

# Office/Medical Space For Lease

## 69 Highway 516, Old Bridge, NJ 08857



### DEMOGRAPHICS

Radius	1 Miles	3 Miles	5 Miles
Population	7,412	73,077	184,126
Households	2,461	26,199	66,102
Average Household Income	\$106,791	\$98,549	\$106,066

### INVESTMENT HIGHLIGHTS

- Medical Office – First<sup>t</sup> Floor Suite
- 7 Private Treatment Rooms
- 3 Half Bathrooms
- Large Office Area
- Welcoming Reception/Waiting Room
- Located close to Major Highways
- Public Transportation Nearby
- Ample Parking with 30 Surface Spots

**Available Space      \$18/SF NNN**  
**First Floor              2,580 +/- SF**

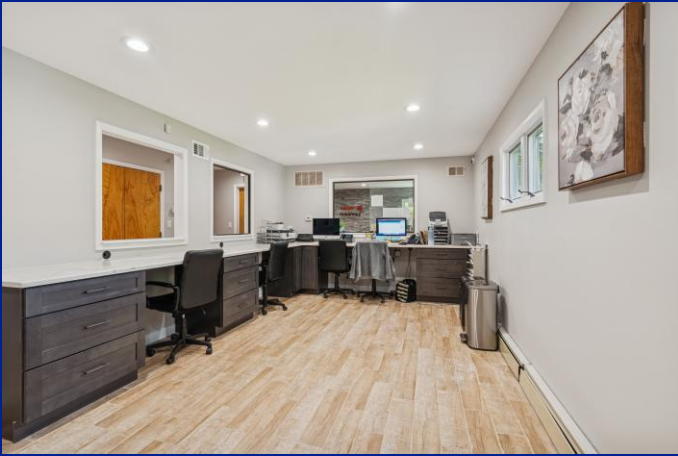
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