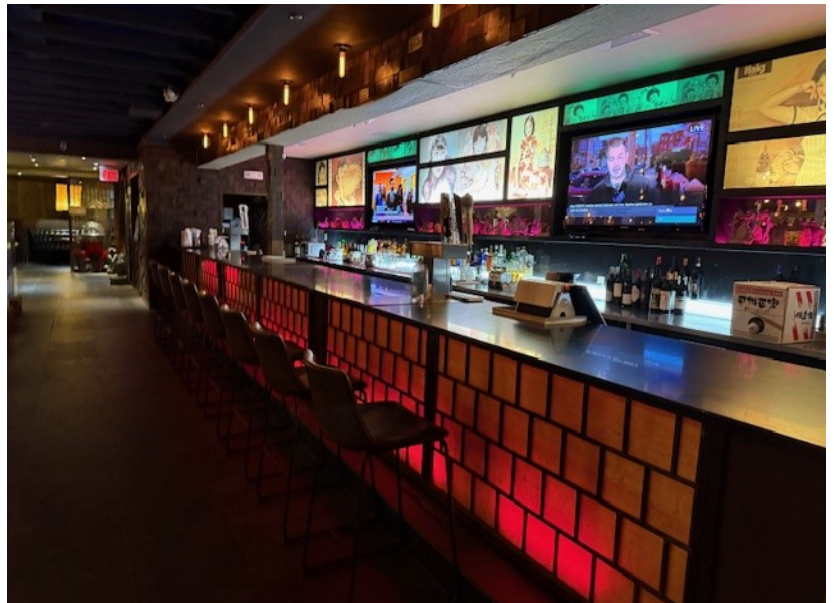


# KROLL

## COMMERCIAL REALTY L.L.C.

**7,200 SF Restaurant Building for Lease on Route 1 Corner**  
**Trophy Location; 2.1 Acres; +/- 100,000 Cars Pass Daily (2016)**  
**FIRST TIME ON MARKET IN OVER 15 YEARS**

- **Utilize building for your restaurant or retail use**
- **Other potential uses:**  
**Fast Food, Gas Station, Car Dealership, Pharmacy, Retail**



- **Full Basement**
- **4 Access Points from roadway**
- **Entire Building Remodeled in 2011**
- 



### **FOR MORE INFO:**

**Adrian Kroll Cell: (732) 735-1313 Email: [Akroll@krollcommercial.com](mailto:Akroll@krollcommercial.com)**  
**[www.krollcommercial.com](http://www.krollcommercial.com)**

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 withdrawal without notice.

# **KROLL**

## **COMMERCIAL REALTY<sub>LLC.</sub>**



**Abundant  
Parking !**

**Lease Rate: \$36 per SF  
NNN**

**Real Estate Taxes 2025:  
\$18.000 a quarter**

**Insurance: +/- 20,000 a  
year**



**Close Proximity to NJ  
Turnpike and Route 18**

**C-5 Zoning**

See page 4 and 5 for  
permitted uses

For your particular use  
contact New Brunswick  
Zoning Dept.

**FOR MORE INFO:**  
**Adrian Kroll Cell: (732) 735-1313 Email: [Akroll@krollcommercial.com](mailto:Akroll@krollcommercial.com)**  
**[www.krollcommercial.com](http://www.krollcommercial.com)**

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 withdrawal without notice.

# **KROLL**

## **COMMERCIAL REALTY<sub>LLC.</sub>**

### **Demographics**

- **1 mile radius: +/- 15,091 (2025)**
- **3 mile radius: +/- 138,744 (2025)**
- **5 mile radius: +/- 275,282 (2025)**

#### **FOR MORE INFO:**

**Adrian Kroll Cell: (732) 735-1313 Email: [Akroll@krollcommercial.com](mailto:Akroll@krollcommercial.com)  
[www.krollcommercial.com](http://www.krollcommercial.com)**

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 there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

# PERMITTED USES FOR C-5 ZONING IN NB:

C-5 Highway Commercial District.

a.

Intent. The intent and purpose of this district is to provide for the development of regional uses which are appropriate along major arterial highways. Further in order to provide for the safe and efficient flow of traffic within and thorough this district, specific bulk requirements and design standards are also established.

b.

Principal Permitted Uses.

i.

Professional and general offices;

ii.

Restaurants, drive-thru, and drive-in restaurants;

iii.

Retail stores, excluding flea markets;

iv.

Reserved;

v.

Indoor theaters;

vi.

Art galleries;

vii.

Automotive supply stores;

viii.

Supermarkets and retail food stores;

ix.

Body art establishments;

x.

Public and non-profit private schools;

xi.

Automobile dealerships, excluding the sale of used automobiles as a principal use;

xii.

Public passenger transportation stations and parking facilities;

Hotels and conference centers, and motels;	xv.
Banks;	xvi.
Research and development facilities and laboratories;	xvii.
Educational training centers;	xviii.
Health clubs and spas;	xix.
Family entertainment centers;	xx.
Car washes;	xxi.
Personal service businesses;	xxii.
Communication facilities;	xxiii.
Automotive service facilities;	



# KROLL

## COMMERCIAL REALTY<sub>LLC</sub>

### Confidentiality & Disclaimer

All material and information received or derived from Kroll Commercial Realty, LLC and/or any affiliated individual/party are provided without warranty or guarantee as to completeness or accuracy, compliance or lack of compliance with applicable governmental requirements, developability, condition, or suitability, past, current, projected financial performance of the property, intended use or any and all other matters. Information furnished by Kroll Commercial Realty, LLC, including affiliated individuals, is not a substitute for a party's active conduct of its own due diligence.

All individuals, parties, and/or entity are urged to verify all information and to conduct their own research and/or inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by consulting appropriate independent professionals. Kroll Commercial Realty, LLC, and/or any affiliated individual/party do not serve as a financial advisor of any nature. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may not reflect actual performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.

### **FOR MORE INFO:**

**Adrian Kroll Cell: (732) 735-1313 Email: [Akroll@krollcommercial.com](mailto:Akroll@krollcommercial.com)  
[www.krollcommercial.com](http://www.krollcommercial.com)**