



LEE & ASSOCIATES

MEDICAL SPACE AVAILABLE FOR LEASE

2 Research Way, Monroe, NJ 08873



PROPERTY OVERVIEW

BUILDING SF: 29,800 SF

AVAILABLE SF:

Suite 201 - 1,847 SF
Suite 204 - 2,807 SF
Suite 207 - 2,263 SF
Suite 301 - 2,074 SF
Suite 302 - 6,082 SF
Suite 307 - 2,340 SF

ASKING RATE: \$25.00 NNN

PARKING: 8.0 / 1,000

FEATURES:

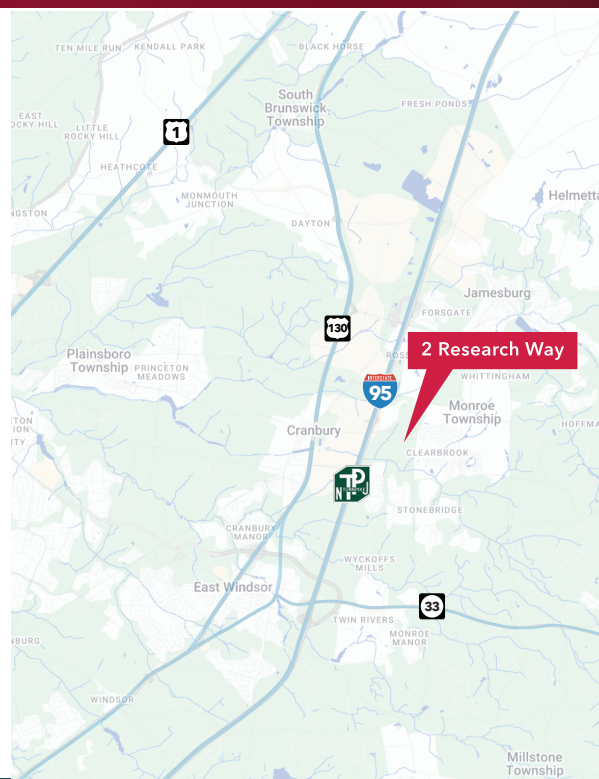
- Professionally owned & managed
- Turnkey and build to suit spaces available
- Elevators are lie-flat gurney accessible

COMMENTS:

Demographic growth, particularly in the 55+ segment

LOCATION:

Accessible to major roadways including the New Jersey Turnpike, Routes 33 & 130



**PROPERTY
HIGHLIGHTS:**

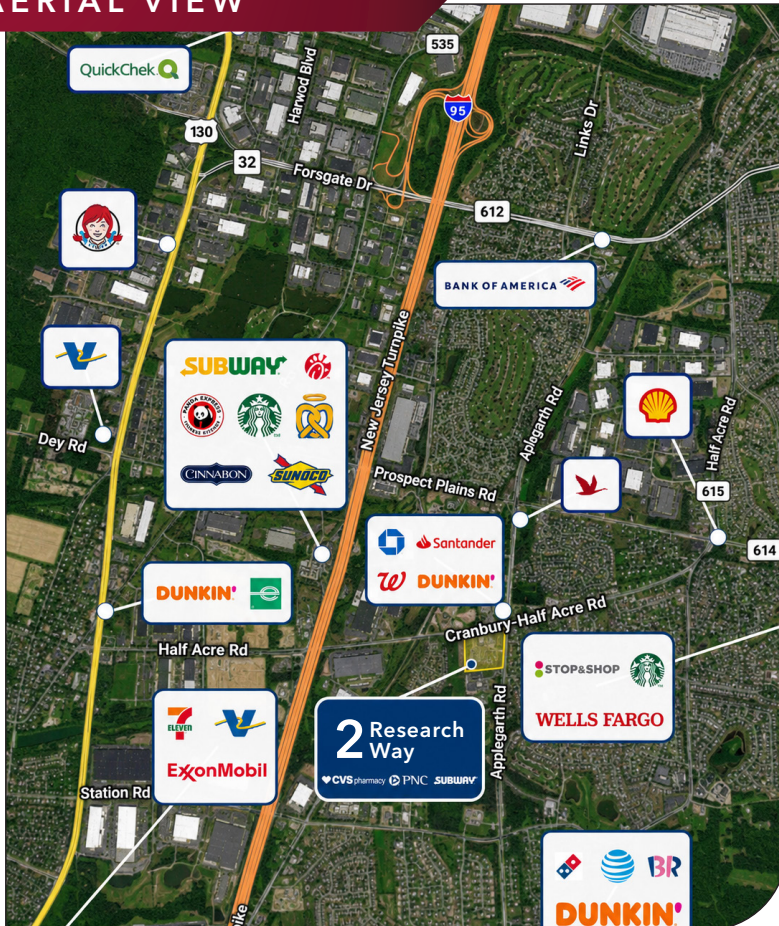
- High visibility with excellent frontage located within a primary commercial sector
- Building 2 - Medical space available from 1,529 SF to 5,249 SF | 7,685 maximum contiguous SF
- Close proximity to residential neighborhoods, attracting local shoppers
- Close proximity to Route 130 & NJ Turnpike/I-95 with 133,821 vehicles per day
- Monroe ranks 7th on New Jersey's top 50 safest communities



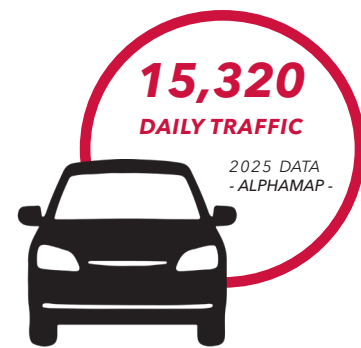
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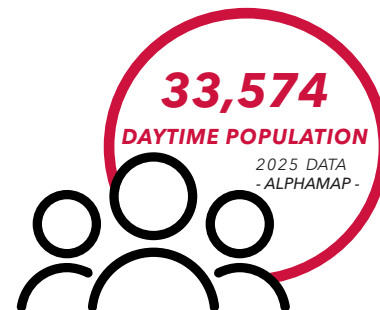
AERIAL VIEW



DEMOGRAPHICS



Cranbury-Half Acre Rd & Applegarth Rd



+/- 3-mile radius

CATEGORY	1 MILE	3 MILES	5 MILES
Population	6,205	34,617	89,906
Total Housing Units	3,834	17,171	38,567
Average Household Income	\$103,400	\$156,800	\$166,700
Median Household Income	\$77,300	\$128,800	\$134,700

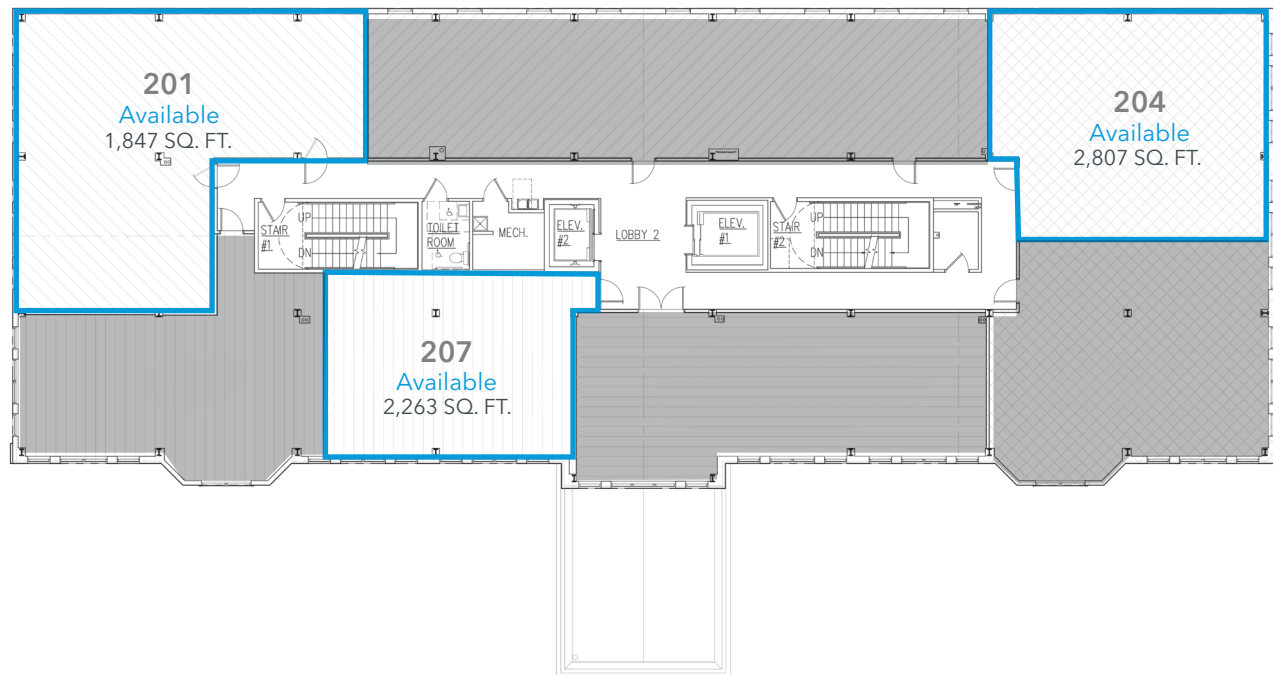


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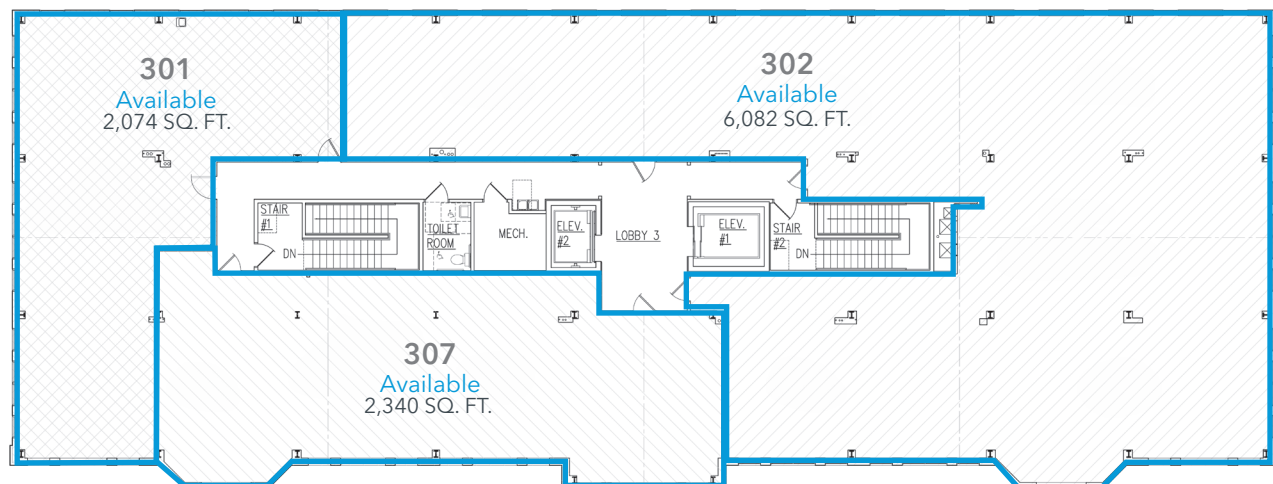
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FLOOR PLANS

2nd Floor



3rd Floor

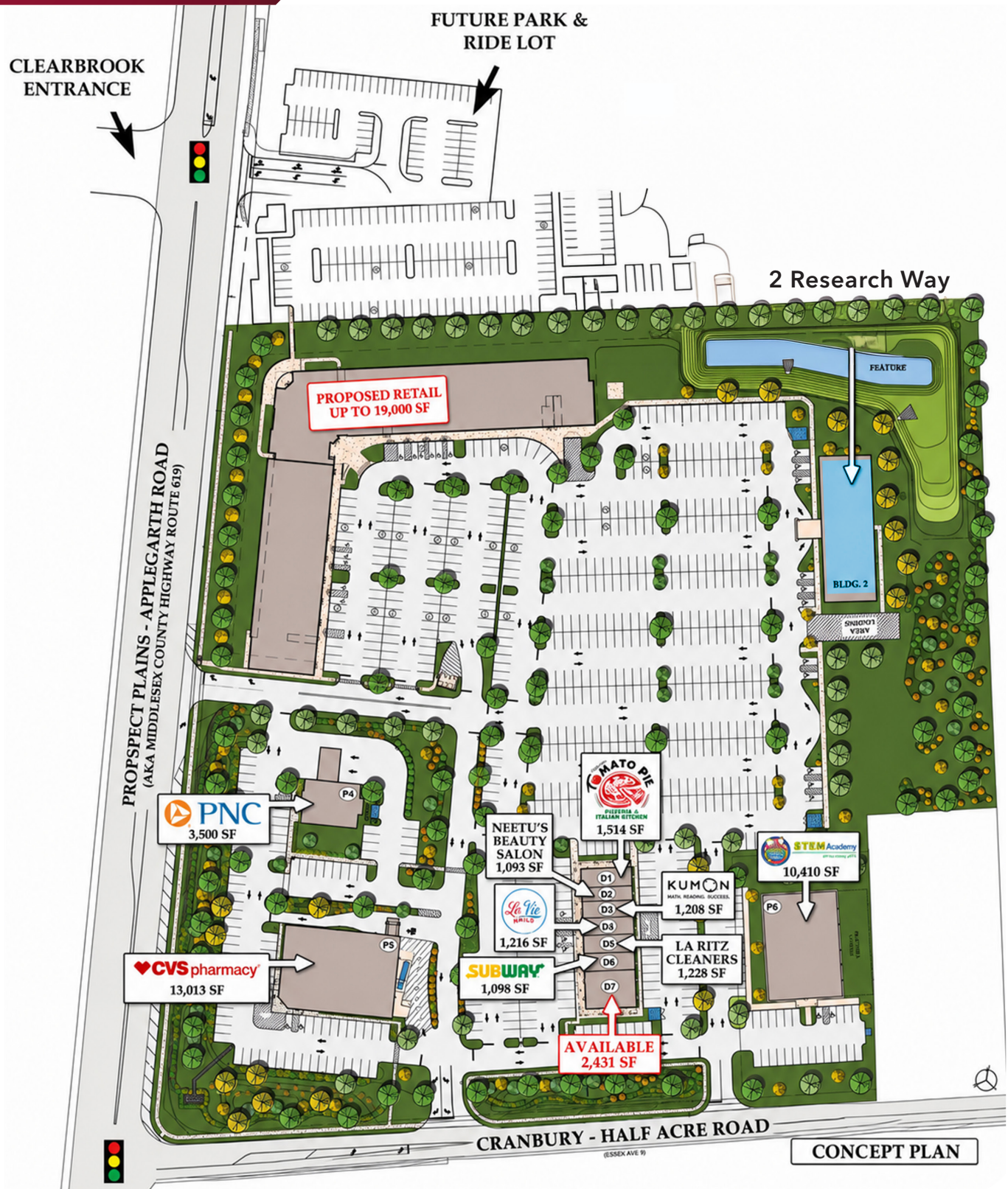




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SITE PLAN

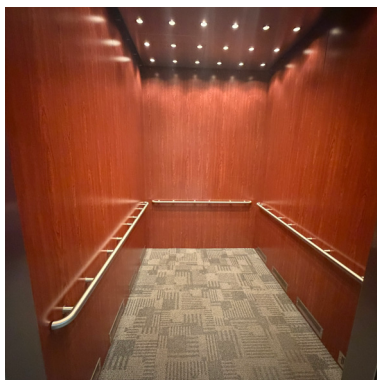




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PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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