



12 Roszel Road

Unit B-206

Princeton, New Jersey 08540

Property Overview

Medical Office Condo For Lease or Sale

3 Exam Rooms

Spacious Reception Area

Close Proximity to Carnegie Center

Available Immediately

Showings By Appointment Only

Offering Summary

| | |
|---------------|---------------------|
| Sale Price: | \$339,900 |
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 1,073 SF |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|-----------|
| Total Households | 15 | 225 | 2,222 |
| Total Population | 50 | 707 | 6,040 |
| Average HH Income | \$213,051 | \$205,024 | \$180,869 |

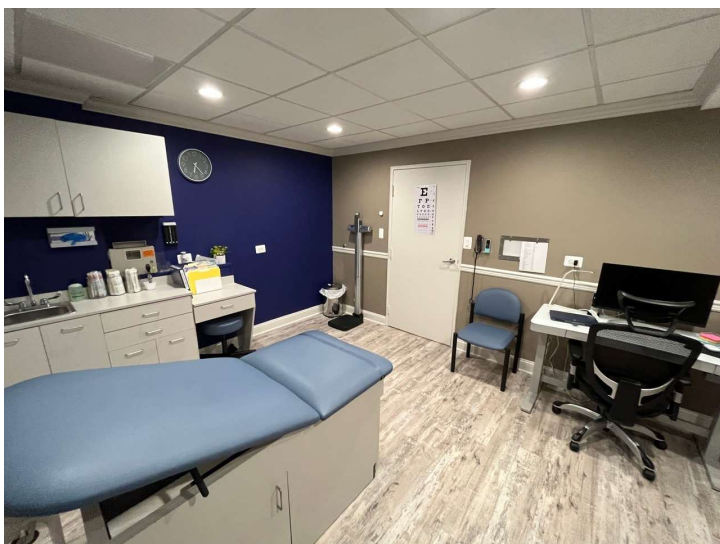
For More Information

Joe Riggs

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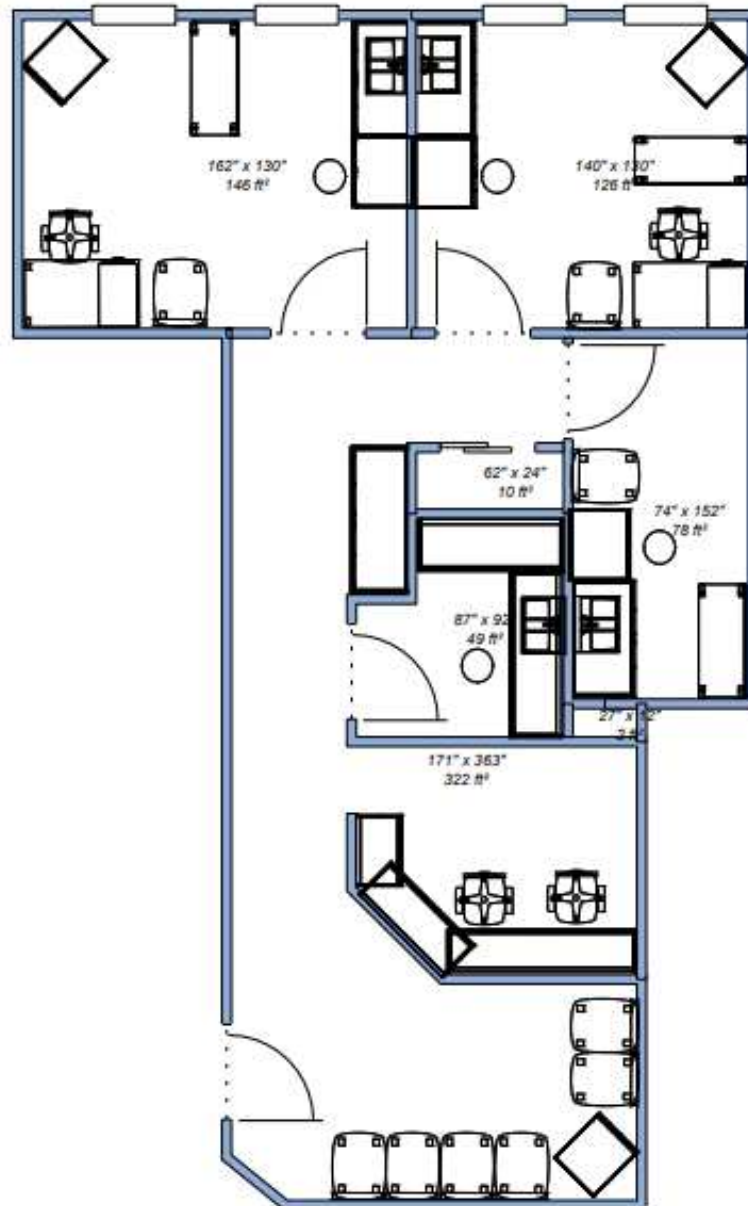
Will Frank

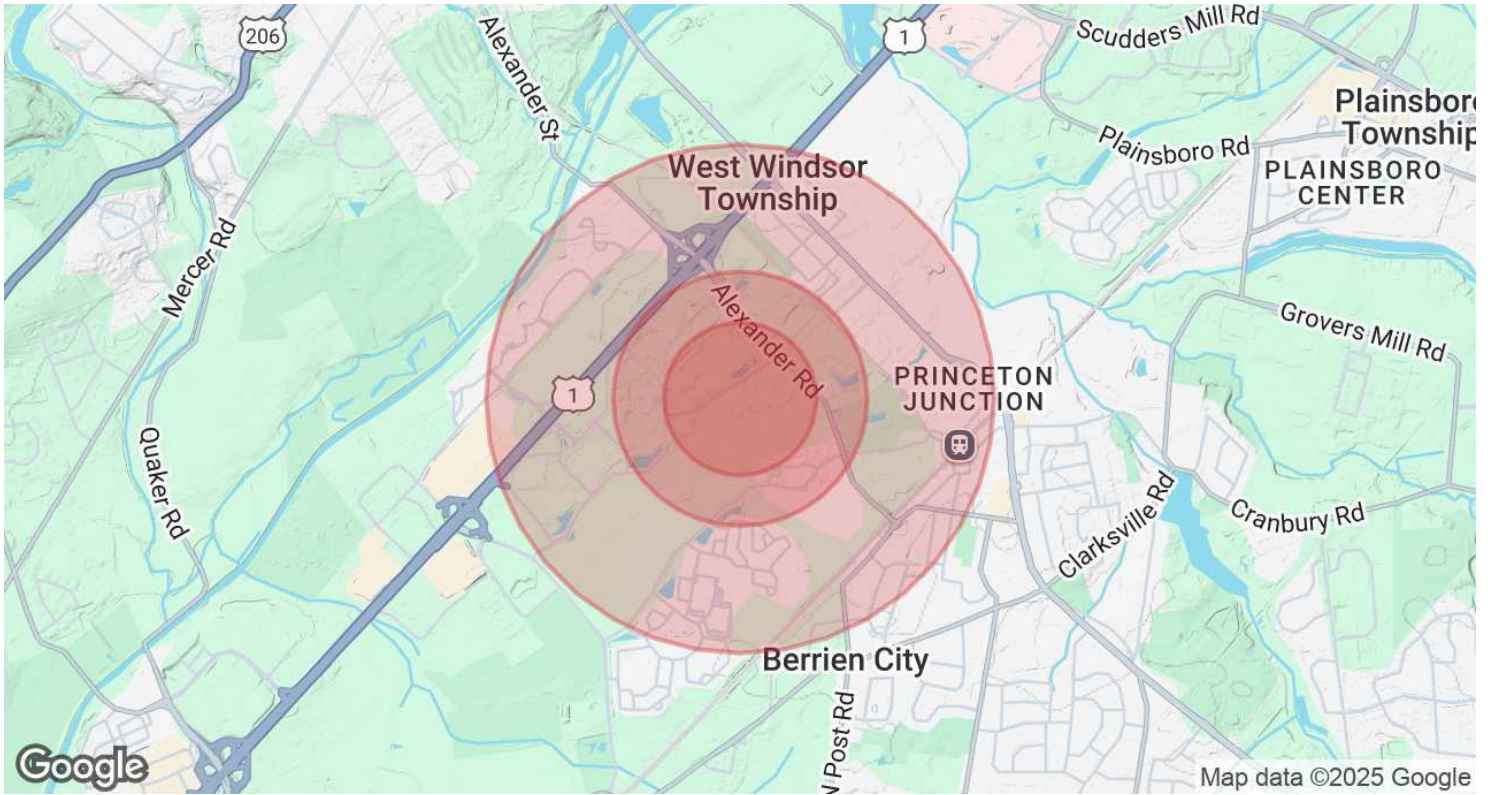
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12 Roszel Rd.,
Suite B206
Princeton, NJ 08540

1,073 SF





| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 50 | 707 | 6,040 |
| Average Age | 36 | 37 | 37 |
| Average Age (Male) | 37 | 38 | 37 |
| Average Age (Female) | 35 | 36 | 38 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 15 | 225 | 2,222 |
| # of Persons per HH | 3.3 | 3.1 | 2.7 |
| Average HH Income | \$213,051 | \$205,024 | \$180,869 |
| Average House Value | \$602,244 | \$648,601 | \$709,768 |

Demographics data derived from AlphaMap