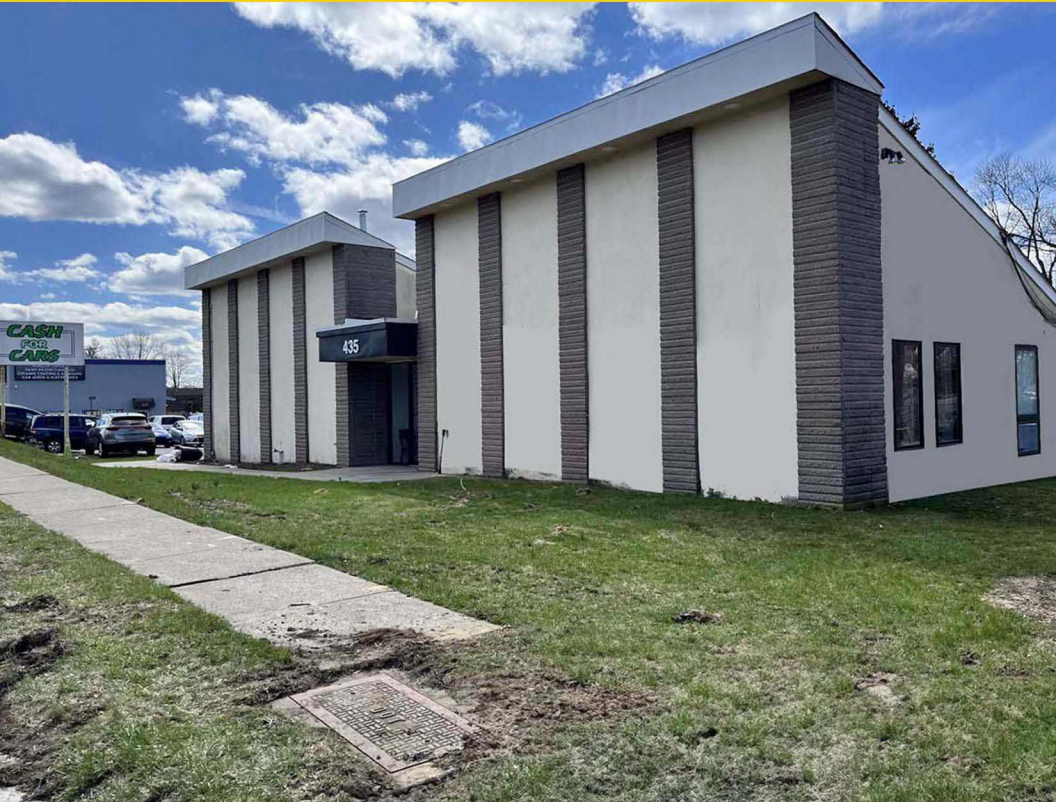


**435 Route 18 South  
East Brunswick, NJ**

Available for Sale  
**1,840 SF Building (.26 Acres)**



- Overall, the property is in excellent condition, and ready for move in.
- Convenient and wide turn off Route 18 for deceleration and access to parking lot from low-speed road.
- Prominent Pylon Sign
- The building has been renovated with a new roof, new thermal and sound-reducing windows and doors, new lighting, a kitchen, three offices, one of which has sink facilities, two restrooms, one of which has a shower, a washer and dryer, and new flooring.
- The parking lot is in very good condition.
- Convenient U-turns to and from the Premises from .33 miles to the north and .25 miles to the south.
- Seeking medical and general office use, service companies requiring both office and vehicle parking, Retail stores and sales, Banks and financial institutions, and Health, Fitness, Yoga, and Personal Training Facilities.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

**DEMOGRAPHICS 2023**

MILES	1	3	5
POPULATION	14,285	86,180	247,206
HH INCOME	\$119,399	\$142,907	\$128,527
DAYTIME POP	232,882	79,759	14,888

**TOTAL GLA** 1,840 SF  
**PARKING** 11 PARKING SPACES PLUS STREET PARKING  
**TRAFFIC COUNT** ROUTE 18. - 62,255 CARS PER DAY

ZONED HC2, LINK TO ORDINANCE CODE IS [HTTPS://ECODE360.COM/34759848](https://ecode360.com/34759848)

**Pete Nicholson/ Senior Sale Assocaite**

Cell: 609-790-7718

[pnicholson@rjbrunelli.com](mailto:pnicholson@rjbrunelli.com)

May 31, 24



**R.J. Brunelli & Co., LLC**  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

**732-721-5800**  
[www.rjbrunelli.com](http://www.rjbrunelli.com)



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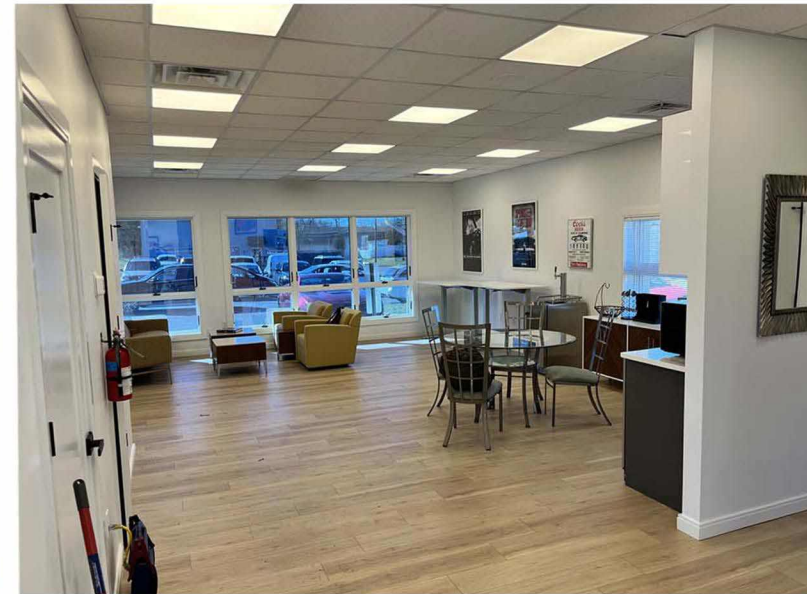
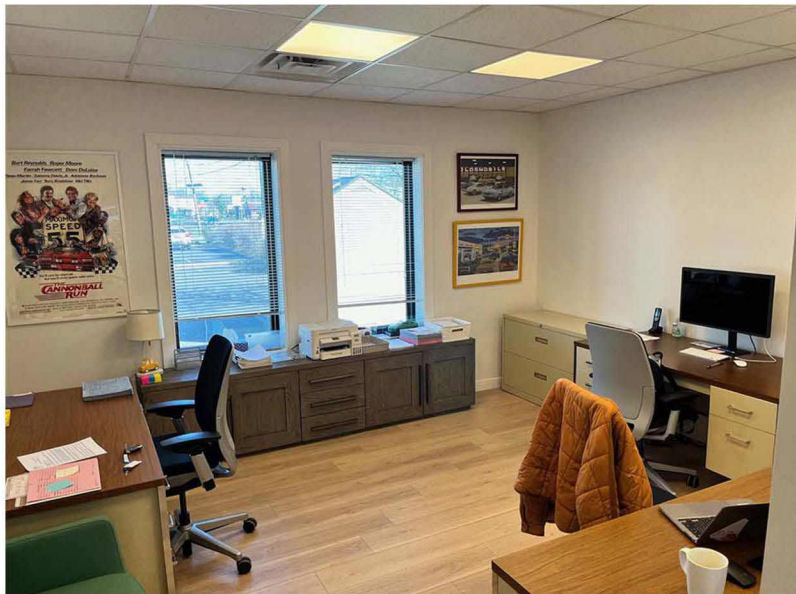
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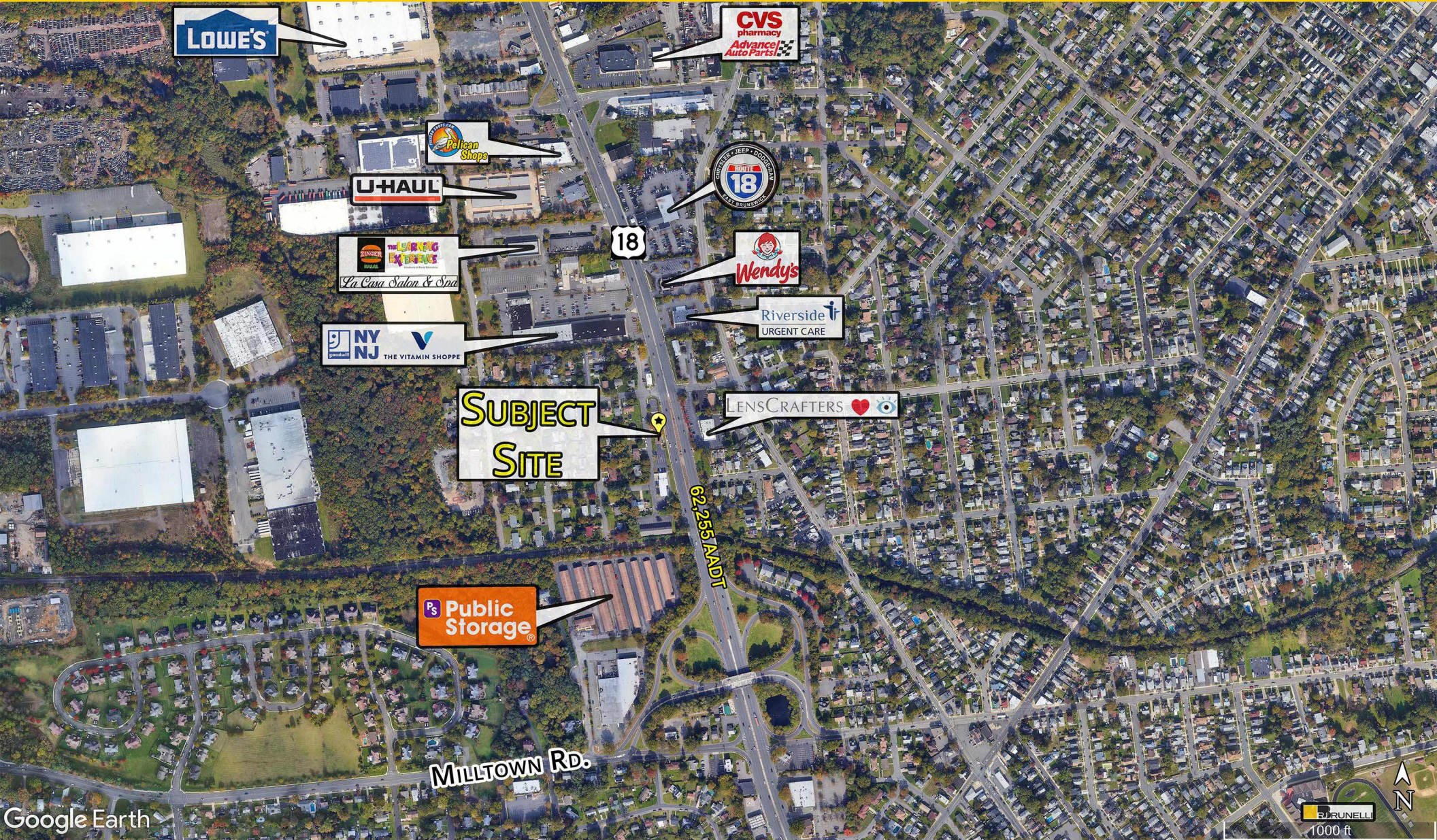
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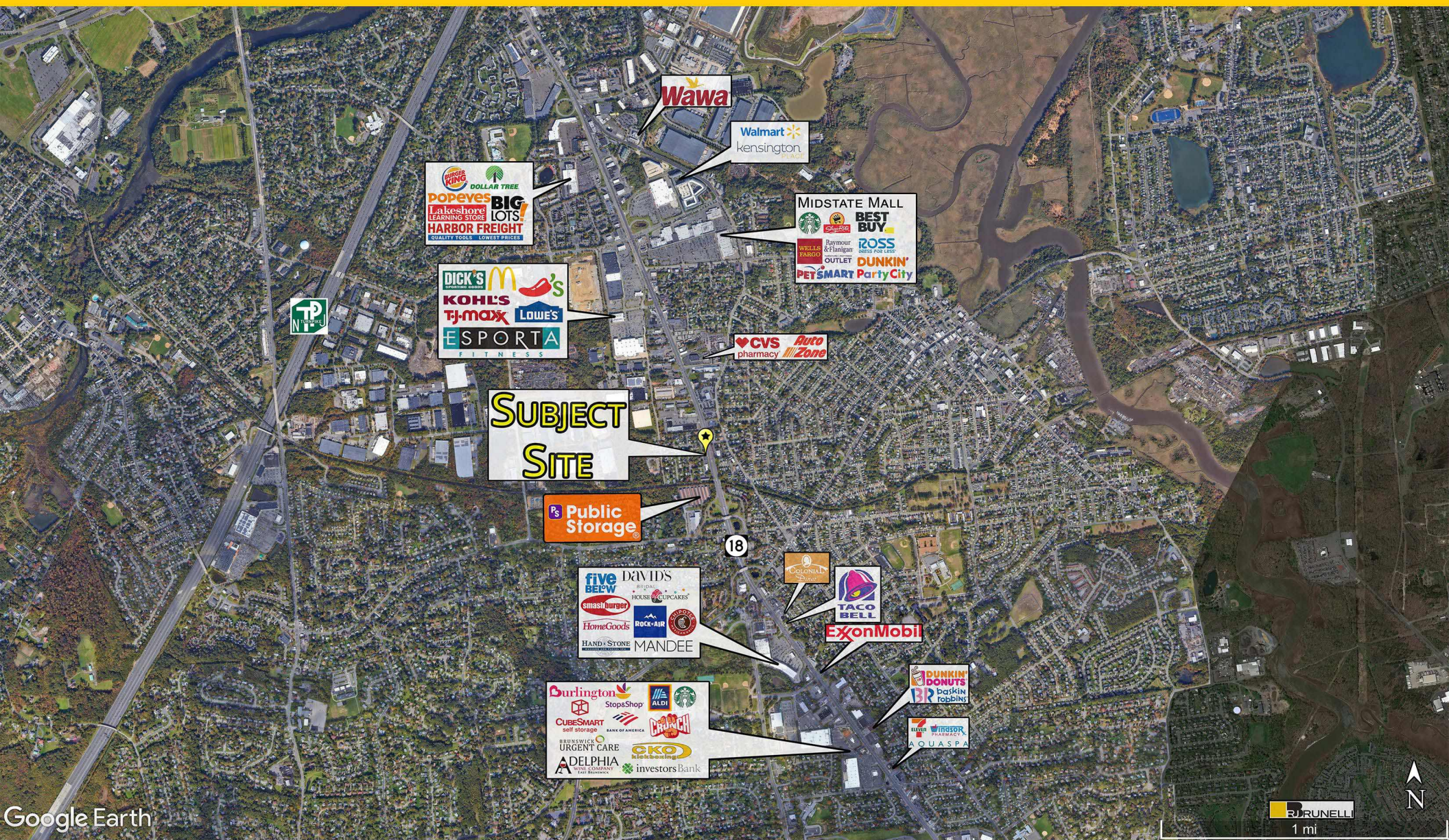
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Google Earth

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