

# OFFERING MEMORANDUM

50 Harrigan Street

Edison, New Jersey 08817

Asking Price: \$2,300,000

Offered For Sale

South Edison Submarket





# Disclaimer

- Information contained herein is deemed reliable but not guaranteed. Prospective purchasers are encouraged to conduct their own independent due diligence with respect to zoning, development potential, and financial assumptions.
- Conceptual plans are for illustrative purposes only and do not represent approved site plans.

# Executive Summary



Blueline Realty Group is pleased to present 50 Harrigan Street, a 0.42-acre freestanding commercial property located in the South Edison submarket along the U.S. Route 1 corridor.



The property includes a 2,600 square foot single-tenant building with dual frontage along Harrigan Street and U.S. Route 1, providing strong visibility and access.



The offering presents a compelling opportunity for owner-users, investors, or redevelopment-oriented buyers seeking exposure along one of Central New Jersey's primary commercial corridors.

# Property Overview

- Address: 50 Harrigan Street, Edison, NJ 08817

- Building Size: 2,600 SF

- Land Area: 0.42 Acres (18,295 SF)

- Zoning: GBH

- Tenancy: Single Tenant

- Year Built: 1950

- FAR: 0.14

- Frontage: 250' on U.S. Route 1 and 82' on Harrigan Street

# Investment Highlights

- Asking Price: **\$2,300,000**
- Rare Route 1 frontage opportunity
- Dual street frontage enhances access and circulation
- Below-market site coverage allows future flexibility
- Suitable for owner-user, retail, service, or redevelopment concepts
- Strong surrounding commercial and residential density

# Frontage & Access



- 250 FEET OF FRONTAGE ALONG U.S. ROUTE 1



- 82 FEET OF FRONTAGE ALONG HARRIGAN STREET



- SIGNALIZED AND UNSIGNALIZED ACCESS POINTS NEARBY



- EFFICIENT INGRESS AND EGRESS VIA SIDE STREET

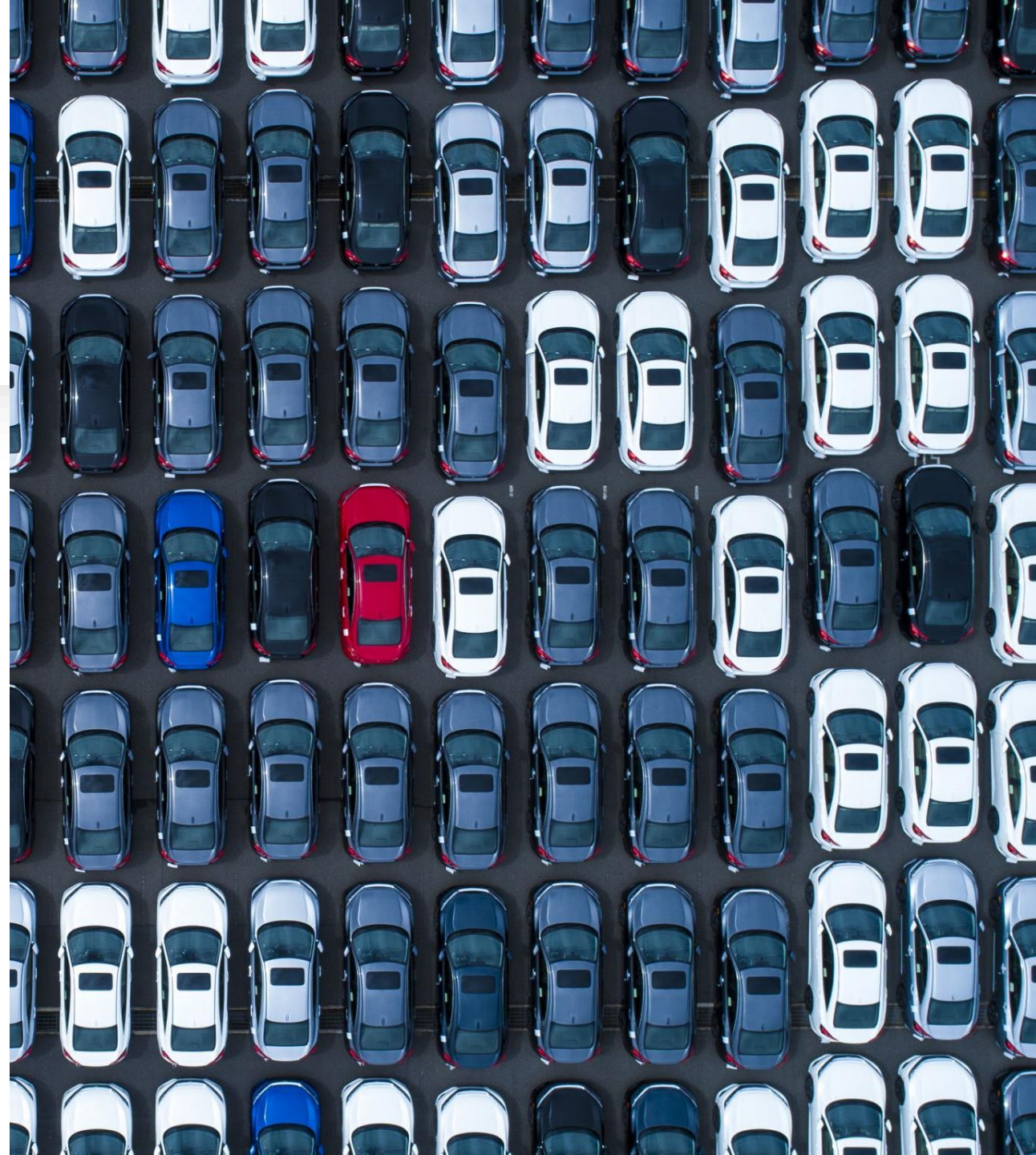


- STRONG VISIBILITY TO DAILY TRAFFIC ALONG ROUTE 1



# Parking & Site Characteristics

- Approximately 20 surface parking spaces
- Parking ratio: 7.69 spaces per 1,000 SF
- Clear separation between parking and vehicle circulation
- Flat, usable parcel suitable for redevelopment or expansion







# Market Context

- Central New Jersey continues to experience strong demand for small-format commercial sites along major corridors.
- Limited land availability, combined with high traffic exposure and infill location, supports long-term value for properties positioned along U.S. Route 1.
- The subject property benefits from land-driven value and redevelopment potential relative to surrounding market activity.



# Conceptual Redevelopment Opportunity



The site is well suited for a modern quick-service restaurant or similar high-throughput commercial use.

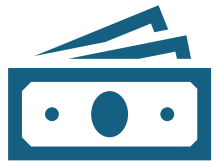


A conceptual double drive-thru test fit demonstrates efficient stacking, circulation, and building placement consistent with national retailer prototypes.



Concept shown is illustrative only and subject to zoning, engineering, and municipal approvals.

# Offering Details



- Offered for sale




- Asking Price: \$2,300,000



- Sale is as-is, where-is



- Subject to prior sale, change in price, or withdrawal without notice



## For More Information

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