

# FORMER RED LOBSTER

3255 US ROUTE 1 SOUTH, LAWRENCEVILLE, NJ



7,768 SF FOR LEASE: End Cap Drive Through Opportunity



# FACTS & DEMOGRAPHICS

3255 US ROUTE 1 SOUTH, LAWRENCEVILLE, NJ



## PROPERTY FACTS

**PROPERTY ADDRESS:** 3255 US Route 1 South, Lawrenceville, NJ  
**BUILDING SIZE:** 7,768/sf  
**LOT SIZE:** 2.25 Acres  
**PROPERTY TAXES:** \$65,297.00  
**PARKING:** 135 Parking Spaces.  
**ZONING:** HC-1 Most all highway commercial uses are permitted.  
**RENT:** CALL FOR QUOTE  
**TRAFFIC COUNT:** 130,345 VPD

## SEEKING

Restaurants, Medical, Veterinary, Automotive Sales, Retail, QSR.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population	8,465	86,699	229,830
2029 Population Projection	8,543	87,681	229,883
Change (%)	-0.18%	0.23%	0.00%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households	3,301	32,366	84,698
2029 Household Projection	3,363	33,202	85,859

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$137,755	\$117,718	\$115,976

# MARKET AERIAL

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