



**JOIN  
SUPERFRESH  
& CUB LIQUORS**

**242 LINCOLN BLVD.  
MIDDLESEX, NJ**



**DRONE VIDEO**

**11,000 SF AVAILABLE FOR LEASE**



## FACTS

- Prime Property on Lincoln Boulevard in Middlesex, NJ
- 11,000SF Available For Lease
- Loading Dock
- Open Floor Plan
- AFF - 17' clear across most of the building
- Existing tenants include Superfresh - 44,350SF, Cub Liquors - 5,647 sf and a 3,500 sf 2nd floor office.
- Pilot Program in effect through 2053

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	11,727	76,768	202,170
2029 Population Projection	11,942	77,427	201,683
Change (%)	1.83%	0.17%	-0.05%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	4,241	27,727	69,648
2029 Households Projection	4,433	28,481	70,658
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$142,662	\$155,689	\$154,231

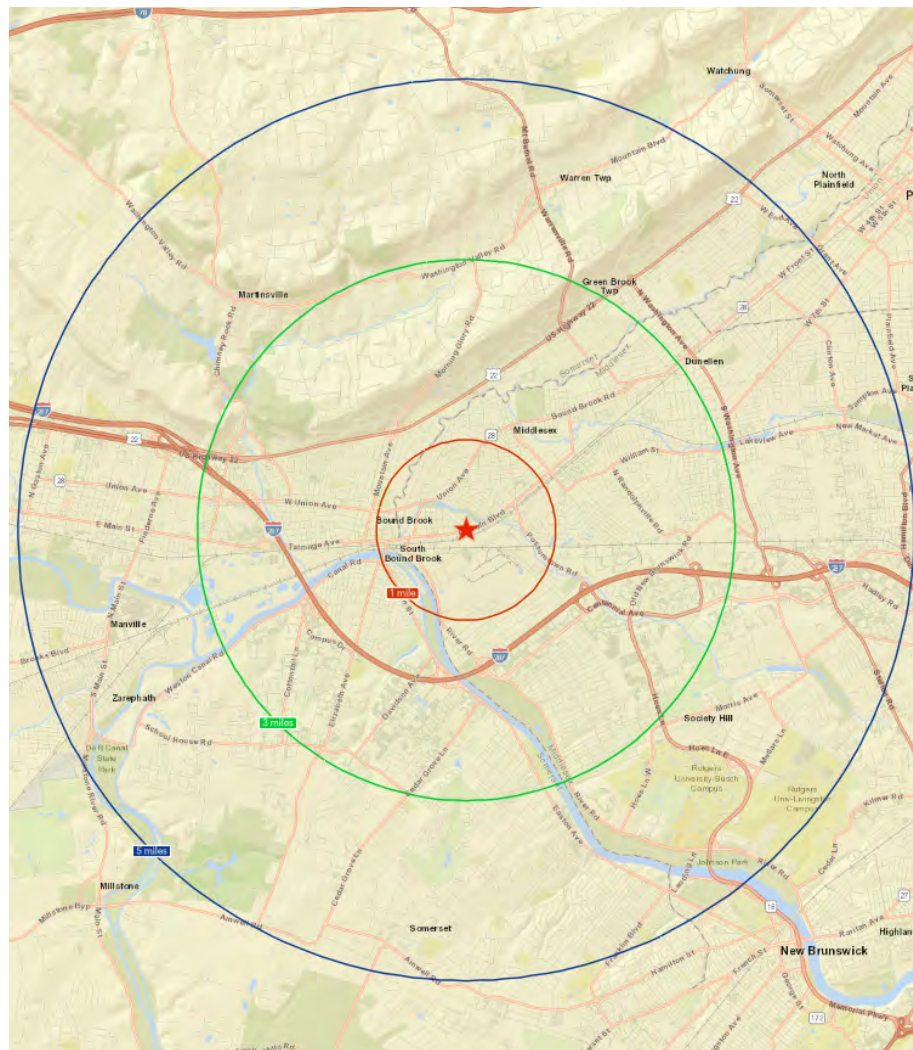
## ZONING & PERMITTED USES

### Zoning - GB - General Business

- Permitted Uses Include:
  - Retail
  - Professional and General Business Offices
  - Recreational & Amusement Facilities

## SEEKING

- Dollar Store
- Hardware Store
- General Merchandise Store
- Rental Store
- Thrift Store for profit and non-profit
- Auto Parts
- Kids Play
- Fitness Use
- Pet Foods



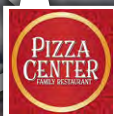
**ASKING RENT:**  
**CALL FOR QUOTE**



LINCOLN BLVD | 10,781 VPD

DG

CAMP  
BOW WOW



SITE







**BOUND BROOK**

**MIDDLESEX**

**SOUTH  
BOUND BROOK**

**PISCATAWAY**

**OVER 800 APARTMENTS  
BUILT OR UNDER CONSTRUCTION!**

**BRIDGEWATER  
PROMENADE**



**THE VIBE**  
28 UNITS

**MOAIC ON MAIN**  
65 UNITS

**THE HOPKINS**  
64 UNITS

**MERIDIA MAY APARTMENTS**  
174 UNITS

**CITIZEN BOUNDBROOK**  
105 UNITS

**THE VIEW APARTMENTS**  
200 UNITS

**THE LOFTS AT MIDDLESEX**  
146 UNITS

**LINCOLN BLVD | 2,708 VPD**

**SITE**

**CVS**



**CAMP  
BOW WOW**







**SUPERMARKET: TOTAL 44,350 SQ FT.**  
**SELLING AREA: 27,000 SQ FT.**









**FOR MORE INFORMATION PLEASE CONTACT:**  
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