

FIRST TIME OFFERED FOR SALE!



36 Middlesex Avenue Metuchen, New Jersey

Property Features

- ±2,500 sq. ft. free-standing building for lease or sale
- Currently a bank with drive-through
- Ample on-site parking
- Located directly on Route 27, a heavily travelled retail/commuter corridor
- Traffic count – 21,000 VPD
- Situated in densely populated area with strong demographics and high daytime population
- Adjacent to JFK Medical Center, and minutes from Menlo Park Mall and Metropark Train Station
- Ideal for doctors, lawyers, engineers and accountants
- Area retailers include Rite-Aid, TD Bank, Dunkin' McDonald's, Starbucks, 7-Eleven, and Papa Johns
- Sale Price: \$1,500,000.00
- **Call for lease price information**



For further information
please contact Exclusive Broker:

Marc Shein
Senior Vice President
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For Lease or Sale

FREE-STANDING BUILDING

Situated on busy commuter/retail corridor



Area Demographics



	1 Mile	3 Miles	5 Miles
Population	16,405	126,647	315,728
Homes	5,832	44,050	108,909
Median Income	\$143,122	\$142,882	\$128,492

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.