



101,066 VPD



GROVE ST

SUBJECT SITE

GUS & BUCKY'S Express



Concentra urgent care

AMG AUTO

IVANHOE AVE

GROVE ST

CROSS EASEMENT

360 Grove Street (Route 22 & Grove Street) Bridgewater, New Jersey

Availability

- Current Configuration: Ground Level: +/- 5,265 SF | Second Level: +/- 3,422 SF
- Potential Configuration: +/- 9,950 SF Building with Outdoor Patio
- All Logical Configurations will be Considered

VPD

- 101,066 VPD on Route 22

Acreage

- 1.04 Acres

Area Tenants



Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	10,717	23,931	\$103,532
3 Mile	58,119	77,916	\$114,015
5 Mile	131,062	161,300	\$124,870

For Lease - Contact

Robert Mackowski
Ph. 732-724-4089
rob@piersonre.com



360 Grove Street (Route 22 & Grove Street)

Bridgewater, New Jersey

Site Description

- One acre available with multiple configurations possible at the intersection of Route 22 and Grove Street
- Subject site currently houses a multi-story building, which can remain as-is or be demolished
- Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities
- Ingress from both Route 22 and Grove Street
- Less than a five minute drive to Downtown Somerville via Grove Street
- Liquor license available for purchase

Market Aerial



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