



LAND

FOR SALE & LEASE

±0.35-ACRE LOT FOR REDEVELOPMENT

119 Stelton Road, Piscataway, NJ 08854

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

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973.379.6644 x121



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Piscataway, located in Middlesex County, is 35 miles from New York City. RWJ Medical School, several data centers, and many national and international companies providing professional, scientific, and technical services are located in the township. Conveniently Located Right Off of I-287
Easy access to the New Jersey Turnpike, the Garden State Parkway, Routes 78, 22, 27, and 18.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	\$4,500.00 per month (NNN)
Available SF:	0.35 Acres
Lot Size:	0.35 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±0.35-AC
- Block 1419, Lot 1.01
- Zoned BPII (Business Professional) which allows, among others, business and professional offices, banks and studios
- Nearby retailers include Walgreens, Shop Rite, post office and many restaurants
- Taxes at \$7,860.80 (2021)
- ***Option for ground lease

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,058	33,841	88,548
Total Population	16,784	101,142	275,135

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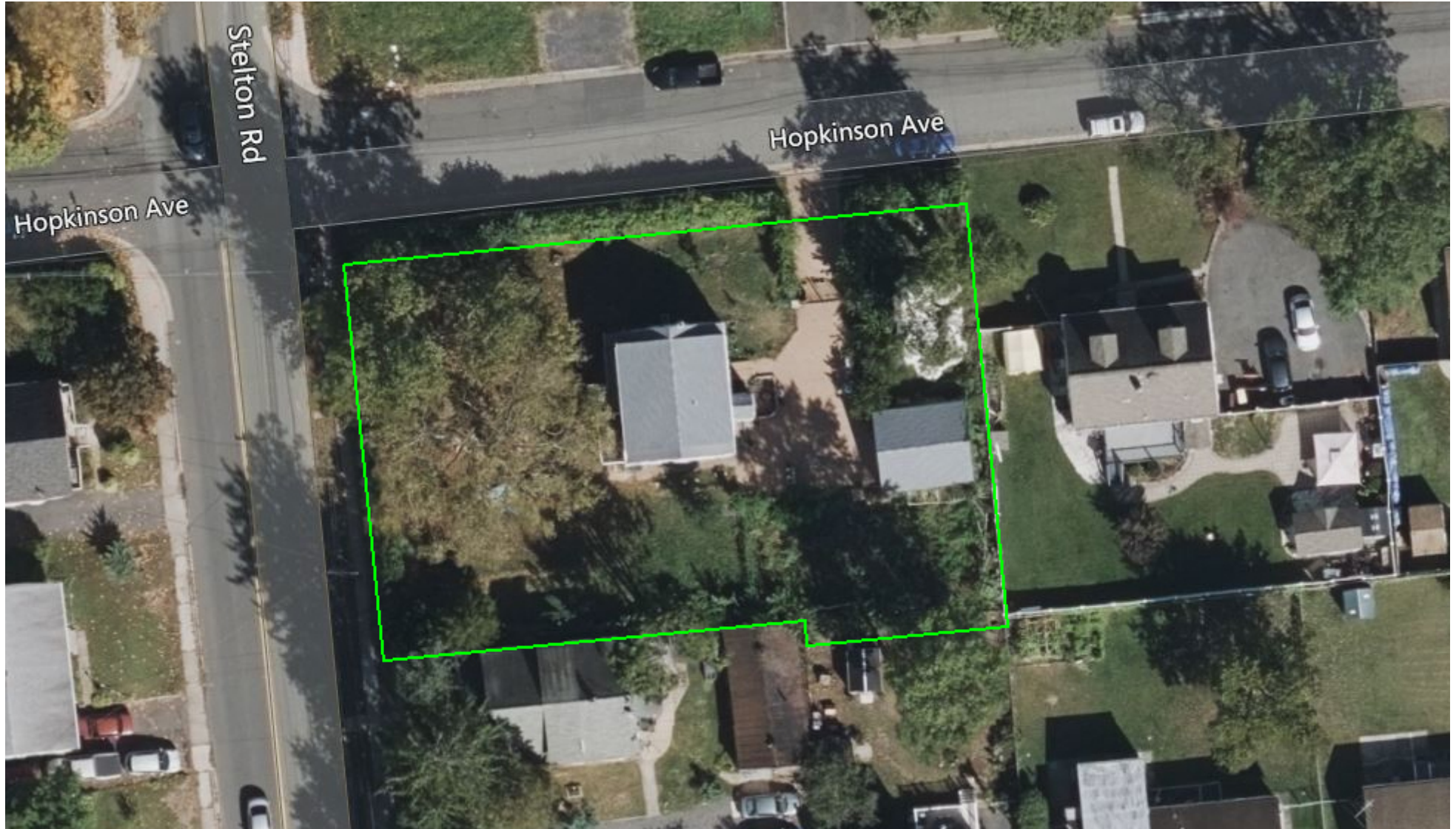
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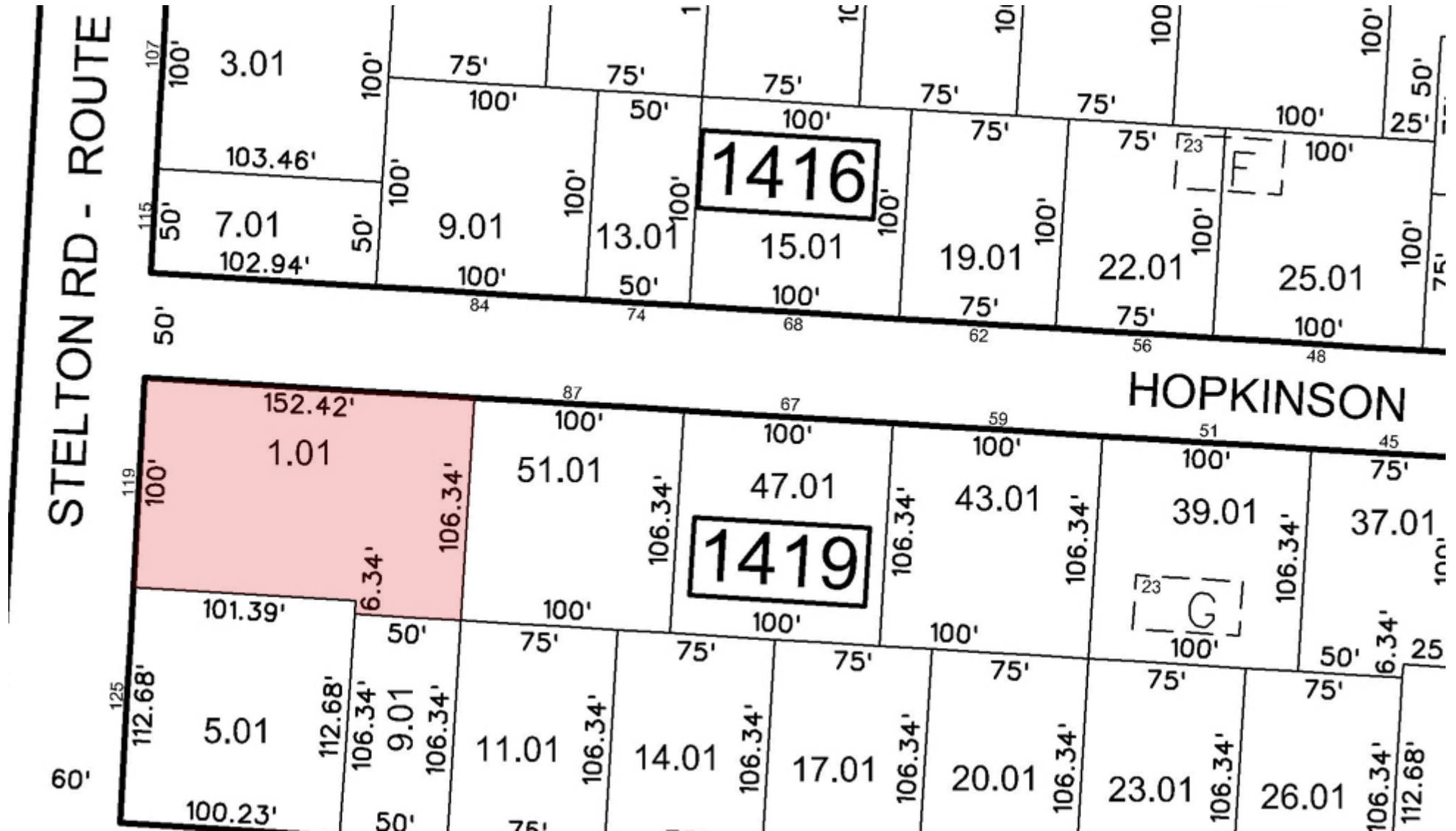
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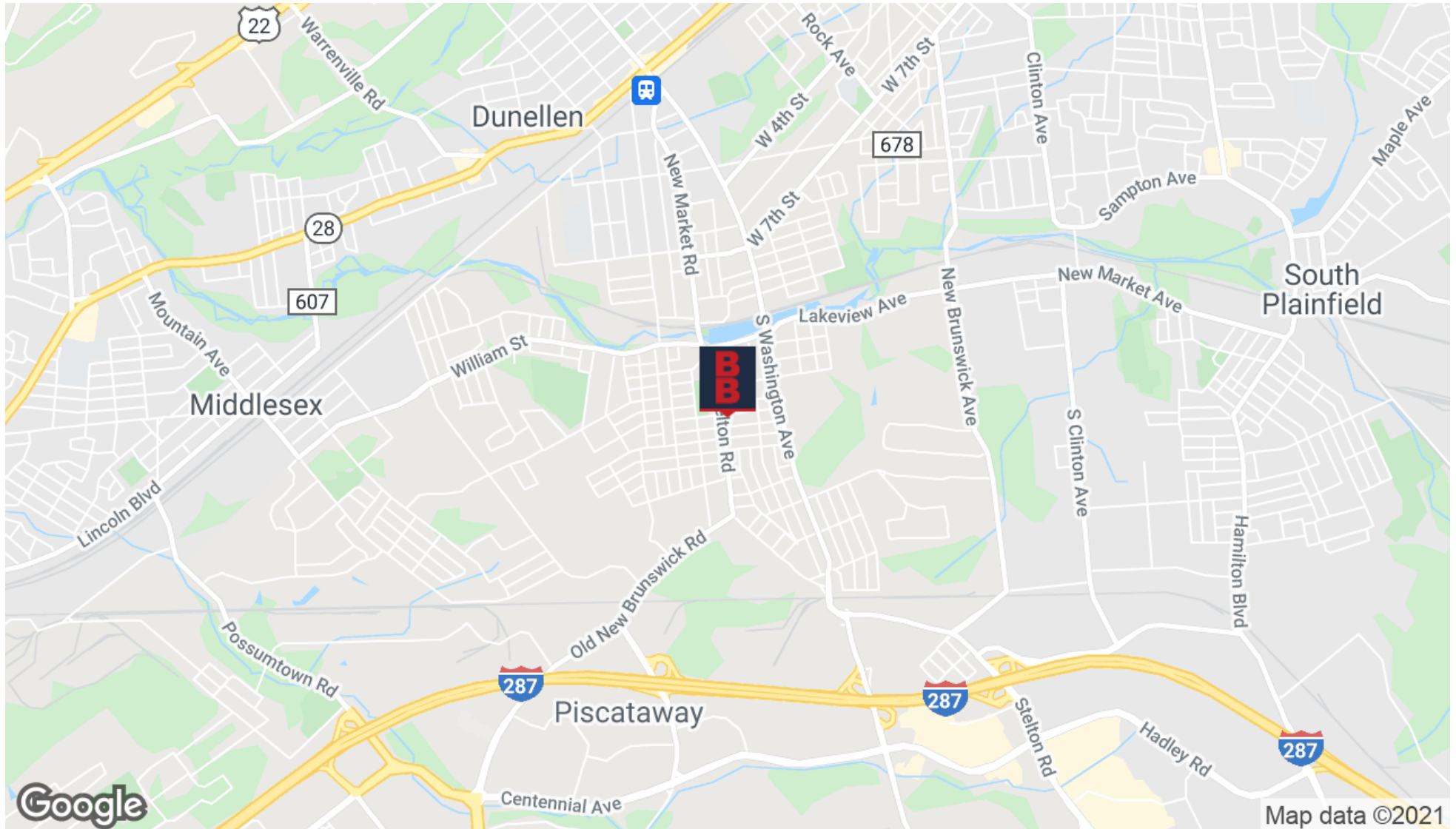
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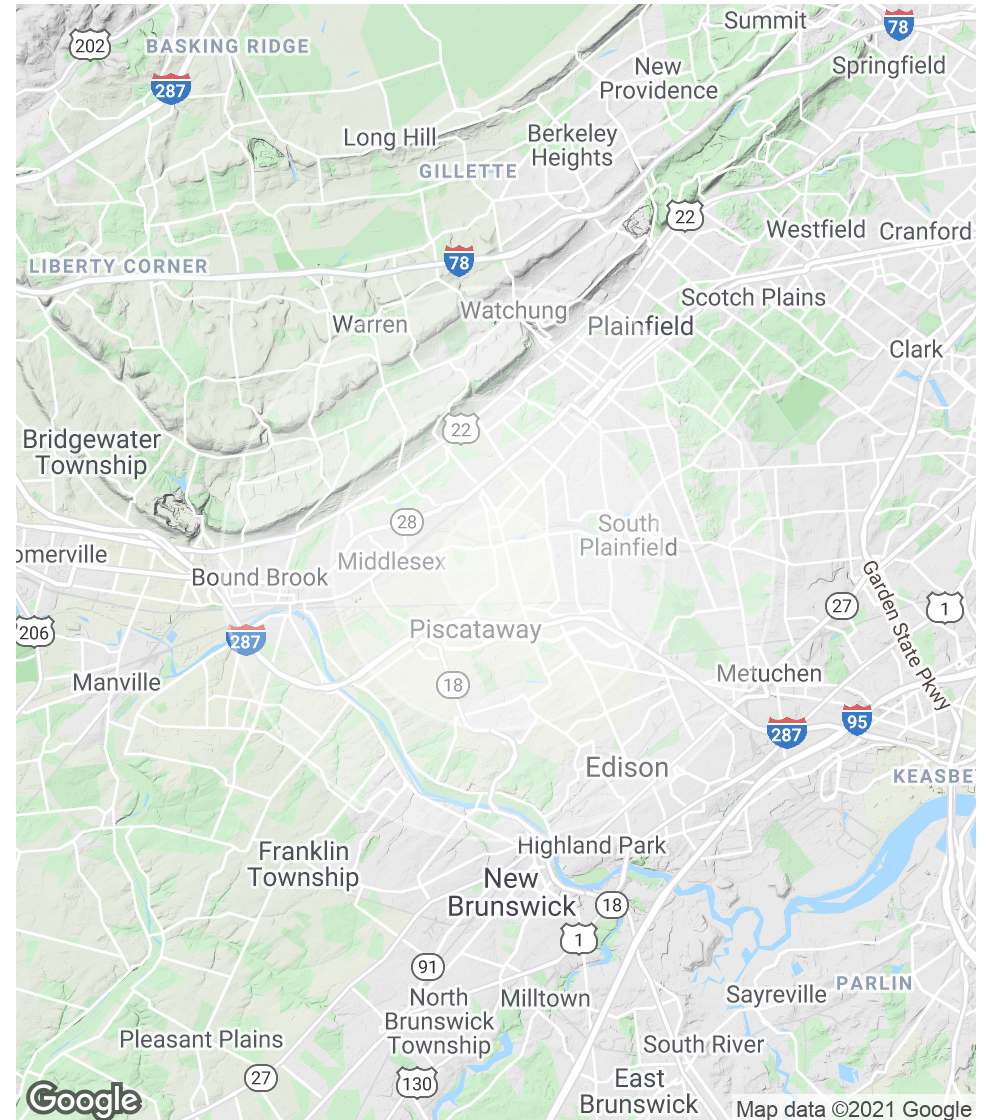
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,784	101,142	275,135
Average age	35.7	37.0	35.6
Average age (Male)	35.2	35.8	34.3
Average age (Female)	36.3	37.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,058	33,841	88,548
# of persons per HH	2.8	3.0	3.1
Average HH income	\$82,358	\$91,498	\$95,211
Average house value	\$365,225	\$348,653	\$375,104

* Demographic data derived from 2010 US Census



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