

OFFICE BUILDING

FOR SALE & LEASE

±1,100 SF PROFESSIONAL OFFICE CONDO

1600 U.S. 130, North Brunswick Township, NJ 08902

For More Information, Contact the Exclusive Broker

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234



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

www.blauberg.com

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LOCATION DESCRIPTION

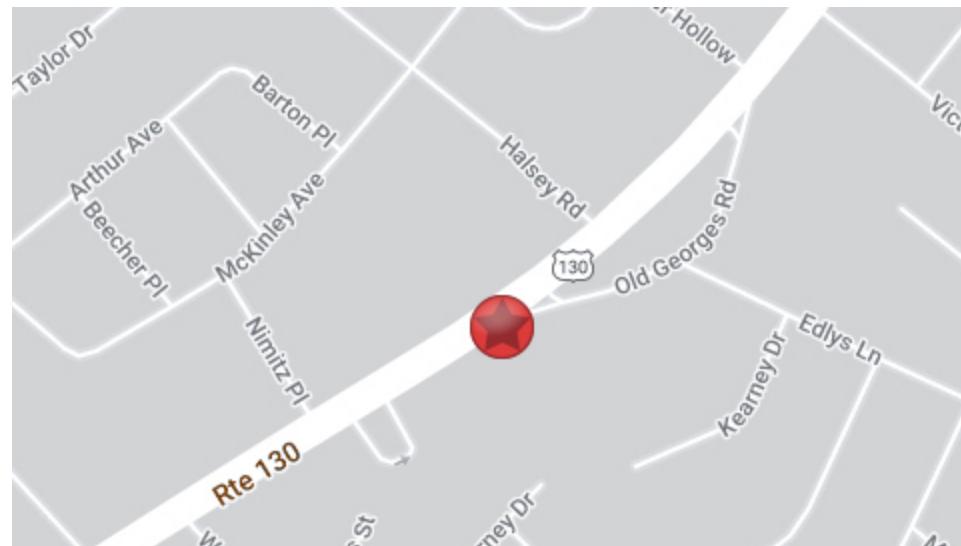
Approx. 1.5 Miles to US Highway 1

Approx. 4.9 Miles to I-95, Exit 9

Approx. 26 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$315,000
Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	1,100 SF



PROPERTY HIGHLIGHTS

- ±1,100 square foot condo on the second floor
- 5+ offices plus common area
- Only condo in the entire office complex with elevator access
- Frontage on busy Route 130 in North Brunswick
- Ample Parking
- Ideal for lawyers, accountants, realtors, architects and other professionals

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	277	872	3,077
Total Population	745	2,382	8,191
Average HH Income	\$87,816	\$103,624	\$126,533

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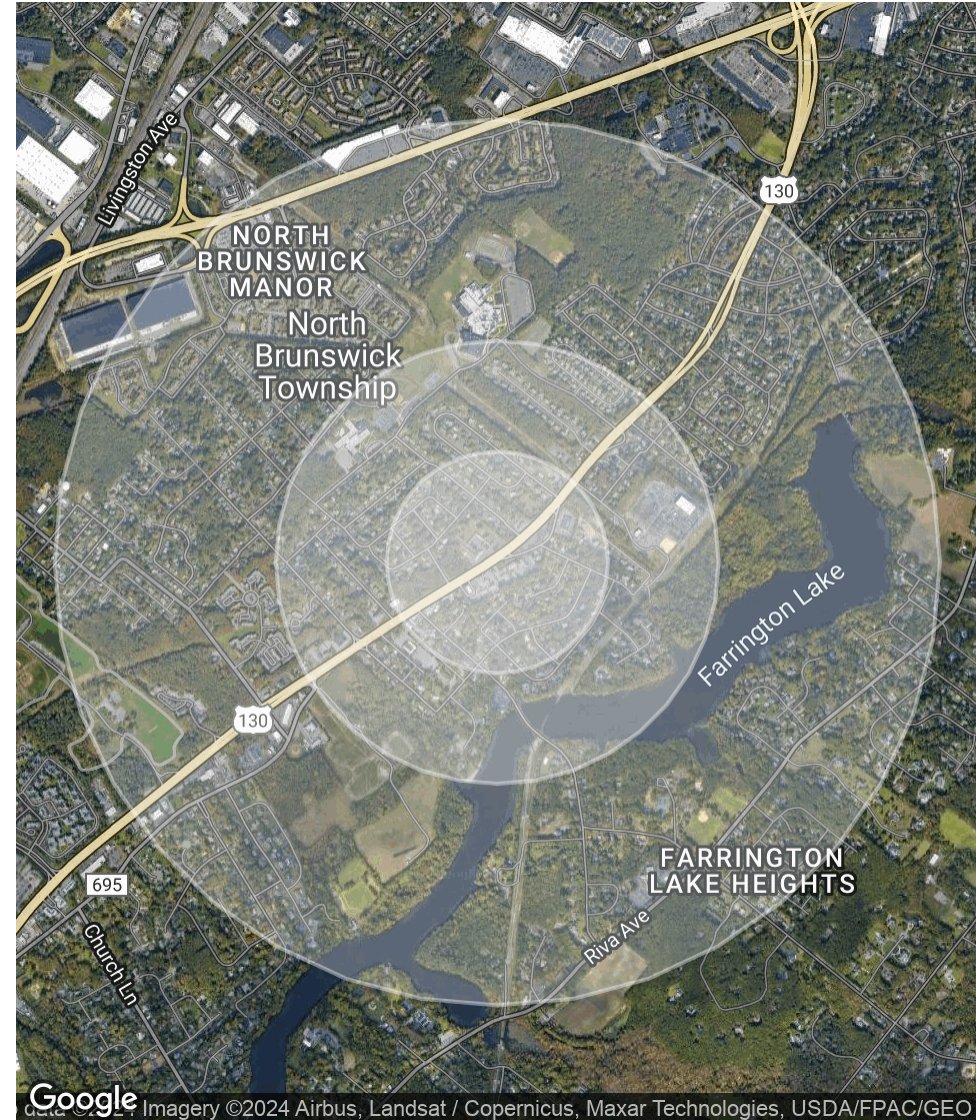
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	745	2,382	8,191
Average Age	39.4	39.6	39.8
Average Age (Male)	36.6	37.3	39.2
Average Age (Female)	45.2	44.2	42.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	277	872	3,077
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$87,816	\$103,624	\$126,533
Average House Value	\$366,183	\$371,909	\$359,499

* Demographic data derived from 2020 ACS - US Census



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