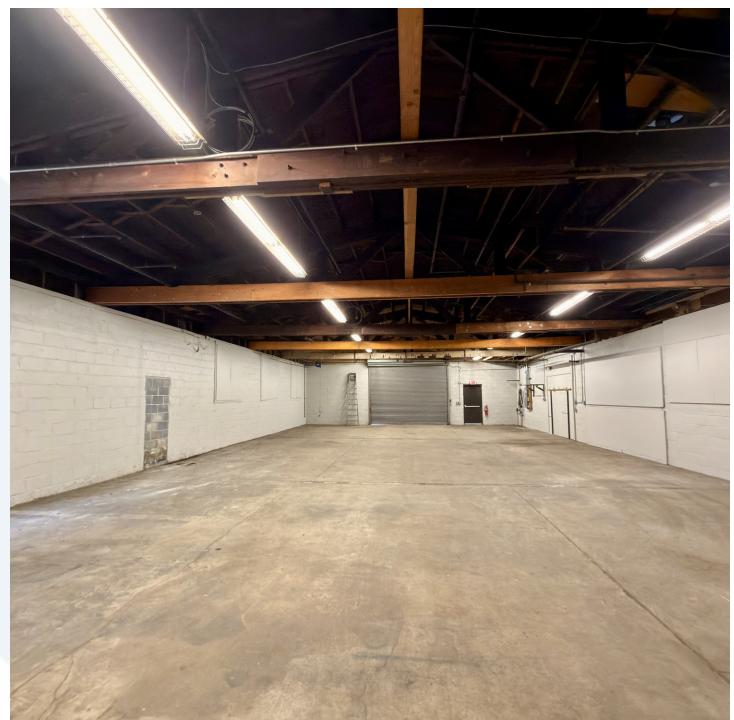


PROPERTY HIGHLIGHTS

- **Plaza Overview:** 15,041 SF on 1.75 Acres
- **Availability:** 4,000 SF flex space ready for tenant fit-out
- **Office:** 1,300 SF and **Industrial:** 2,700 SF
- **Includes:** 3 Private Offices/Show-Rooms and 2 Restrooms, Oversized Drive-In Door
- **Lease Rate:** \$13.50 PSF (NNN)
- **CAM Charges (2025 Est.):** \$2.92 PSF
- **Ample Parking:** Storage Space and Generous Parking Availability
- **Zoning:** CLW - Commercial, Light Manufacturing, Wholesale District permits a wide range of commercial and light industrial uses
- Heavy 240V Three-Phase Power Capability

LOCATION HIGHLIGHTS

- Excellent frontage on a busy corridor
- Quick access to Routes 22, 287 and 18



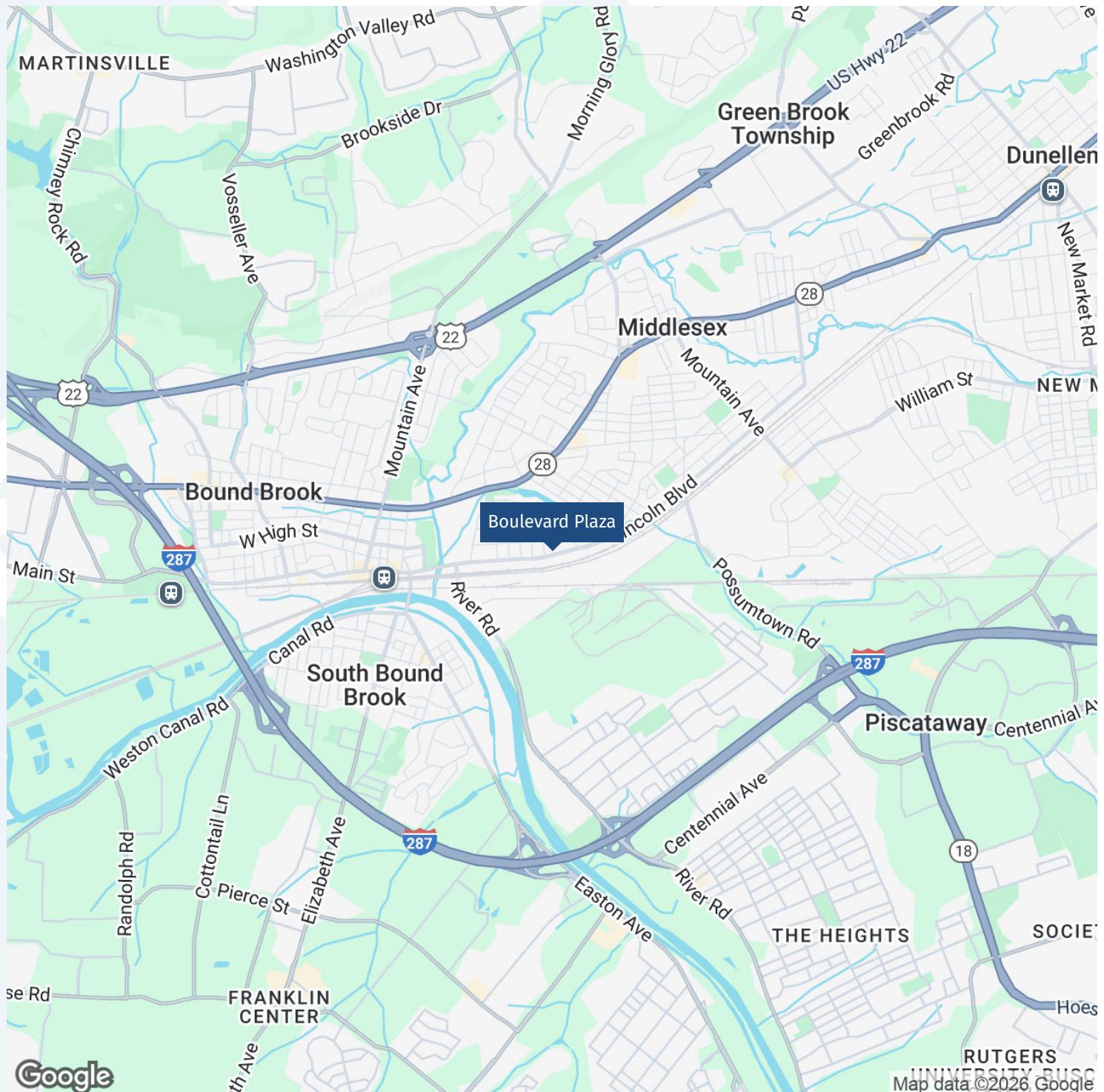
MAX LEVINSTON

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LOCATION MAP

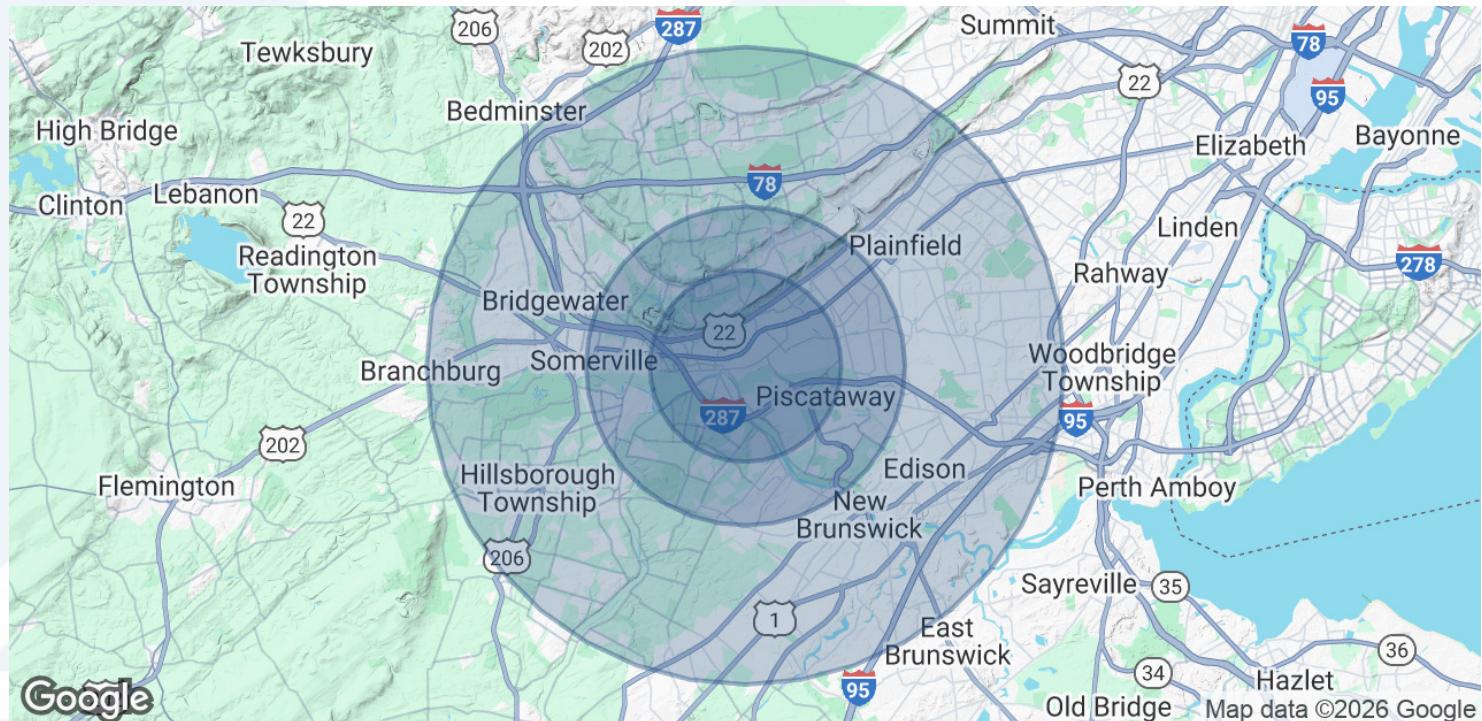


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	72,383	206,052	825,479
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,047	68,962	284,307
# of Persons per HH	2.8	3	2.9
Average HH Income	\$154,433	\$143,969	\$162,006
Average House Value	\$503,416	\$486,958	\$566,768

Demographics data derived from AlphaMap

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