



1706-1720 Englishtown Rd
Old Bridge, NJ 08857
OFFERING MEMORANDUM

1706-1720 ENGLISHTOWN RD
OLD BRIDGE, NJ 08857

EXCLUSIVELY PRESENTED BY:

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KELLER WILLIAMS REALTY WEST MONMOUTH

50 US-9 Building B
Morganville, NJ 07751

Office: 732-536-9010

Built By: www.crebuilder.com





INVESTMENT SUMMARY

Keller Williams Realty West Monmouth, on behalf of the Owner, is pleased to offer for sale this unique opportunity in Old Bridge, NJ. There are 3 parcels included in the sale. 1706-1710 Englishtown Road consists of a 13,505 SF industrial building with an additional 1,530 sf of mezzanine space. 1720 Englishtown Road consists of a 1,512 SF cape cod style single-family dwelling. The dwelling features three (3) bedrooms and one (1) full bathroom. Both sites combined total 8.13 acres.

The current use of the industrial space is automotive use, and can continue to be used as such. All 3 properties are located in the Economic Development Opportunity District, which offer a wide range of uses.



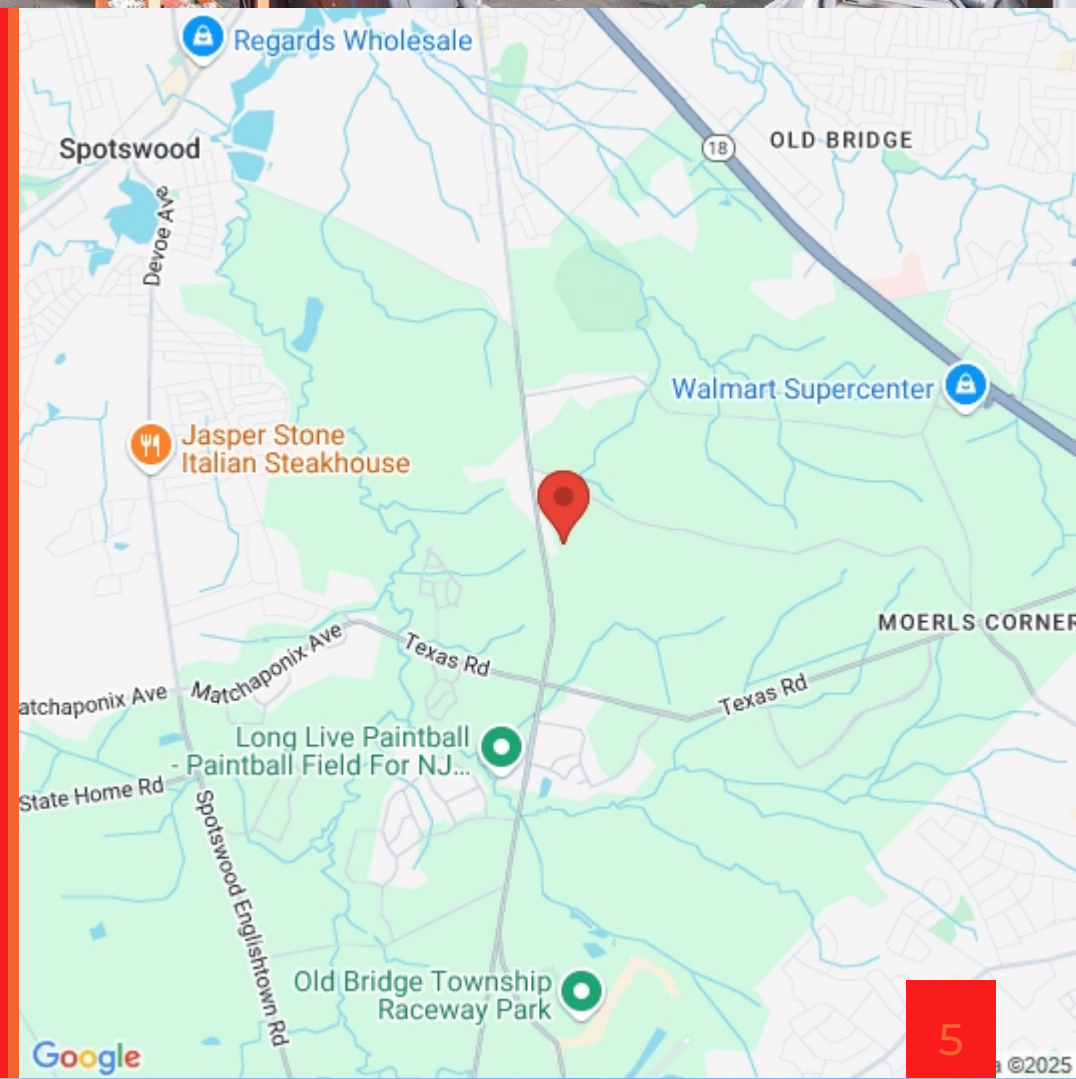
PROPERTY SUMMARY

Offering Price	\$8,250,000.00
Lot Size (acres)	8.13
Zoning Type	EDO-1
County	Middlesex
Coordinates	40.365727,-74.353185
Parking	33 Spaces
Vehicle Storage	75 Spaces
Industrial SqFt	10,570 SqFt
Shop SqFt	2,935 SqFt
Mezzanine SqFt	1530 SqFt
Residential SqFt	1,512 SqFt





INVESTMENT HIGHLIGHTS



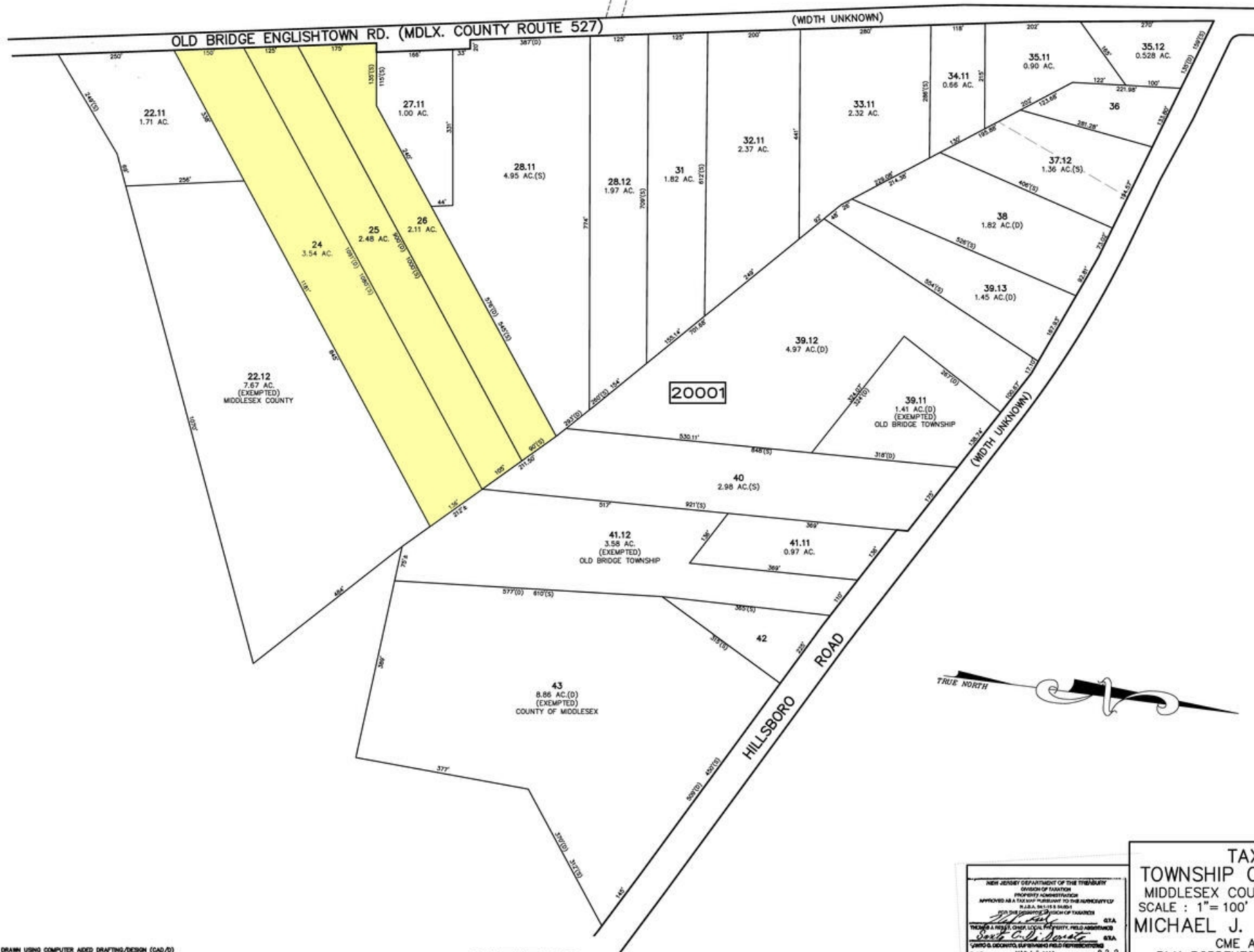


LOCATION HIGHLIGHTS

- Excellent Visibility from Englishtown Rd and Surrounding Businesses.
- Located on Englishtown Rd, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in New Jersey.
- Affluent and growing trade area.







THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO). A PORTION OF THIS SHEET MAYBE A DIGITIZED COPY OF THE TAX MAP ORIGINALLY PREPARED BY JOHN H. ALLGAR, MAY 1970. THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE MUNICIPAL CLERK.

SHEET 20

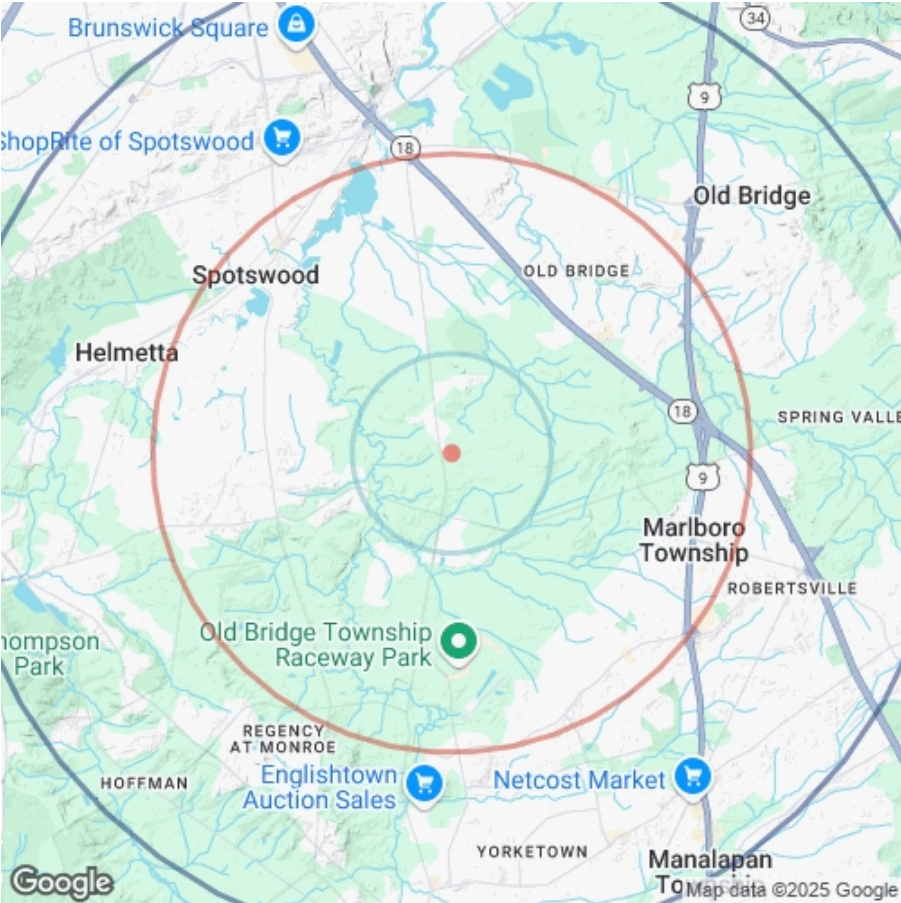
TAX MAP
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
SCALE : 1"= 100' DATE : JULY 1999
MICHAEL J. McGURL,
CME ASSOCIATES
3141 BORDENTOWN AVENUE,
NEW JERSEY, 08859

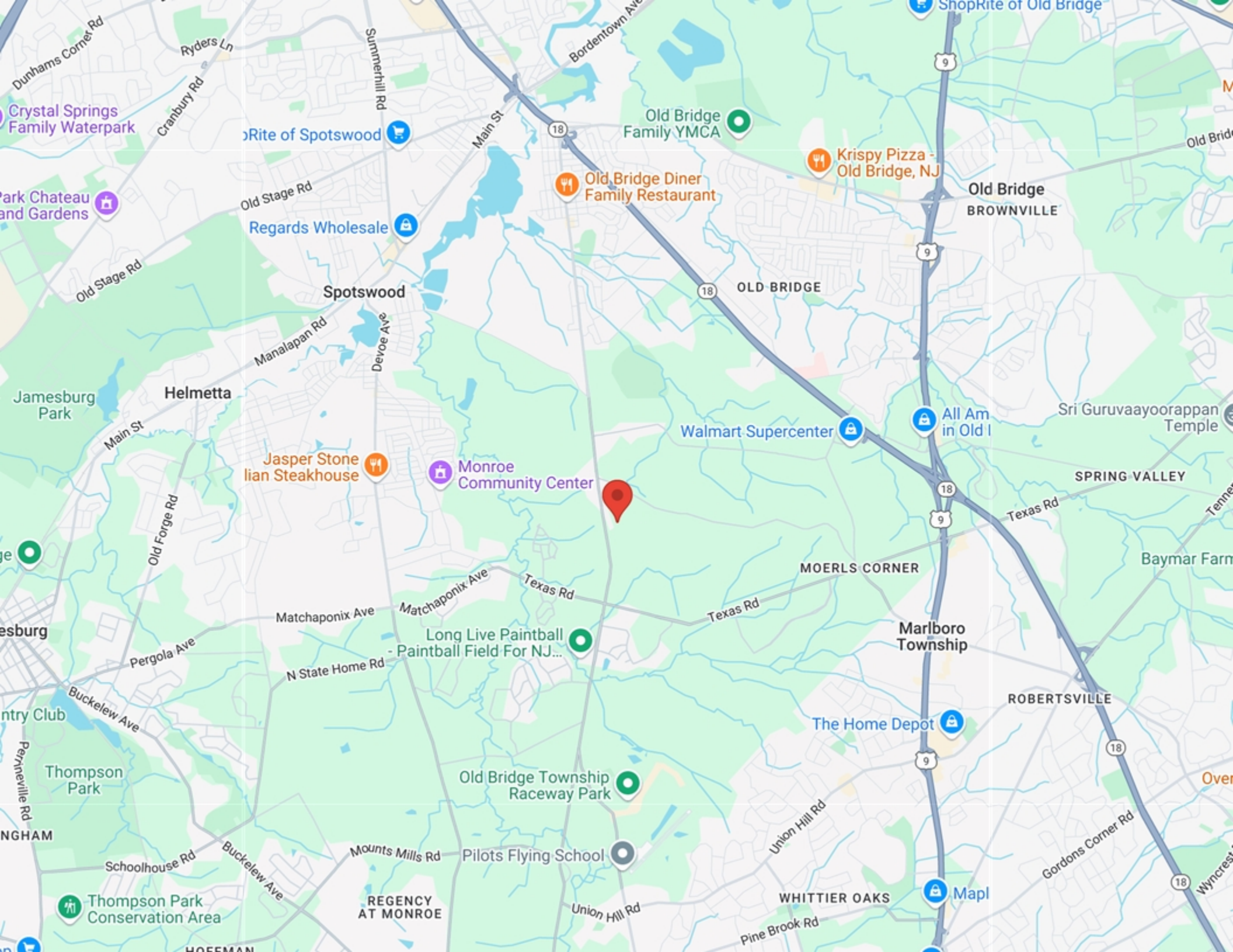
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	402	41,565	128,542
2010 Population	1,167	46,423	140,200
2025 Population	1,540	49,329	147,896
2030 Population	1,577	49,283	147,010
2025-2030 Growth Rate	0.48 %	-0.02 %	-0.12 %
2025 Daytime Population	1,232	39,692	118,344

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	11	670	2,314
\$15000-24999	4	587	1,972
\$25000-34999	10	572	1,791
\$35000-49999	22	1,152	3,264
\$50000-74999	34	1,768	5,601
\$75000-99999	18	1,737	5,543
\$100000-149999	88	2,983	9,479
\$150000-199999	66	2,221	6,662
\$200000 or greater	197	5,611	16,688
Median HH Income	\$ 174,826	\$ 135,314	\$ 130,120
Average HH Income	\$ 212,570	\$ 172,835	\$ 170,964

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	122	13,477	43,992
2010 Total Households	323	15,514	48,800
2025 Total Households	450	17,301	53,315
2030 Total Households	469	17,564	53,743
2025 Average Household Size	3.39	2.81	2.75
2025 Owner Occupied Housing	364	13,948	41,368
2030 Owner Occupied Housing	386	14,284	42,102
2025 Renter Occupied Housing	86	3,353	11,947
2030 Renter Occupied Housing	83	3,280	11,640
2025 Vacant Housing	33	603	2,067
2025 Total Housing	483	17,904	55,382





CITY OF OLD BRIDGE

AREA

POPULATION



ABOUT OLD BRIDGE

Old Bridge may refer to:



CONFIDENTIALITY STATEMENT

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KELLER WILLIAMS REALTY WEST MONMOUTH
ADVISOR FOR MORE DETAILS.

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