



Artist Rendering

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT

152 Liberty Corner Road
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REALTY & MANAGEMENT COMPANY, INC.

New Construction For Lease

Brand New Mixed-Use Construction
Class-A Ground Floor Retail with 86 Luxury Apartments

74-78 Greenbrook Road, Green Brook
Somerset County, NJ 08812

PROPERTY DESCRIPTION

74-78 Greenbrook Road is a new mixed-use redevelopment currently under construction, featuring highly desirable and visible ground-floor commercial space and 86 luxury apartments. Located within Green Brook, among New Jersey's fastest-growing markets, this brand-new development offers exceptional visibility and accessibility. It is situated less than 0.2 miles from Route 22 and just off Washington Avenue (CR 529) and Route 28 — the primary connectors between Warren and Dunellen. The surrounding submarket is densely populated, presenting a strong opportunity for a variety of commercial uses, including retail, food and beverage, personal services, and medical.

AVAILABLE SPACE

East Building: 5,271 SF (Divisible)
West Building: 3,823 SF (Divisible)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & RETAXES

+/- \$ 8.50 PSF projected 2026

TRAFFIC COUNT

18,341 VPD at intersection of Greenbrook Road and Washington Avenue (CR 529)

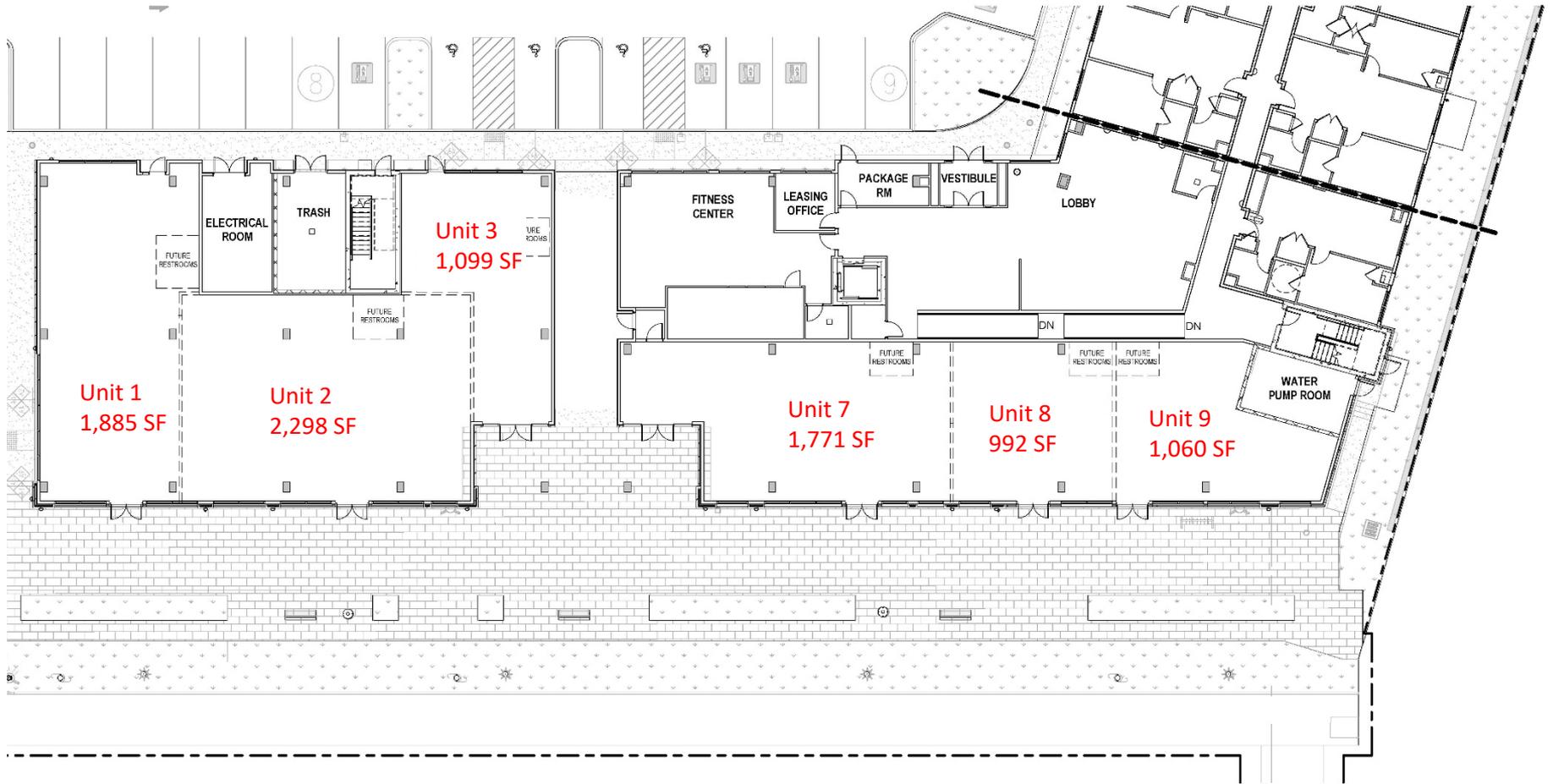
PARKING

Dedicated on site 152 space parking lot for both commercial and residential

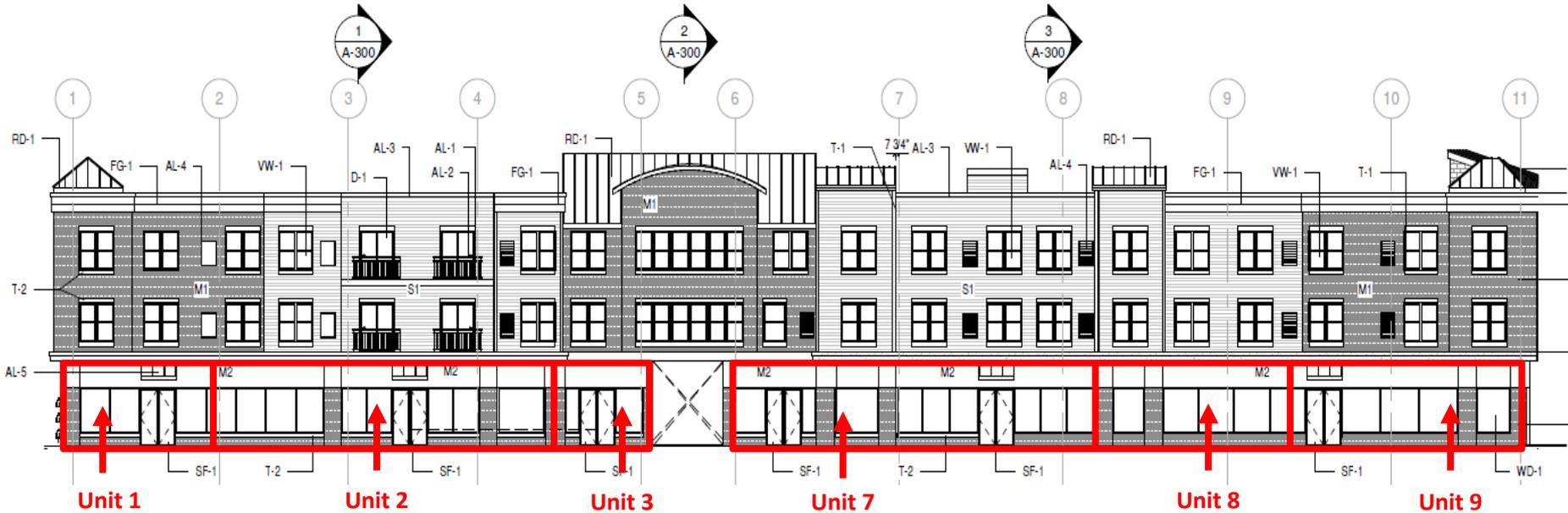


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POTENTIAL SUBDIVISION GROUND FLOOR PLAN



FRONT ELEVATION ALONG GREEN BROOK ROAD WITH POTENTIAL SUBDIVISION



AREA DEMOGRAPHICS

1 Mile Radius

Population	9,153
Median HH Income	\$124,857
Average HH Income	\$138,193
Median Age	39.6
Total Households	3,156
Daytime Population	5,687

3 Mile Radius

Population	114,751
Median HH Income	\$114,017
Average HH Income	\$143,660
Median Age	37.7
Total Households	38,266
Daytime Population	59,735

5 Mile Radius

Population	233,983
Median HH Income	\$123,361
Average HH Income	\$157,631
Median Age	38.7
Total Households	79,787
Daytime Population	160,569

