



**Retail Real Estate
Investment Services**

33 Route 27 | Edison, NJ | 08817
OFFERING MEMORANDUM

Exclusive Brokers

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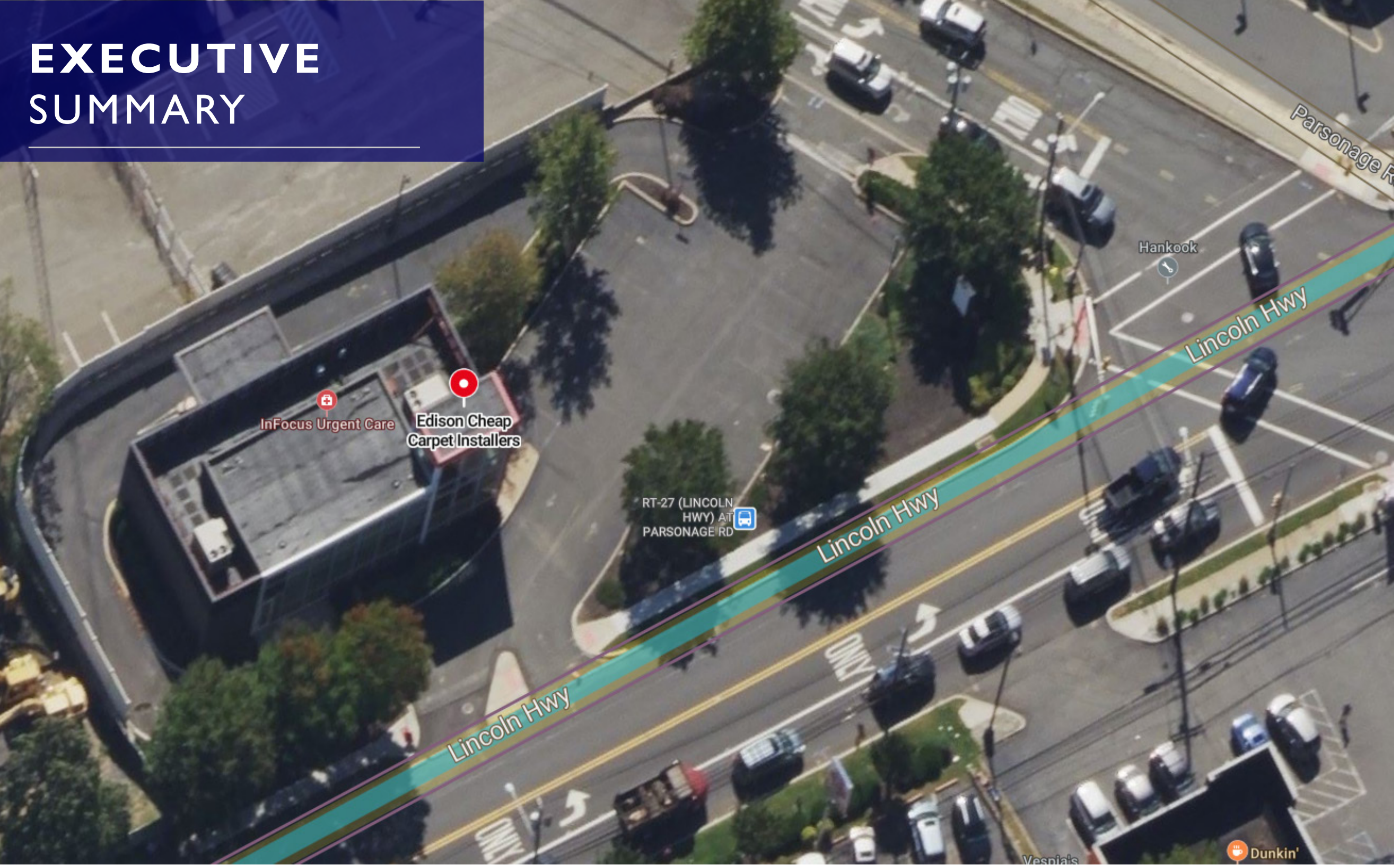
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TABLE OF CONTENTS

- 4 EXECUTIVE SUMMARY**
- 6 INVESTMENT HIGHLIGHTS**
- 7 FINANCIAL OVERVIEW**
- 10 MARKET OVERVIEW**

EXECUTIVE SUMMARY



Solid Retail Opportunity

- Subject property is partially leased to InFocus Urgent Care (1,672 square feet) with 1,228 square feet available. Average market rents in Edison average over \$30 per square feet, providing a rare opportunity to purchase a property with significant upside in this prime market.

National Healthcare Tenant

- InFocus Urgent Care is an urgent care practice founded by board-certified emergency medicine physicians with office locations throughout New Jersey. They offer efficient, convenient ways for people to receive medical care without having to wait in an emergency room or days to see their physician.

Access & Visibility

- Subject property is approximately 20 miles southwest of New York City, with excellent visibility on Route 27.
- The location is near national tenants such as Starbucks, McDonalds, 7-Elven, Dunkin', Rite-Aid. Hackensack Meridian Health.

New Jersey Economy

- Northern New Jersey's economy remains on solid footing, as rising payrolls and accelerating population growth provide a strong backdrop for consumer spending and housing demand.
- Strong wage growth remains a key driver of healthy fundamentals in the retail property sectors. Median household incomes have ticked up 4% to \$104,000 over the past year, settling approximately 35% above the national average.

New Jersey Retail Market

- In the first half of 2024, the largest declines in space availability were recorded at power centers and neighborhood centers, where move-in activity has been driven by grocers and lifestyle tenants such as traditional gyms.
- The general retail and power center segments lead all property categories with the lowest availability readings at 3.7% and 3.0%, respectively.

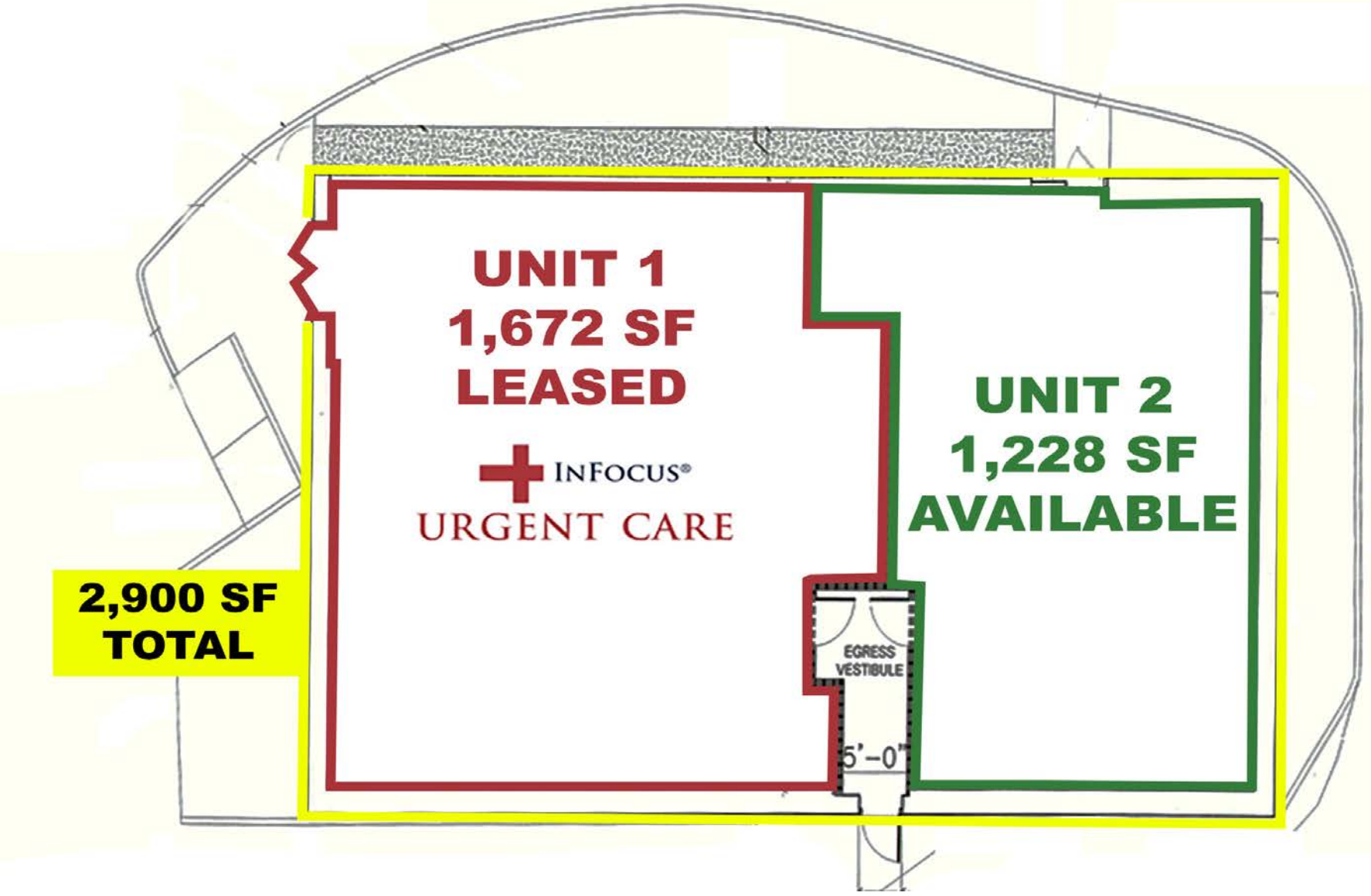


INVESTMENT HIGHLIGHTS

- **Total Size:** 2,900 SF
- **Sale Price:** Call For Quote
- **Taxes:** \$43,457.06 (2023)
- **Traffic:** 29,904 VPD - Route 27
- **Parking:** 15 Spaces
- **Unit 1:** 1,672 SF (Infocus Urgent Care)
- **Unit 2:** 1,228 SF (Vacant) w/ Drive-Thru
- **Plot Size:** 0.49 Acres
- **Frontage:** Route 27

Neighboring Retailers:

- Starbucks, McDonalds, 7-Eleven, Rite-Aid, Dunkin, Papa Johns, Hackensack Meridian Health



FLOOR PLAN

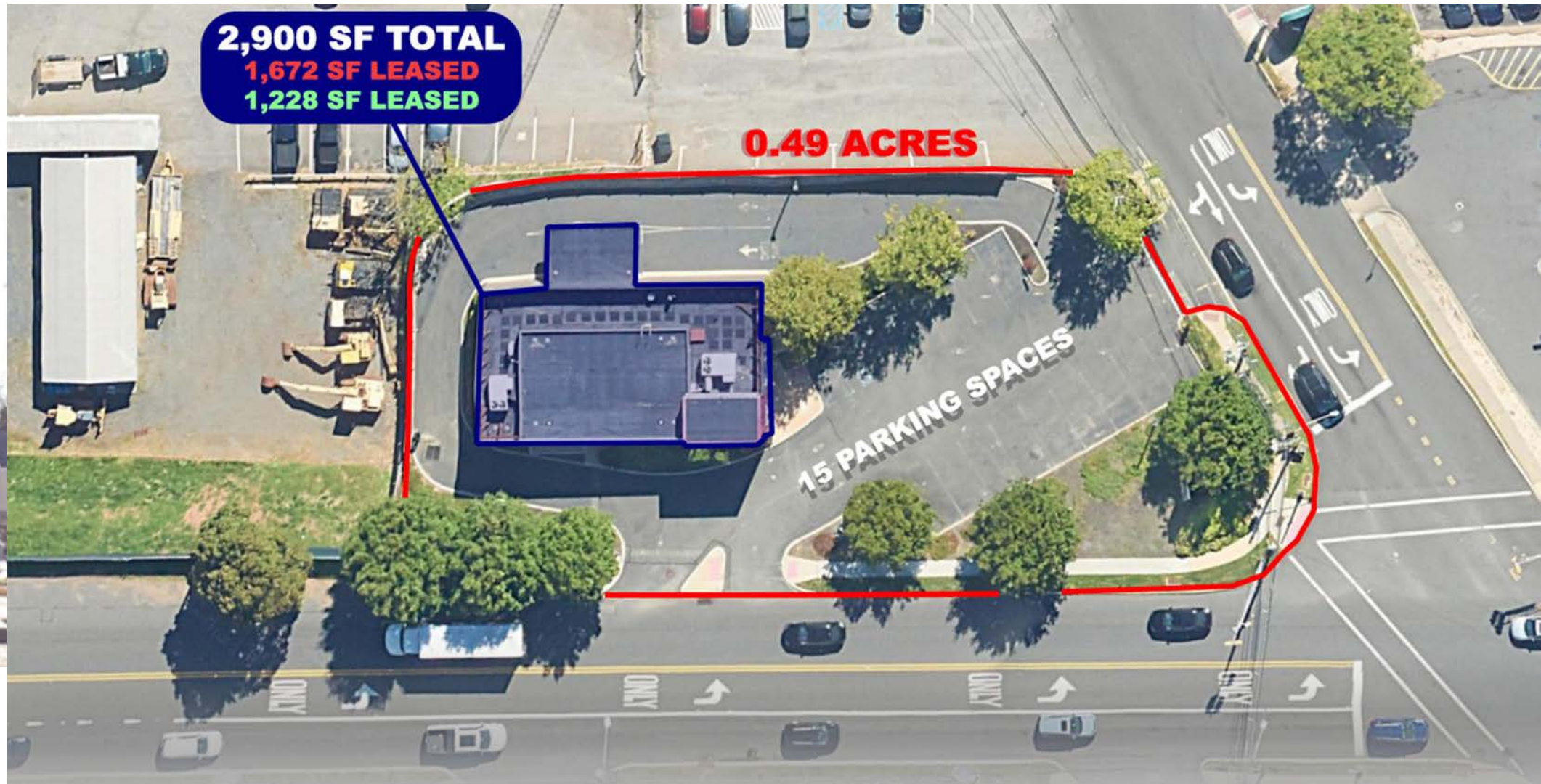
FINANCIAL OVERVIEW

\$3,650,000
List Price

\$180,000
NOI

2,900 SF
GLA

1997 / 2002
Year Built / Renovated



Property Overview	
Property Address	33 Route 27, Edison, NJ
Property Size	2,900 SF
Occupied	1,672 SF
Available	1,228 SF
Property Type	Retail Strip Center
Ownership Type	Fee Simple

Tenant	InFocus Urgent Care
SF Leased	1,672 SF
Initial Term	10 Years
Rent Commencement	5/1/2022
Lease Expiration	5/31/2032

Lease Term Remaining	7 Years, 10 Months
Base Rent	\$95,976
Rental Increases	N/A
Renewal Options	Two, 5 Year Options
Expenses Structure	Absolute NNN



MARKET OVERVIEW

As one of the New Jersey's leading business hubs, Edison Township has 25 commercial parks, extensive residential areas, bucolic parklands and superior educational system. The 104,000 resident population is comprised of many ethnic backgrounds. The population doubles during the day with the estimated 7,000 Edison

businesses providing jobs. Many of the country's largest retail chains and 100 retail tenants are housed in the Menlo Park Mall. Edison has 15+ neighborhood shopping centers with 10-20 stores in each, as well as many retail stores along US-1, State Highway 27 and the infamous Oak Tree and Inman Road Asian Indian markets.

- Edison is the fifth largest municipality in NJ, within 32 square miles
- Comprises almost 15% of Middlesex County's citizenry.
- Diverse 36,000 units of residential housing stock meet needs in value and style.
- Edison has a 405-bed, acute-care hospital within and 4 major hospitals surrounding Edison Township.



16,254 VPD

29,904 VPD

12,984 VPD

Demographics

Households		
1 Mile	3 Mile	5 Mile
6,028	45,865	112,207
Average Household Income		
1 Mile	3 Mile	5 Mile
\$134,266	\$139,982	\$124,716

Population		
1 Mile	3 Mile	5 Mile
16,469	128,156	322,373
Daytime Employees		
1 Mile	3 Mile	5 Mile
14,718	73,980	158,440





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