



TANO PROFESSIONAL OFFICE

1199 AMBOY AVENUE, EDISON, NJ

600 - 2,267 SF
FOR LEASE

 **OFFICE SPACE**

PROPERTY HIGHLIGHTS:

- 2 Office Spaces Available in Grocery anchored Neighborhood Center
- High Traffic: 95,000+ Vehicles Per Day on Route 1
- Located at the intersection of Route 1 and Amboy Avenue
- High visibility and great access
- Convenient access to major roadways (Routes 1, 287, 440, 18, 9, Garden State Parkway & NJ Turnpike)
- Route 1 digital billboard available for advertising on the property



EXCLUSIVE AGENTS:

NICK CARACAPPA

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PROPERTY INFORMATION

PROPERTY TYPE:

Office building located in Grocery anchored Neighborhood Center

AVAILABLE UNITS:

- **E-2:** 600 SF
- **D-2:** 750 SF
- **F-2:** 1,517 SF
- **H-2:** 600 SF

Note: Units can be combined if additional space is needed.

PARKING:

Approximately 5/1,000 SF

ANCHORED BY:

Lótte Plaza Market (49,757 SF)
Dollar Tree (13,717 SF)
Magyar Bank (1,920 SF)

GLA:

11,112 SF 2-Story Office

FRONTAGE:

528 feet along Amboy Ave

CONVENIENT ACCESS TO:

Route 1, Route 287, Route 440, Route 18, Route 9, the Garden State Parkway & NJ Turnpike

TRAFFIC COUNTS:

95,000 vehicles per day on Route 1
40,000+ vehicles per day on Amboy Avenue

LOCATION:

Intersection of Amboy Avenue & Route 1

SIGNAGE:

Main Pylon

ASKING RENT:

Call For Details



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EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



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TANO MALL

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SITE AERIAL



Google 100% Data attribution 6/20/2022



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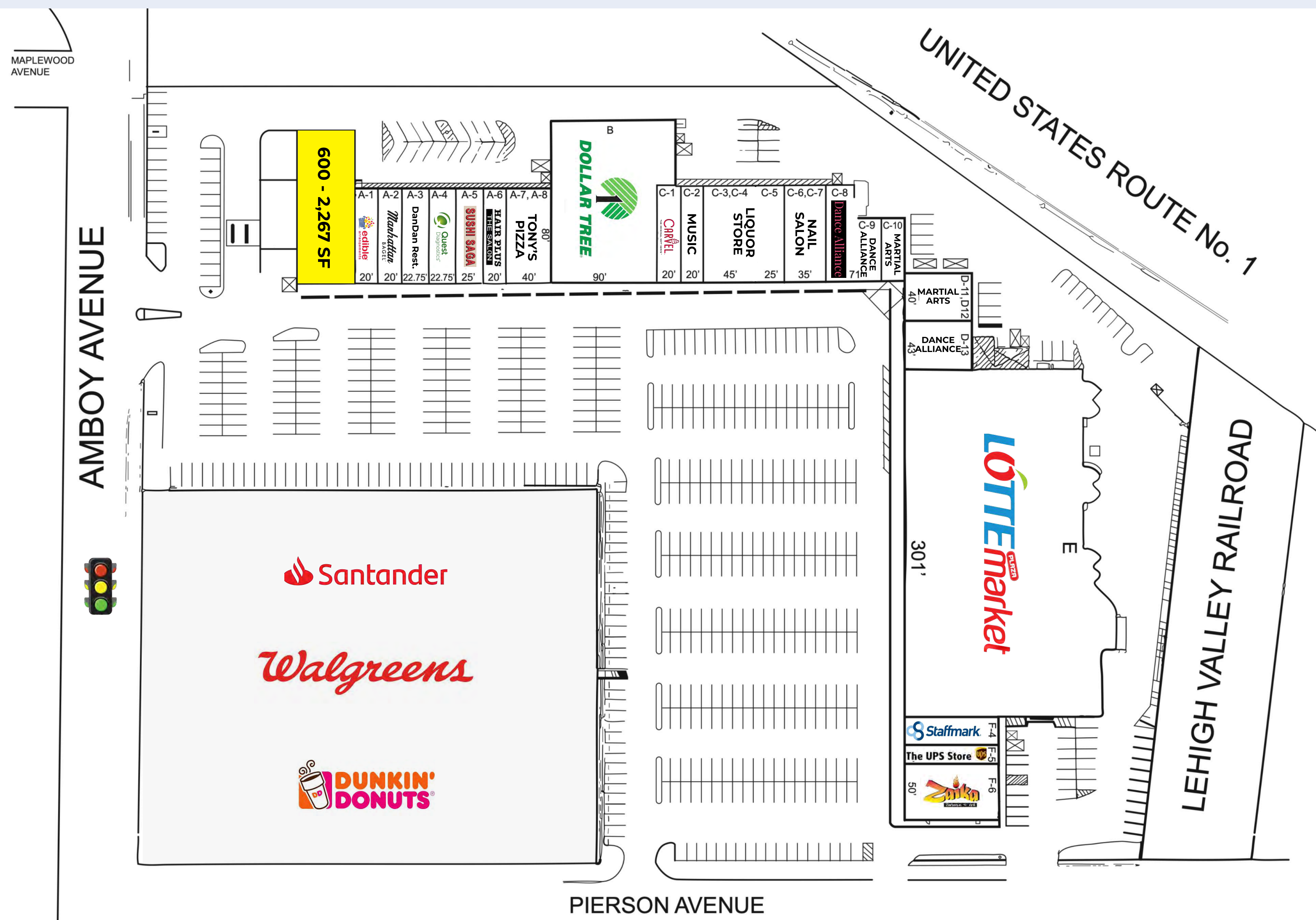


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SITE PLAN



TENANT ROSTER

- A-1 Edible Arrangements
- A-2 Manhattan Bagels
- A-3 DanDan Restaurant
- A-4 Quest Diagnostic
- A-5 Sushi Saga
- A-6 Hair Plus The Salon
- A-7/8 Tony's Pizza
- B Dollar Tree
- C-1 Carvel
- C-2 Music
- C-3/4/5 Liquor Store
- C-6/7 Bloom Nail & Spa
- C-8/9 Dance Alliance
- C-10 Martial Arts
- D-11/12 Edison Martial Arts
- D-13 Dance Alliance
- E, F-1/2/3 Lotte Plaza Market
- F-4 Staffmark
- F-5 UPS Store
- F-6 Zaika Grill



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LOCATION MAP



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MARKET AERIAL



Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2024 Google



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ACCESS MAP & DEMOGRAPHICS



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	22,356	142,993	365,939
HOUSEHOLDS	7,584	53,473	129,825
HH INCOME	\$110,448	\$117,859	\$120,325



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FOR MORE INFORMATION VISIT:
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