

215 Union Ave. Bridgewater, NJ 08807  
Somerset County

## EXCLUSIVE FOR SALE/LEASE

2,690 SF Medical Office Condo Suite



### PROPERTY DESCRIPTION

2,690 SF Medical Condo Office Suite in a free standing five-unit professional medical building. Former orthopedic practice, located across from RWJ University Hospital Somerset. Six exam rooms, doctor's offices, nurse station, large reception area (15-18 people), staff lounge.

### PROPERTY HIGHLIGHTS

- Former Orthopedic Practice
- Corner Location in a 14,000 SF Medical Office Building
- Across from RWJ University Hospital Somerset
- Location minutes to all major highways- Routes 28, 202/206, I-287 & I-78

### OFFERING SUMMARY

Price for Sale/Lease:	\$299,900/\$22 SF NNN
Lot Size:	1.46 acres
Building size:	14,000 SF
Taxes:	\$12,241. (2024)
Block, Lot:	206,41
Parking Lot:	Blacktop, Exclusive

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,308	22,778	51,096
Median Age:	40.8	40.8	42.9
Total Population	11,691	61,239	137,484
Average HH Income	121,735	124,142	141,648

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