

# Retail Space AVAILABLE FOR GROUND LEASE

**NAIDiLeo-Bram&Co.**  
Commercial Real Estate Services, Worldwide.



## 431 Stelton Road

### Piscataway, New Jersey

90 Woodbridge Center Drive, Suite 160  
Woodbridge, NJ 07095  
732 985 3000 | [naidb.com](http://naidb.com)

For further information please contact Exclusive Broker:

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# Available For Ground Lease


## 431 Stelton Road, Piscataway, New Jersey

### Property Features

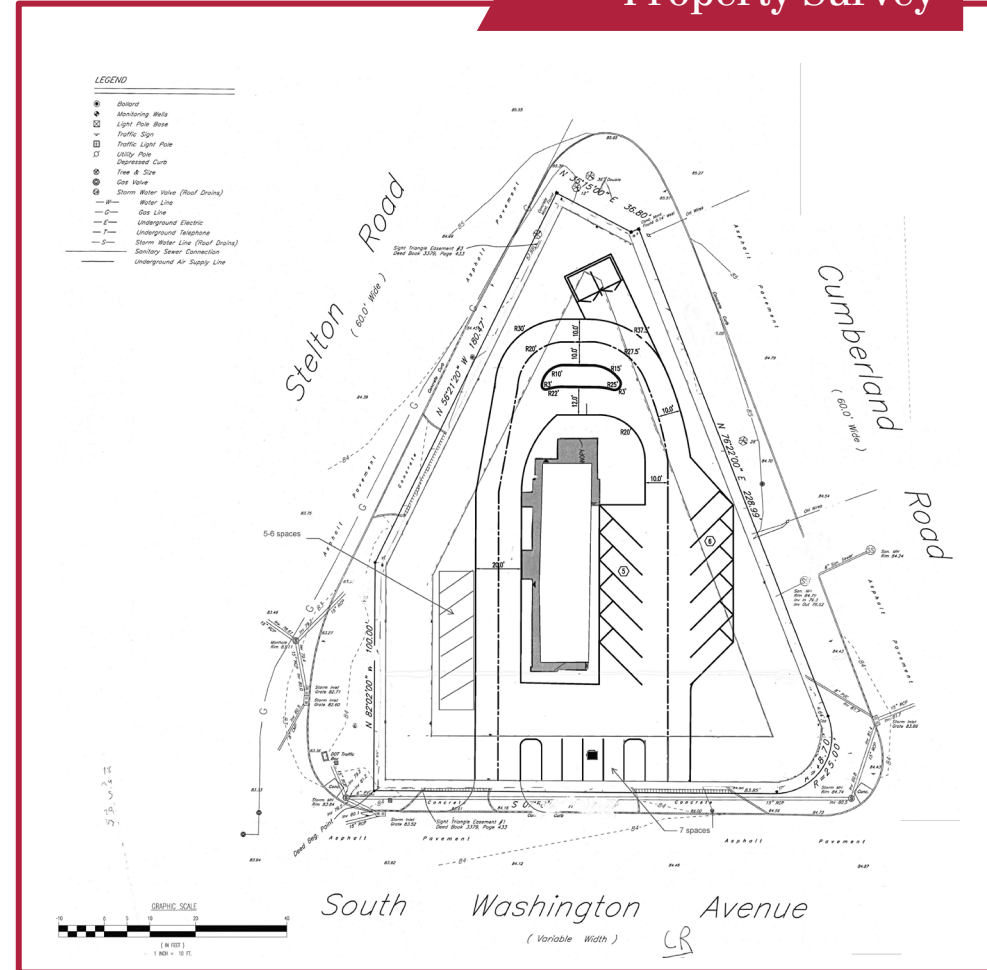
- 0.89 acres available for ground lease
- Multiple curb cuts allow for multiple points of egress
- 21,068 vehicles per day
- Property is located directly on Stelton Road, a heavily travelled commuter/retail corridor with various national tenants
- Strong area demographics and high daytime population.
- Area retailers include Wawa (coming soon), Popeyes, Stop & Shop, Home Depot, Valley Bank, KFC, AutoZone, Shell, and Investors Bank
- Call for pricing information

### Area Demographics



<b>1 Mile</b>	15,190	5,491	\$108,743
<b>3 Miles</b>	109,542	35,242	\$122,699
<b>5 Miles</b>	330,010	109,892	\$121,103
	21,068 VPD		

### Property Survey



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