

OFFICE FOR LEASE

# Office At Twin Rivers

569 Abbington Drive, East Windsor, NJ 08520

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Single Story Office Building. ADA Accessible.  
Approved for Medical or General Office Use.

### PROPERTY HIGHLIGHTS

- Great access to Exit 8 of the New Jersey Turnpike
- Ample parking
- Available immediately
- All utilities included

### LOCATION DESCRIPTION

Located next to Twin Rivers Shopping Center, with easy access to Route 33 and the New Jersey Turnpike, Exit 8.

### OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (Gross)
AVAILABLE SF:	±750 - 2,250 SF
LOT SIZE:	±1.968 Acres
BUILDING SIZE:	±14,000 SF

SPACES	LEASE RATE	SPACE SIZE
SUITE I - VANILLA BOX, TENANT ALLOWANCE WILL BE GIVEN	\$24.00 SF/yr	750 - 2,250 SF
SUITE J	\$24.00 SF/yr	1,500 - 2,250 SF

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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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## FLOOR PLANS



Spaces Can Be Combined

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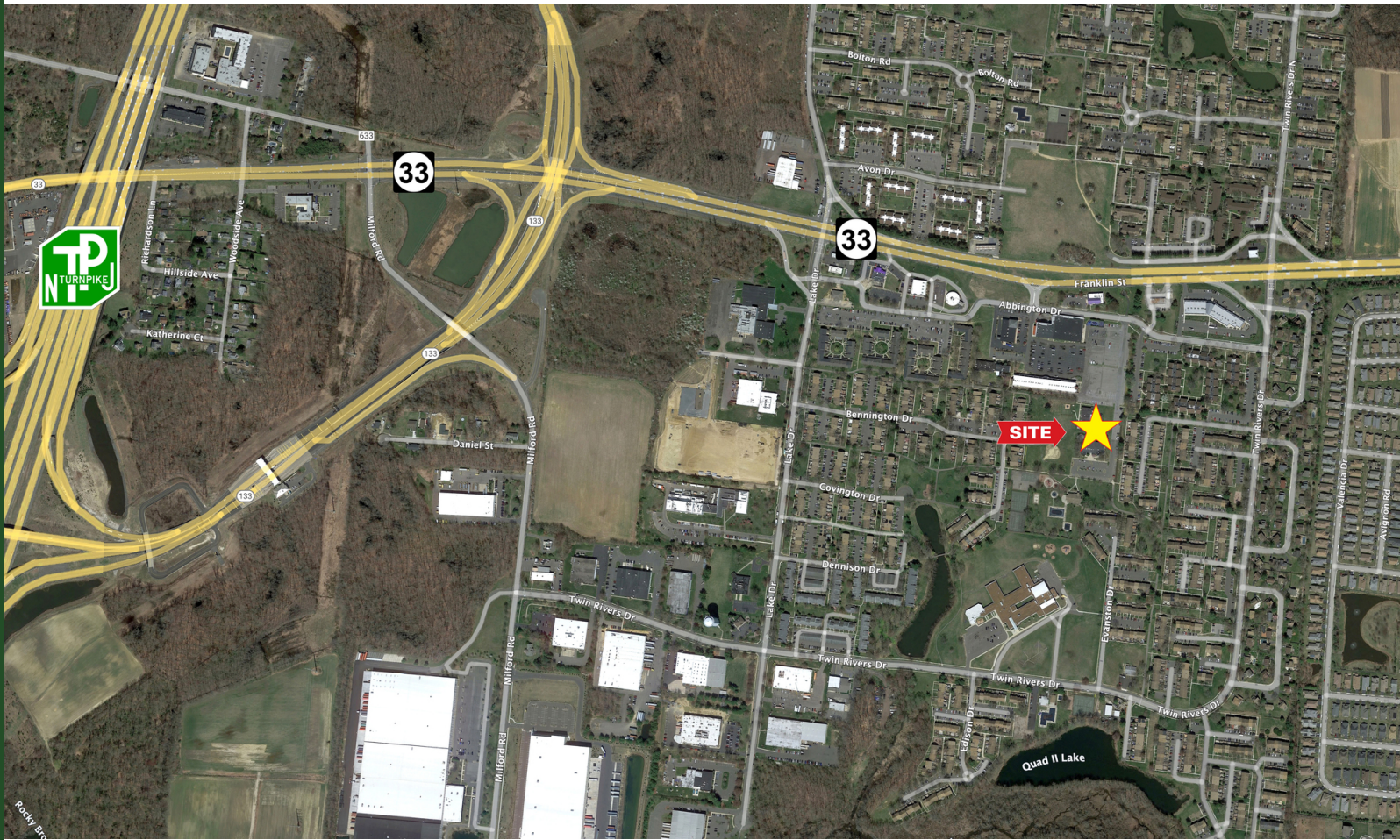
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AERIAL



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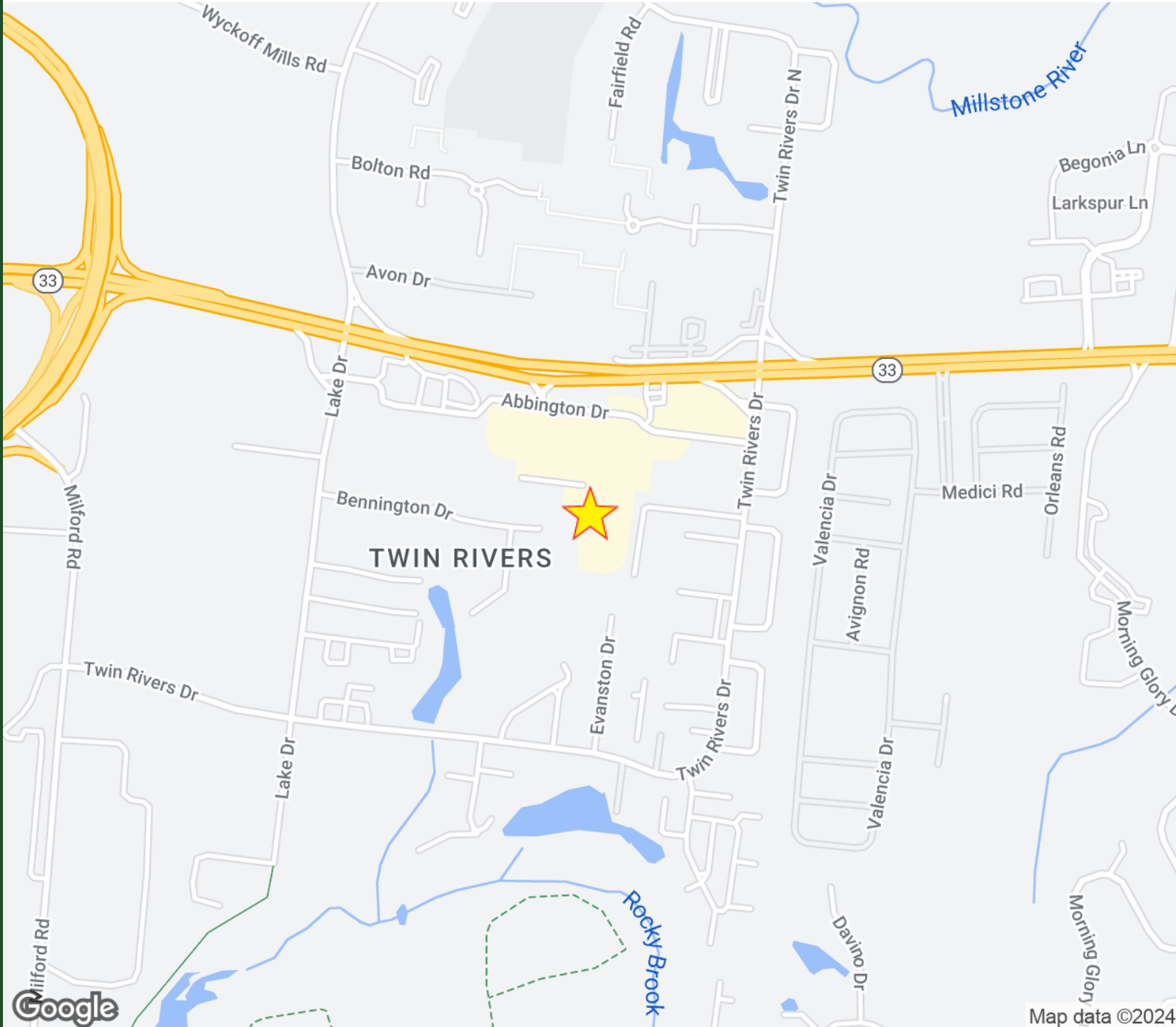
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## LOCATION MAP



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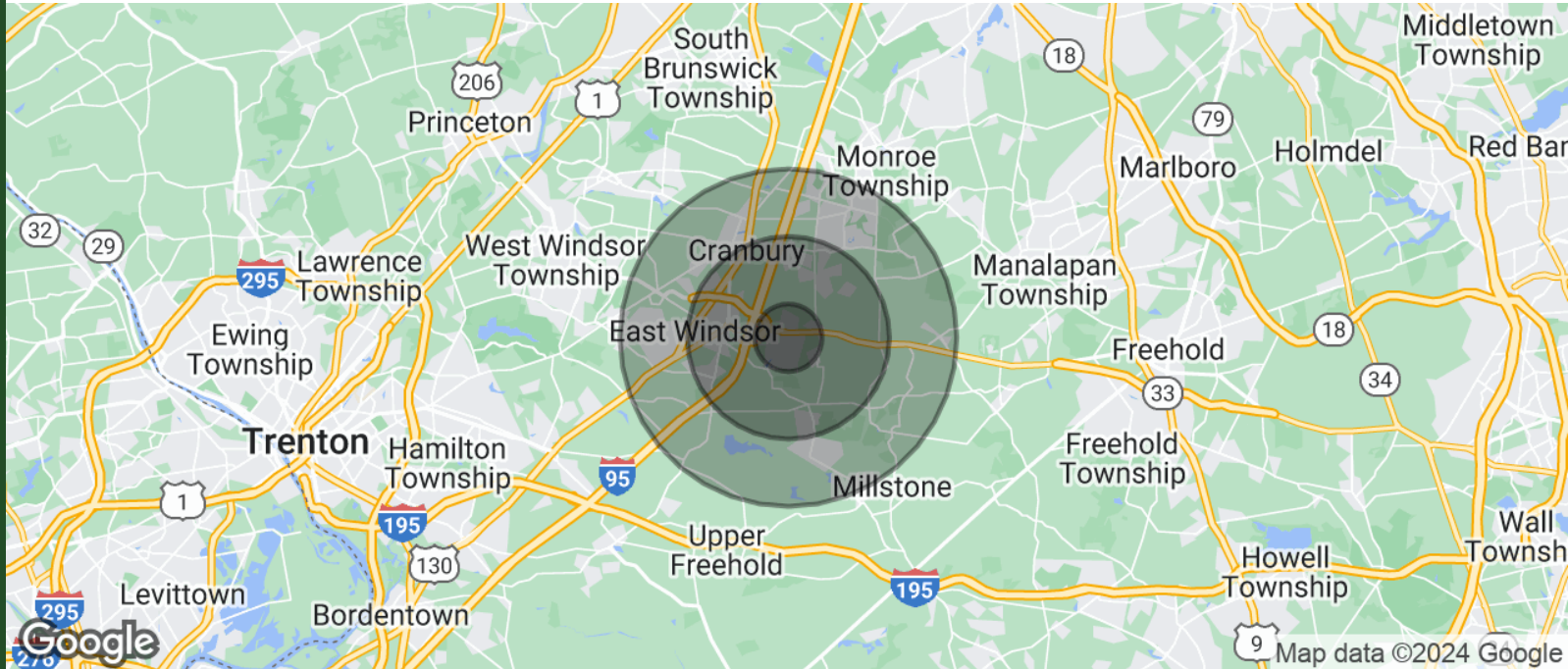
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,591	32,878	65,752
AVERAGE AGE	37.7	41.1	48.0
AVERAGE AGE (MALE)	35.7	40.8	47.5
AVERAGE AGE (FEMALE)	39.7	41.9	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,252	12,518	28,621
# OF PERSONS PER HH	2.6	2.6	2.3
AVERAGE HH INCOME	\$95,609	\$131,493	\$117,360
AVERAGE HOUSE VALUE	\$481,725	\$446,200	\$462,531

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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