

FOR SALE

Corner Redevelopment Opportunity

NJ Route 516 & Morganville Rd
Old Bridge NJ 07747

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THE SPACE

Location

NJ Route 516 & Morganville Rd
Old Bridge, NJ 07747

County

Middlesex

HIGHLIGHTS

- Excellent Opportunity
- \$500,000
- Many Uses Allowed Under Zoning
- Sewer Tap Available Directly Across Rt 516

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,989	64,773	157,112

AVERAGE HOUSEHOLD INCOME

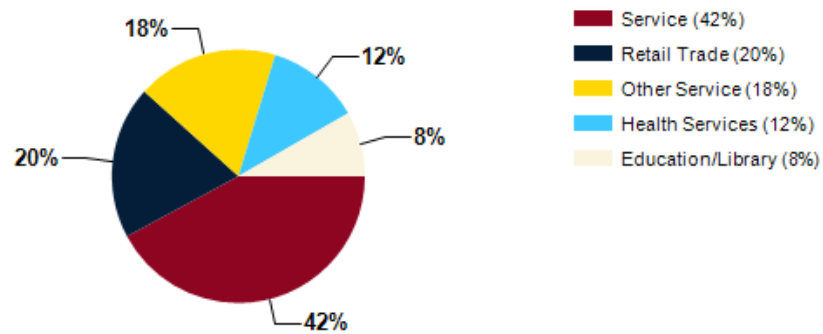
1.00 MILE	3.00 MILE	5.00 MILE
\$161,542	\$129,867	\$126,546

NUMBER OF HOUSEHOLDS

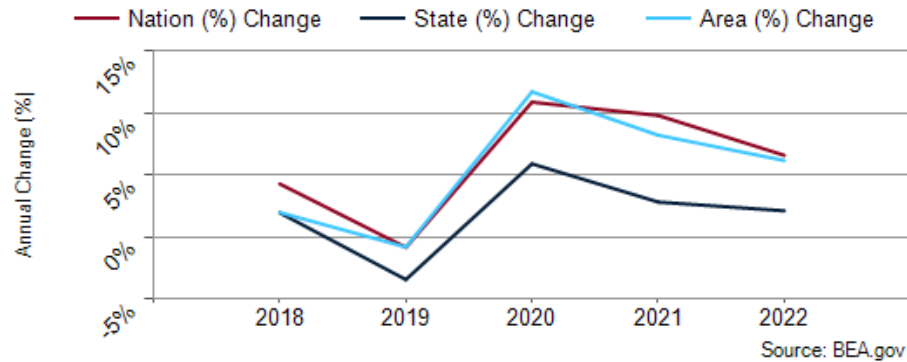
1.00 MILE	3.00 MILE	5.00 MILE
1,909	24,108	57,298

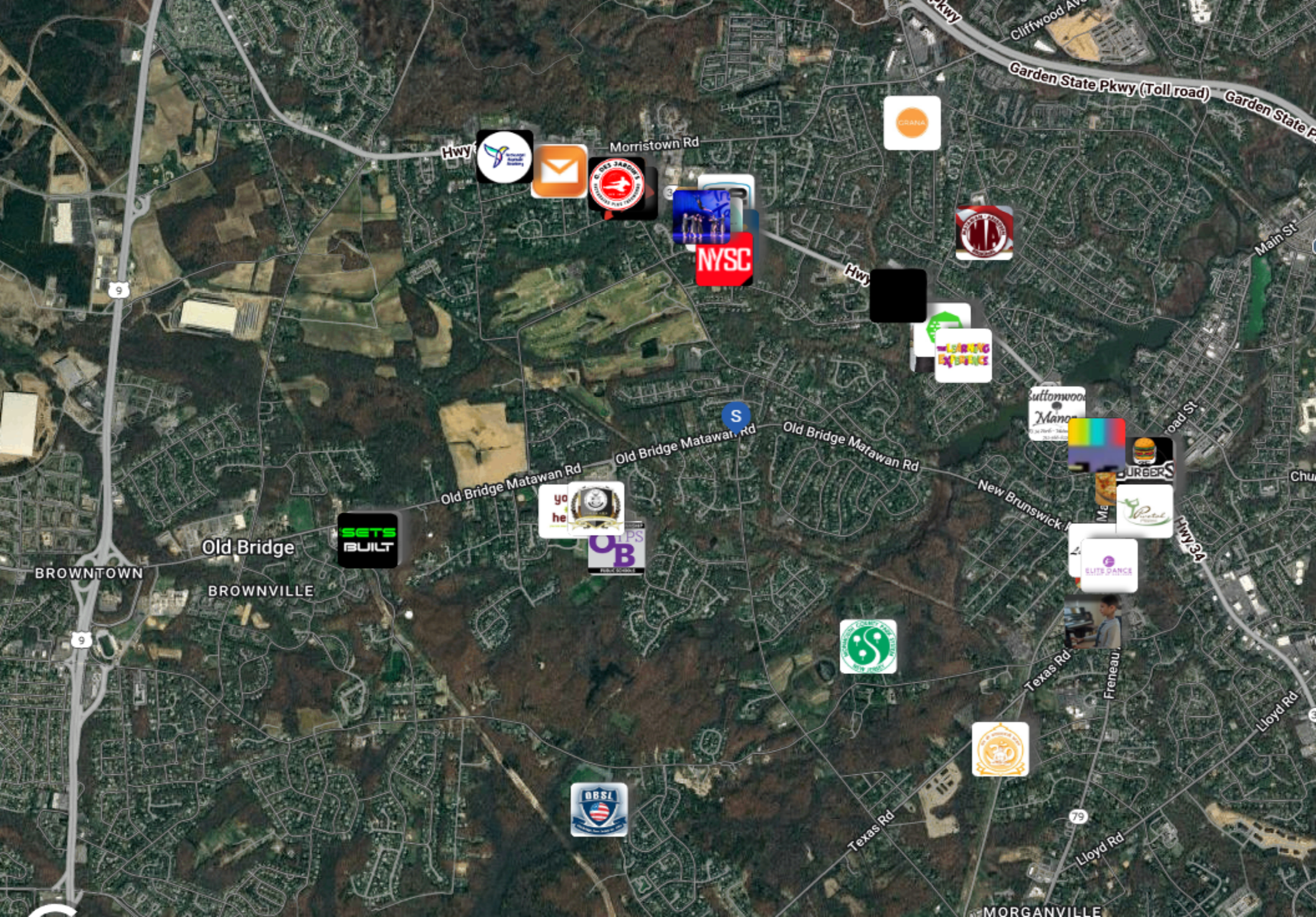


Major Industries by Employee Count



Middlesex County GDP Trend





Raritan Bay Medical Center (Old Bridge)

Approx. 2,500 – 2,749 Employees
Approx. 1 mile

Home Depot

Approx. 1,750 – 1,999 Employees
Approx. 3 miles

United Parcel Service

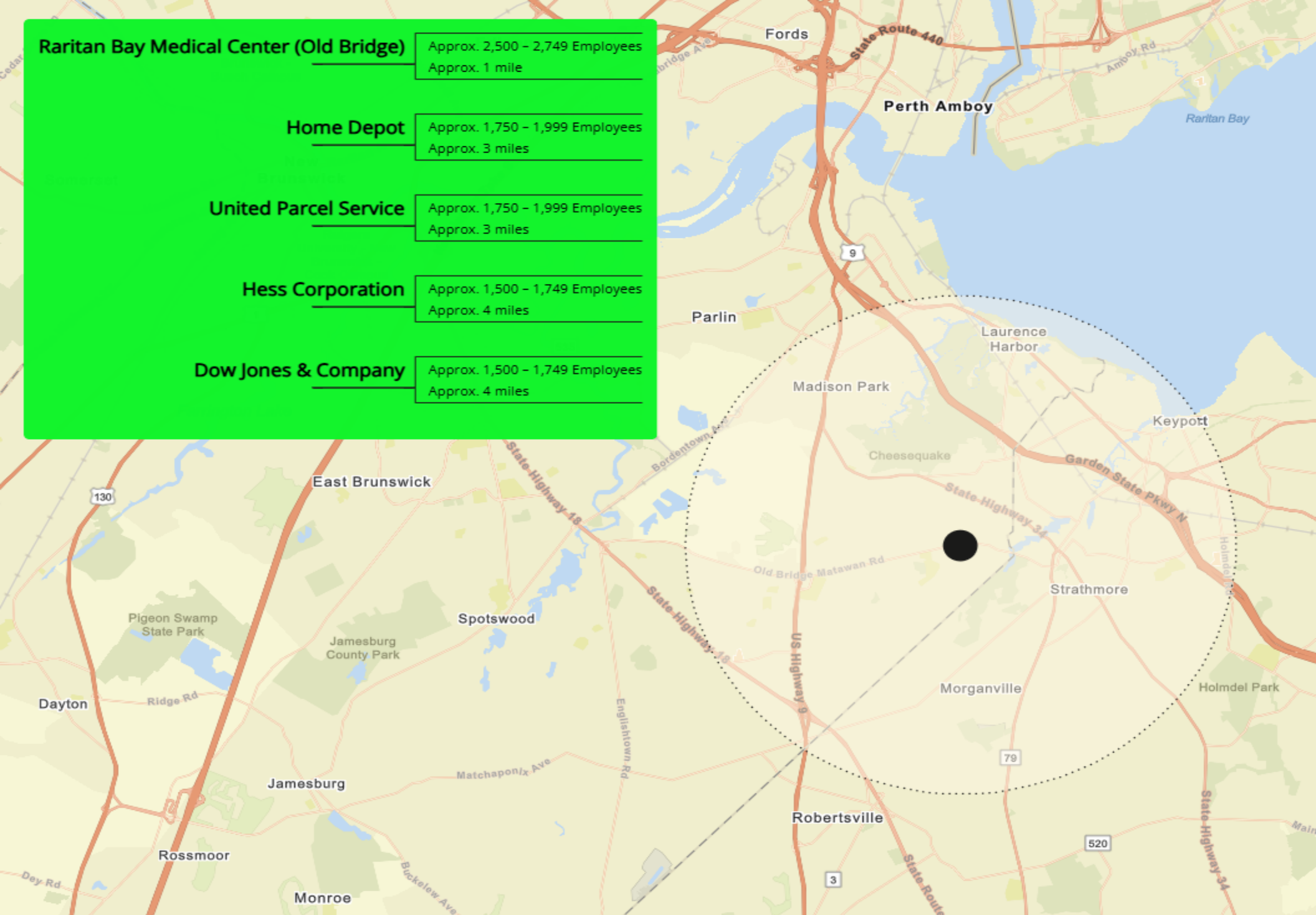
Approx. 1,750 – 1,999 Employees
Approx. 3 miles

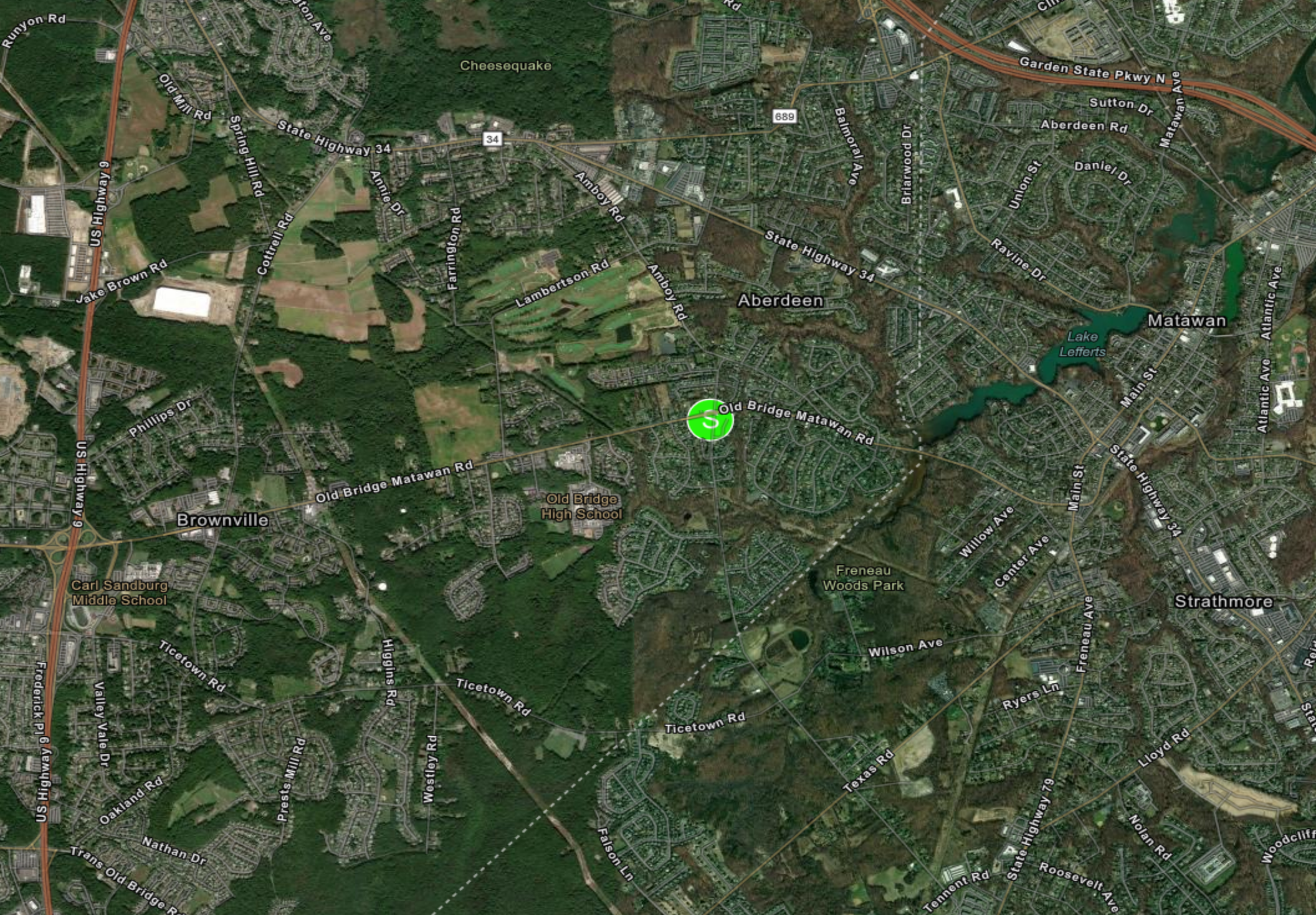
Hess Corporation

Approx. 1,500 – 1,749 Employees
Approx. 4 miles

Dow Jones & Company

Approx. 1,500 – 1,749 Employees
Approx. 4 miles









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The information contained herein is not a substitute for a thorough due diligence investigation. Midtown Commercial Realty LLC LC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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