

229 Adamsville Rd. Bridgewater, NJ 08807

Somerset County

# EXCLUSIVE FOR SALE/GROUND LEASE OPPORTUNITY



## PROPERTY DESCRIPTION

4.1 Flat Level Acres on Corner of Rt 22 East and Adamsville Road. Formally Approved for a 50,000 SF Medical Building in the M1-B Zone. Also Available for Ground Lease. Please Call for Quote.

## PROPERTY HIGHLIGHTS

- o Location, Location, Location!!
- o 80,000 VPD Passing this Location
- o M1-B Zone Permitted Uses Include: Medical Offices, Manufacturing, Research Labs, Animal Hospitals, Storage Facilities
- o City Utilities: Gas, Water, Electric
- o Close Proximity to all major highways- I-287, I-78, Routes 28, 202/206

## OFFERING SUMMARY

Price For Sale:	\$2,900,000.
Lot Size:	4.01 Acre
Building size:	13,000 SF
Taxes:	\$24,387 (2024)
Block, Lots:	Blk: 221, Lot: 1.01
Zoning:	M1-B

## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

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