

SINGLE TENANT NNN PROPERTY



601 BUENA PARKWAY
BRIDGEWATER, NEW JERSEY

INVESTMENT OPPORTUNITY

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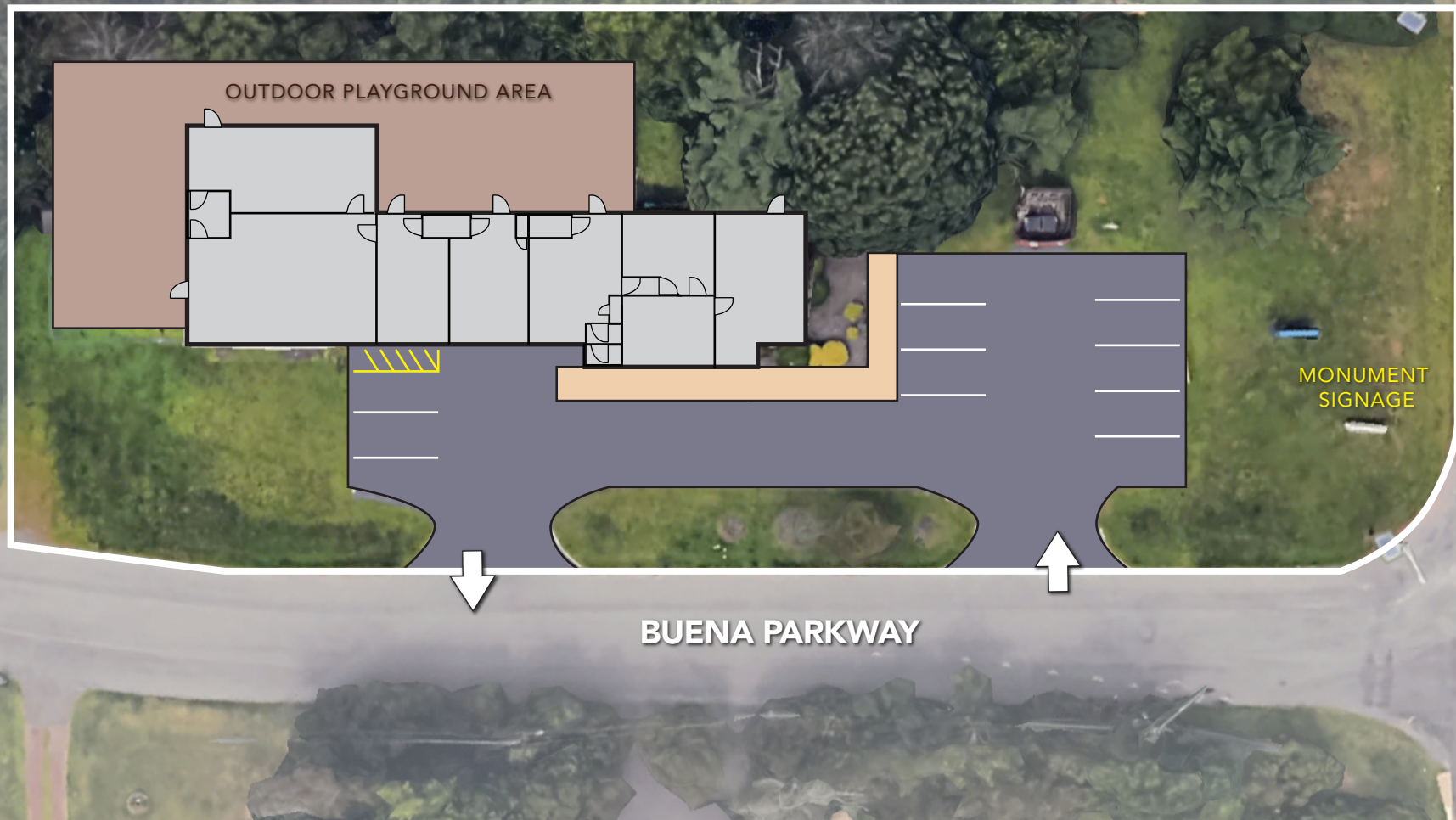


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ROUTE 28 6,508 VPD

601 BUENA PARKWAY BRIDGEWATER, NEW JERSEY

SITE INFORMATION

BUILDING: 4,500 SF

LOT: .8 ACRE

TAXES: \$17,000 (2023)

SIGNAGE: MONUMENT ON RT. 28

TRAFFIC: 6,508 VPD ON ROUTE 28

PARKING: 11 SPACES

NOTES:

- Current tenant: 5 year initial term w/ (1) 5 year option to renew (2.5% annual increases)
- Nestled in a residential neighborhood near major office parks
- Zoned for daycare or after school programs.

OFFERING SUMMARY

NOI \$84,000

CAP 6.5%

Sale Price \$1,292,307



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MARKET AERIAL