

1 Union Ave. (Route 28) Somerville, NJ 08876

Somerset County

EXCLUSIVE FOR SALE/LEASE

2,600 SF RETAIL BUILDING



PROPERTY DESCRIPTION

Freestanding 2,600 SF commercial building located in B-4 zone. Permitted uses include but are not limited to: food, auto parts, health services, medical. Minutes to Award Winning Downtown Somerville & NJ Transit Somerville Station.

PROPERTY HIGHLIGHTS

- 100' Feet from Signalized Intersection at N. Gaston Ave and Union Ave. (Route 28)
- Location minutes to all major highways- Routes 22, 28, 202/206, I-287 & I-78

OFFERING SUMMARY

Price for Sale:	\$699,000.
Price for Lease:	\$5,000. per month NNN
Lot Size:	.42 acre
Building size:	2,600 SF
Taxes:	\$16,163. (2024)
Block, Lots:	Blk: 83 Lot: 11
Parking:	Blacktop, Exclusive
Zoning:	B-4

<u>DEMOGRAPHICS</u>	<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

Timothy P. Deluccia
Broker Associate
908-938-6405
tim@delucciacommercialgroup.com

Robert Axmann
Sales Associate
908-334-9980
Boba@delucciacommercialgroup.com

Deluccia Commercial Group
1996 Washington Valley Rd.
PO Box 305
Martinsville, NJ 08836

1 Union Ave. Somerville, NJ 08876

