

Old Bridge Professional Plaza | 200 Perrine Road | Old Bridge, NJ 08857

## 850± SF MEDICAL/PROFESSIONAL OFFICE CONDO UNIT FOR SALE



### PROPERTY DESCRIPTION

Medical/Professional Office Condo Units in Building 200 of Old Bridge Professional Plaza, a 100,000 SF Business and Medical Park on Routes 9 and 34

### PROPERTY HIGHLIGHTS

- Well-kept medical office condominium
- Energy efficient aluminum paneling top quality electrical, HVAC, fire and security systems modern communication facilities (business cable and FiOS)
- Professionally maintained lobby with elevator and marble floors Ample parking, 6 spaces/1,000 SF allocated
- Reserved parking for the doctor
- Close to hospitals in the area
- Occupied by dentists, primary care physicians and specialists

### OFFERING SUMMARY

Unit 308	<b>(SOLD)</b>	999 SF	\$220,000.00 (\$220.22 PSF)
Unit 309	<b>(SOLD)</b>	967 SF	\$213,000.00 (\$220.27 PSF)
Unit 310	<b>(SOLD)</b>	909 SF	\$209,000.00 (\$229.92 PSF)
Unit 327	<b>(SOLD)</b>	1,205 SF	\$277,000.00 (\$229.88 PSF)
Units 308/309/310	<b>(SOLD)</b>	2,875 SF	\$642,000.00 (\$223.30 PSF)
Unit 314	<b>(SOLD)</b>	969 SF	\$238,000.00 (\$245.61 PSF)
Units 311/312		1,928 SF	\$325,000.00 (REDUCED) (\$168.57 PSF)
<b>Unit 206</b>		<b>850 SF</b>	<b>\$195,000.00 (\$229.41 PSF)</b>

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,549	25,354	66,826
Total Population	6,004	65,985	178,302
Average HH Income	\$109,576	\$130,671	\$138,698



### MATTHEW LOBOCCHIARO

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## INTERIOR PHOTOS



Exam Room 1



Office



Waiting Room

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## EXTERIOR PHOTOS



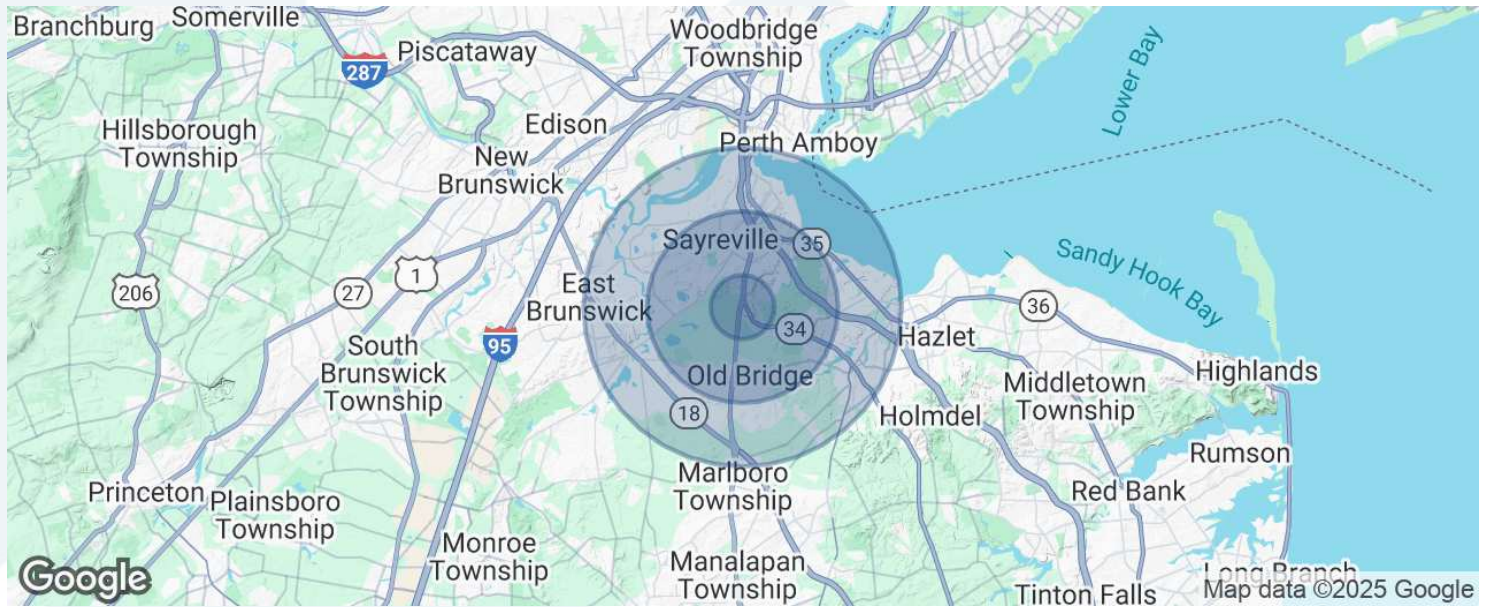
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,004	65,985	178,302
Median age	42	42	42
Median age (Male)	41	41	41
Median age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,549	25,354	66,826
# of persons per HH	2.4	2.6	2.7
Average HH income	\$109,576	\$130,671	\$138,698
Average house value	\$349,997	\$489,107	\$489,383

\* Demographic data derived from 2020 ACS - US Census

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