

FOR SALE & LEASE

FORMER RITE AID

330-334 Raritan Avenue, Highland Park, NJ 08904



PROPERTY DESCRIPTION

Former Rite Aid For Lease and Sale

PROPERTY HIGHLIGHTS

- Available Immediately
- 15,328 SF on 1.70 Acres located on the Corner of Raritan Avenue (Route 27) and S. 4th Avenue
- Signalized Intersection
- Densely Populated Marketplace with Strong Daytime Traffic
- Great for Medical Clinics, Smaller Supermarkets & Gyms
- Excellent Facade Signage
- Nearby to Rutgers University, The State Theatre NJ and Downtown New Brunswick
- Convenient Access to Route 1, Route 18, and the NJ Turnpike
- Easily Accessible via NJ Transit Busses & Trains
- Abundant Parking (92 Dedicated Spaces)
- 17,900+ VPD

OFFERING SUMMARY

Sale Price:	Call For Details
Lease Rate:	Call For Details
Available SF:	15,328 SF
Acres:	1.70

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,741	46,673	95,978
Total Population	24,707	152,522	290,485
Average HH Income	\$124,132	\$111,300	\$132,585

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



FOR SALE & LEASE

FORMER RITE AID

330-334 Raritan Avenue, Highland Park, NJ 08904



CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

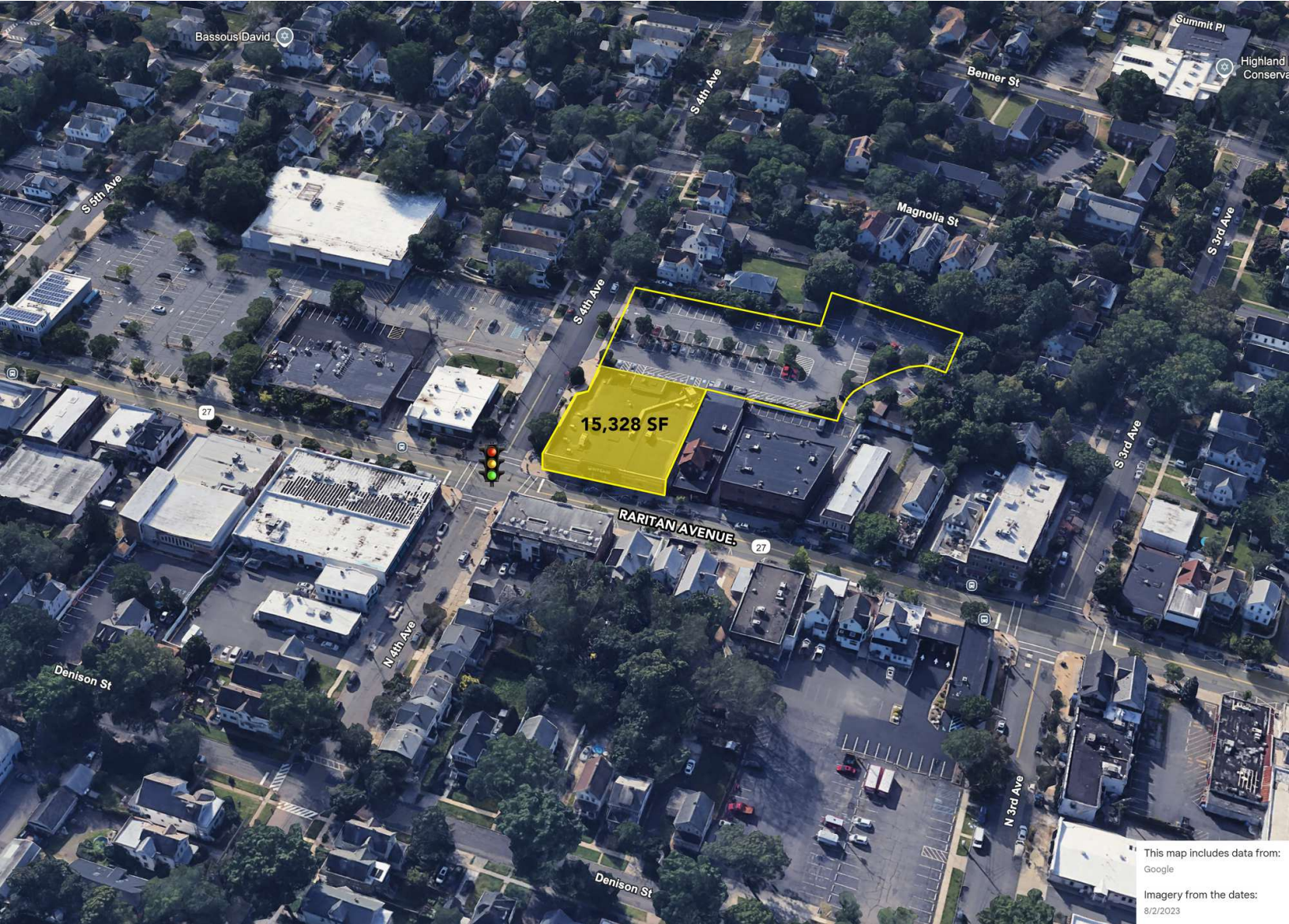
Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



FOR SALE & LEASE

FORMER RITE AID

330-334 Raritan Avenue, Highland Park, NJ 08904



This map includes data from:
Google
Imagery from the dates:
8/2/2023

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



FOR SALE & LEASE

FORMER RITE AID

330-334 Raritan Avenue, Highland Park, NJ 08904



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

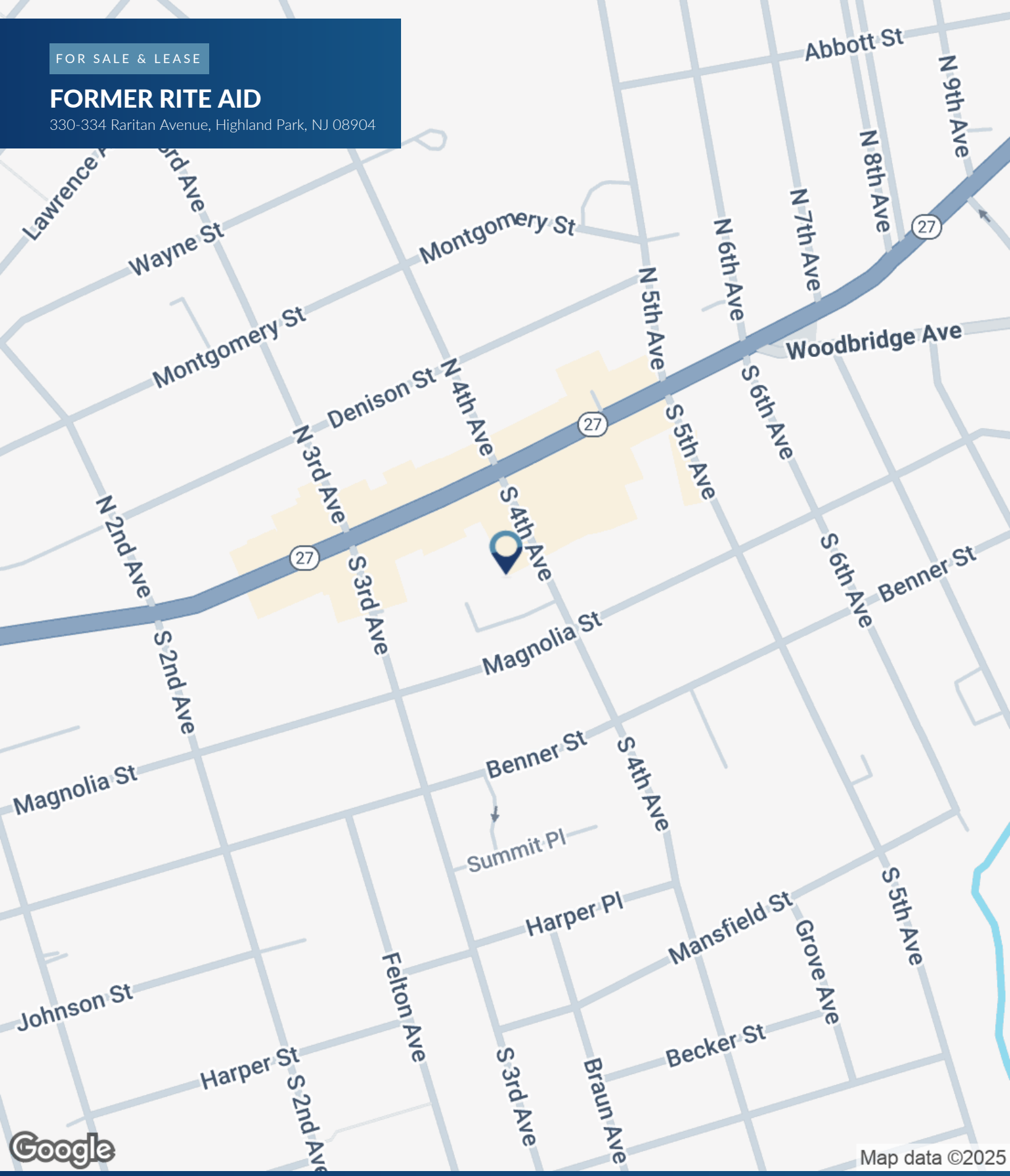
Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



FOR SALE & LEASE

FORMER RITE AID

330-334 Raritan Avenue, Highland Park, NJ 08904



Map data ©2025

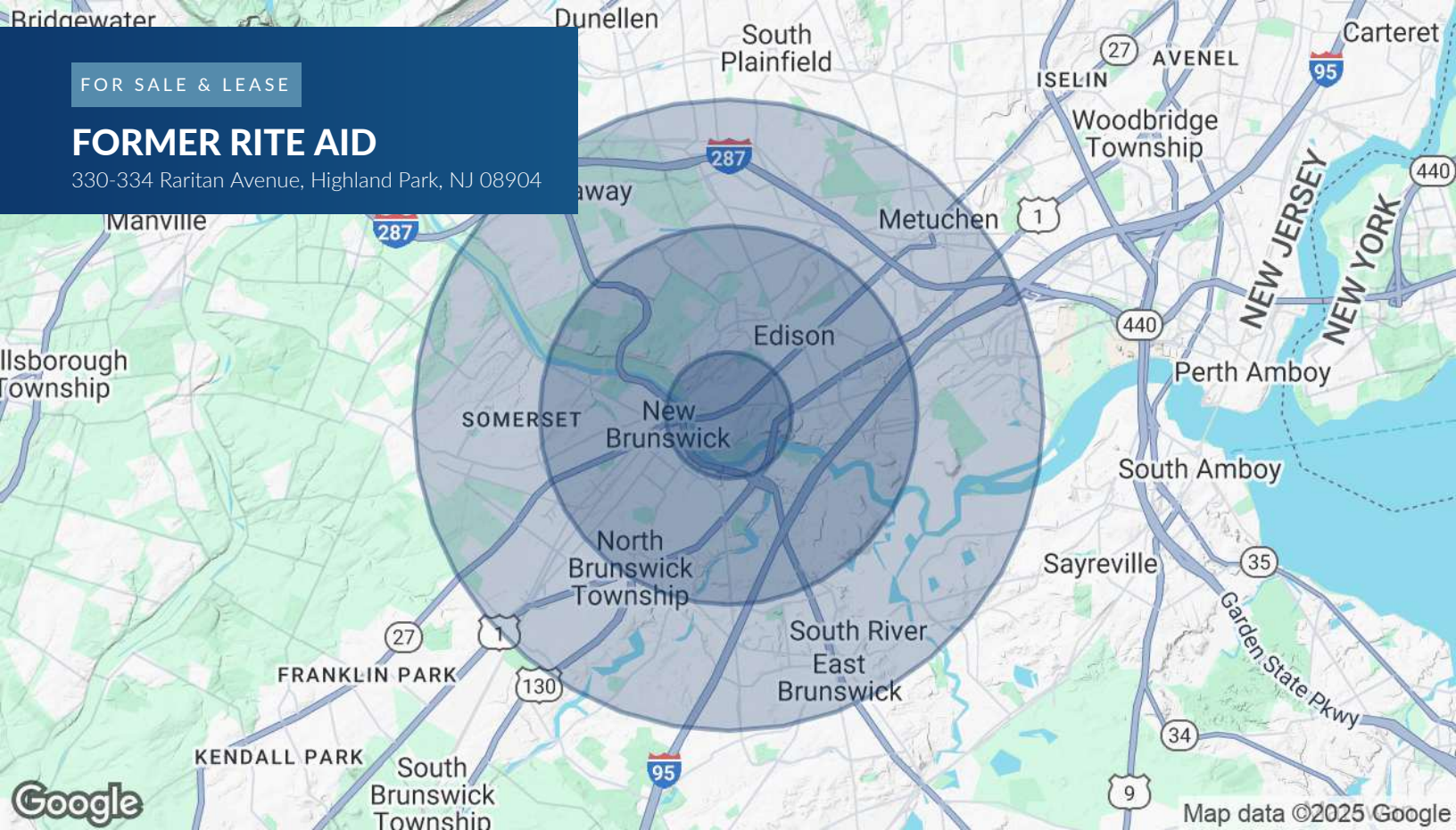
CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com





FOR SALE & LEASE

FORMER RITE AID

330-334 Raritan Avenue, Highland Park, NJ 08904

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,707	152,522	290,485
Average Age	38	35	38
Average Age (Male)	37	35	37
Average Age (Female)	39	36	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,741	46,673	95,978
# of Persons per HH	2.5	3.3	3
Average HH Income	\$124,132	\$111,300	\$132,585
Average House Value	\$503,987	\$412,679	\$463,705

Demographics data derived from AlphaMap

CHRISTOPHER CONWAY
 (201)-720-5310
 cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com

