



COMMERCIAL

FOR LEASE

±2.38 ACRES COMMERCIAL PROPERTY

366 New Jersey 18, East Brunswick, NJ 08816

For More Information, Contact the Exclusive Broker

JOHN R. LONGO

Senior Director

jlongo@blauberg.com

973.379.6644 x129



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2.1 Miles to I-95 Exit 9

Approx. 2.7 Miles to US Highway 1

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	2.38 Acres
Lot Size:	2.38 Acres

PROPERTY HIGHLIGHTS

- Highly Desirable Corner Location on Route 18
- Mobile Home Park on 2.38 Acres (Block 55.03, Lot 1)
- Zoned - HC-2 Highway Commercial 2
- Taxes 2020 - \$37,488
- Traffic - 66,500 AADT

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	874	4,949	9,536
Total Population	2,278	12,450	25,544
Average HH Income	\$97,277	\$90,573	\$97,923

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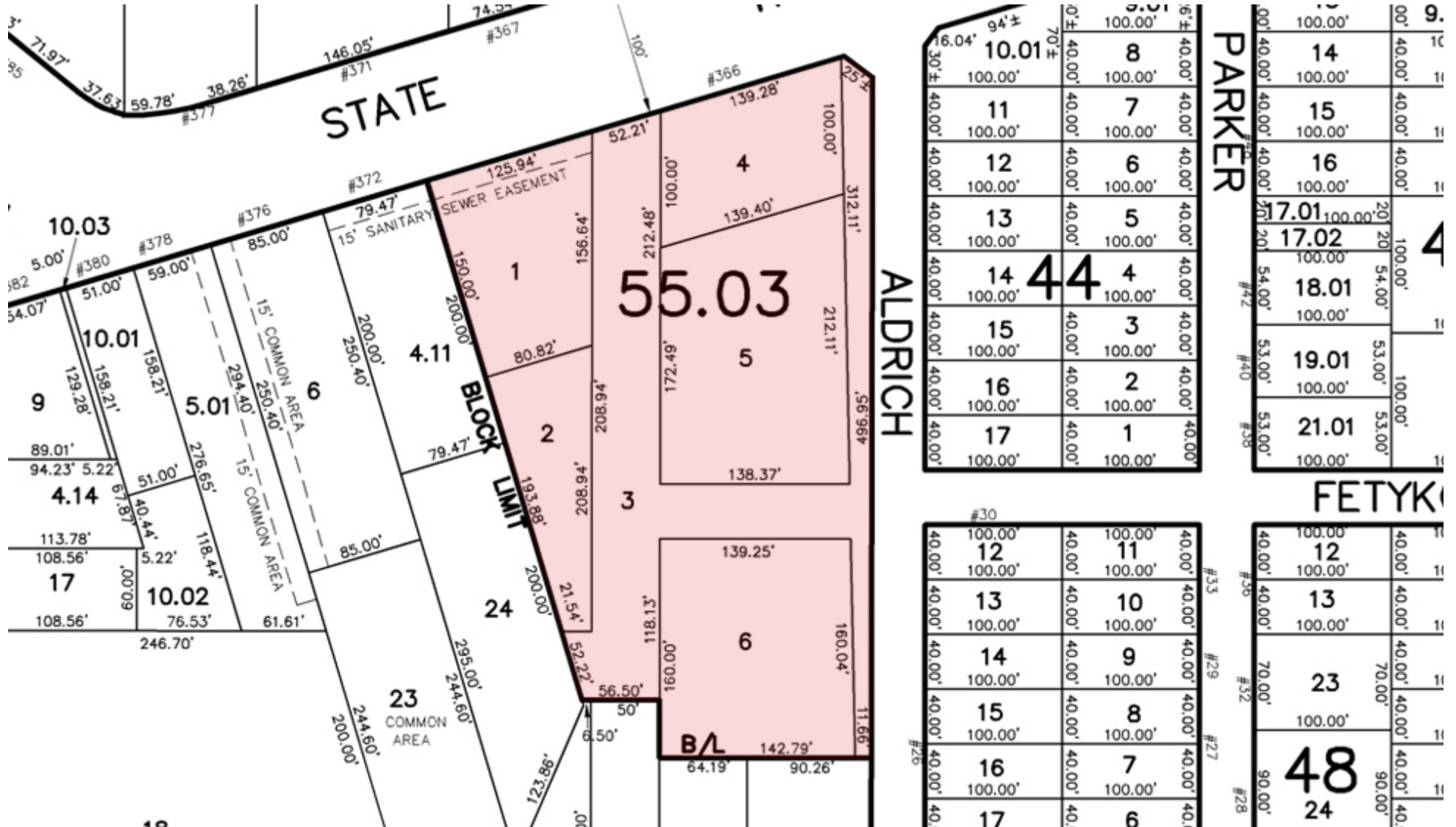
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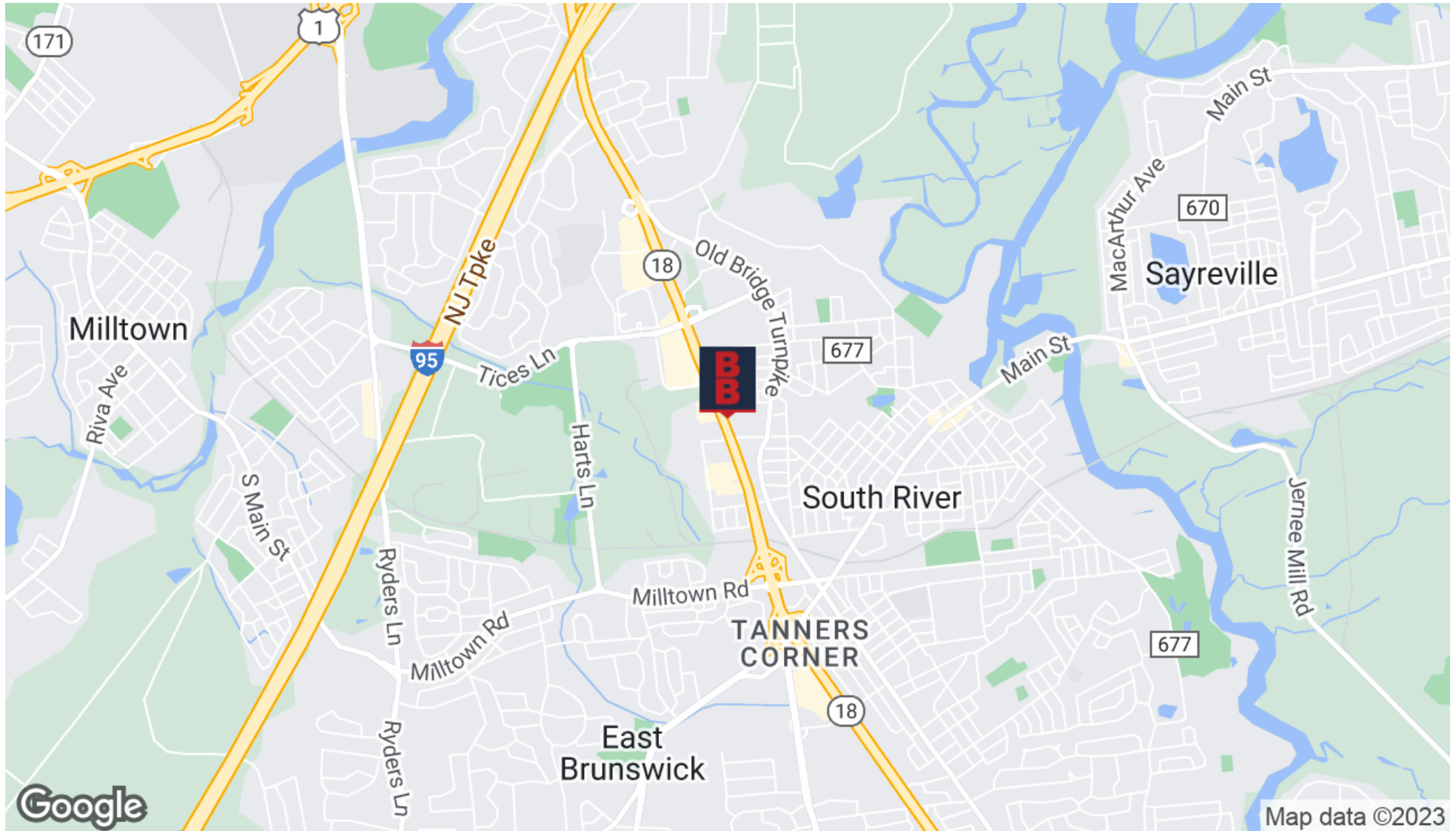
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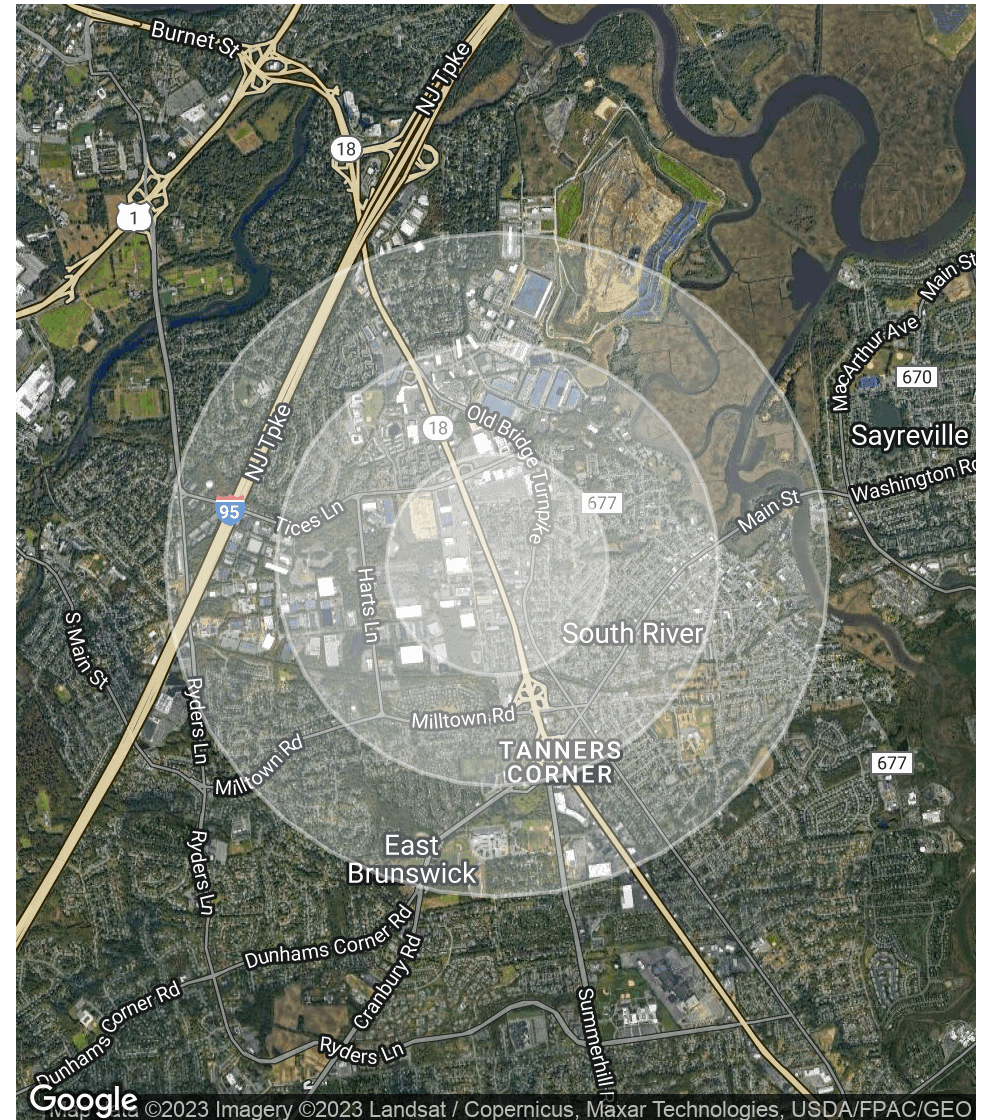
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,278	12,450	25,544
Average Age	38.2	39.5	39.9
Average Age (Male)	29.3	35.8	37.8
Average Age (Female)	43.2	41.3	40.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	874	4,949	9,536
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$97,277	\$90,573	\$97,923
Average House Value	\$253,278	\$275,970	\$301,398

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

John, Director for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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