

3,884 Sq. Ft. First Floor Medical Office Space Available For Lease

675 Line Road | Aberdeen, NJ 07747

AVAILABILITY/PRICING

- » **3,884 SF**
\$20.00/SF NNN (\$6.50 PSF) + utilities

PROPERTY OVERVIEW

- » **Total Building SF:** 18,600 SF
- » **Zoning:** RO-Research Office – Medical Office is a permitted use.

PROPERTY HIGHLIGHTS

- » Originally constructed in 1978 and renovated in 2009, the property blends classic functionality with more modern upgrades
- » Features ample surface parking—86 spaces—supporting staff, clients, or visitors

LOCATION HIGHLIGHTS

- » Just two minutes from Exit 117 on the Garden State Parkway, providing quick and easy regional access.
- » Connected to major routes including NJ Turnpike, Routes 9, 18, 33, 34, 35, 36, and 79 for excellent statewide reach.
- » About six minutes from the Aberdeen–Matawan NJ Transit station with direct rail service to New York City and nearby ferry connections.
- » Situated in the Raritan Bayshore area, a dense and affluent community with a median household income around \$92,000.
- » Close to numerous dining, retail, and service options near Exit 117, adding convenience for employees and clients.



Seth Katz

BROKER OF RECORD / CEO

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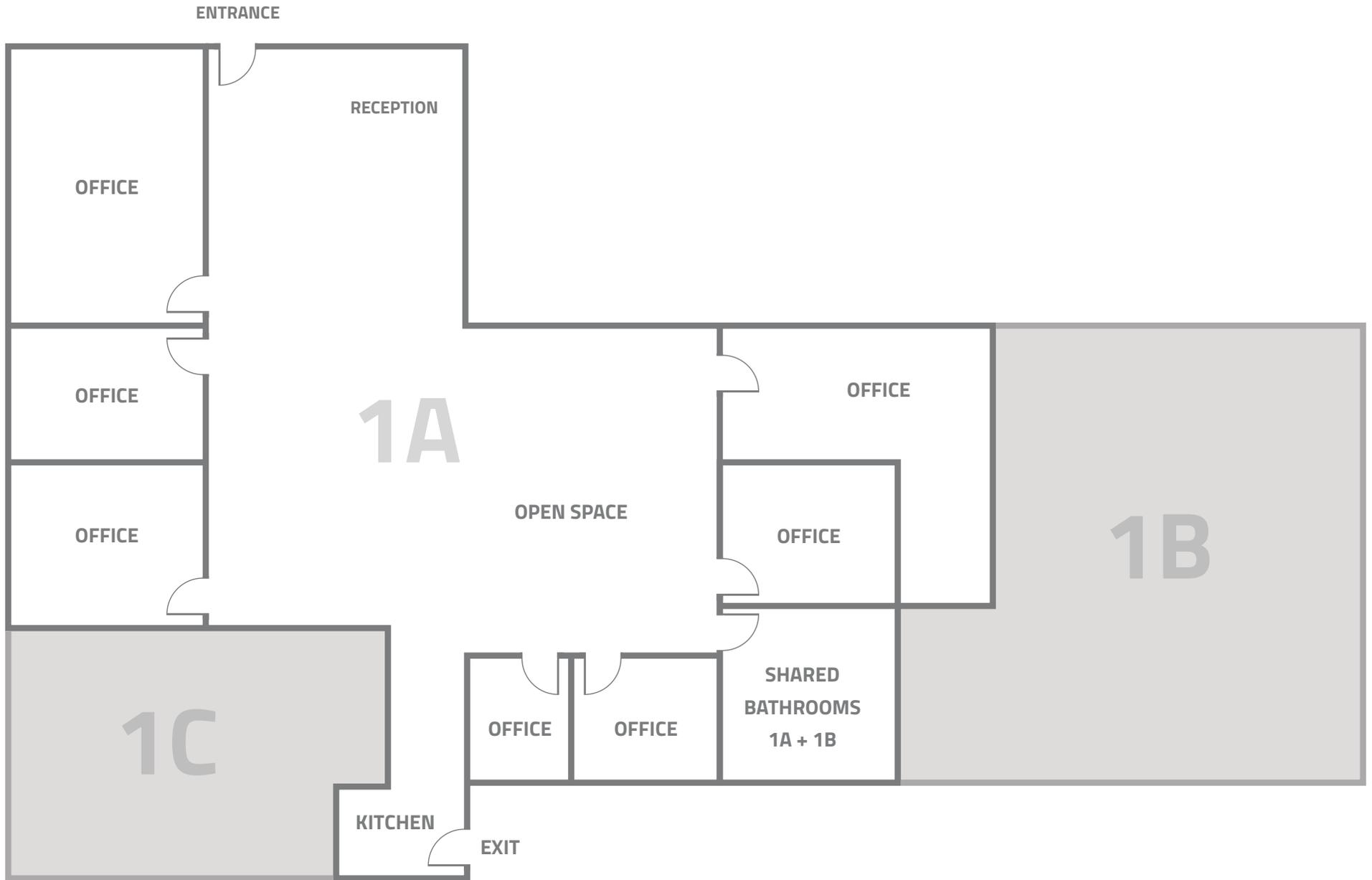
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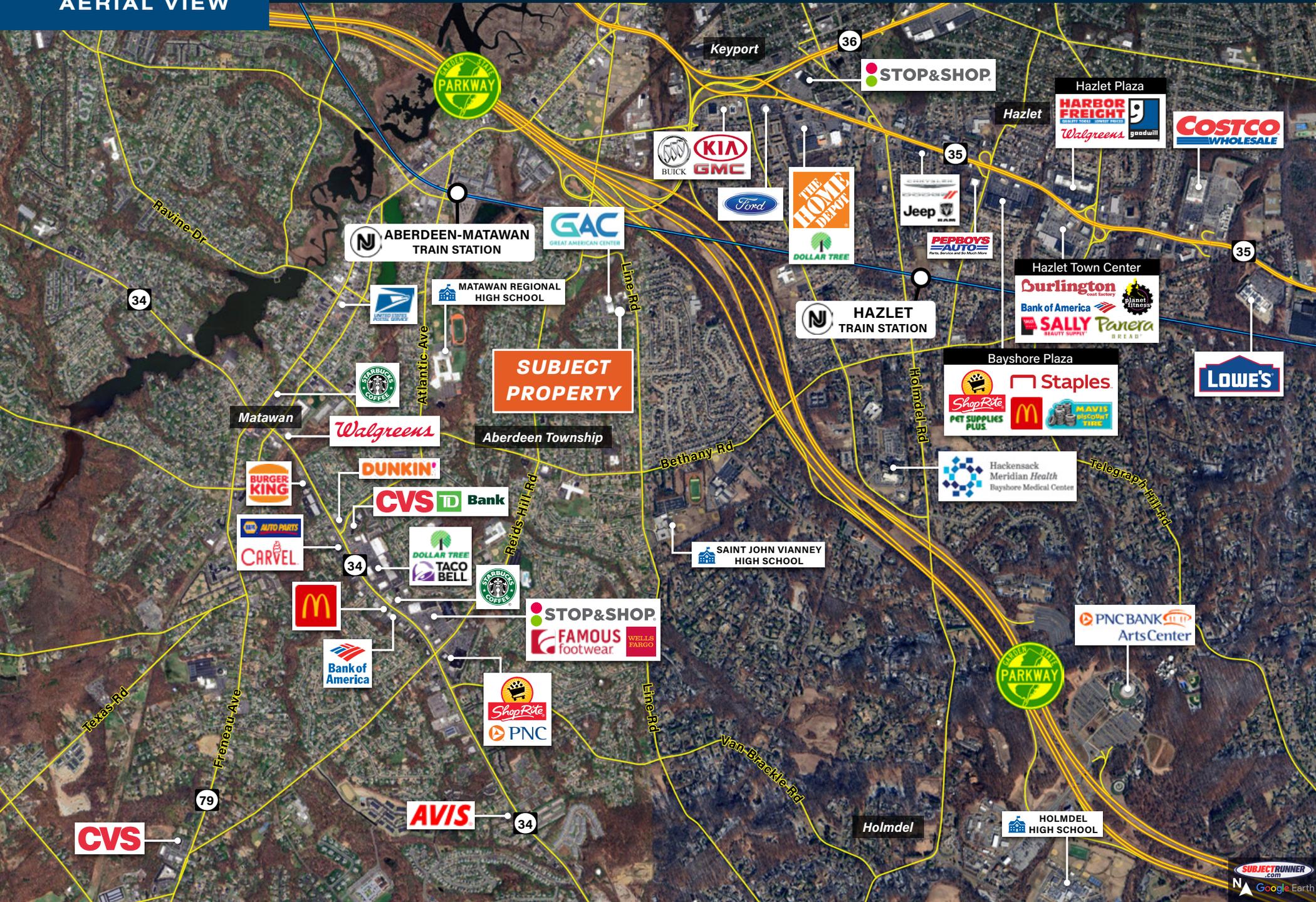
VP, INVESTMENT SALES & LEASING

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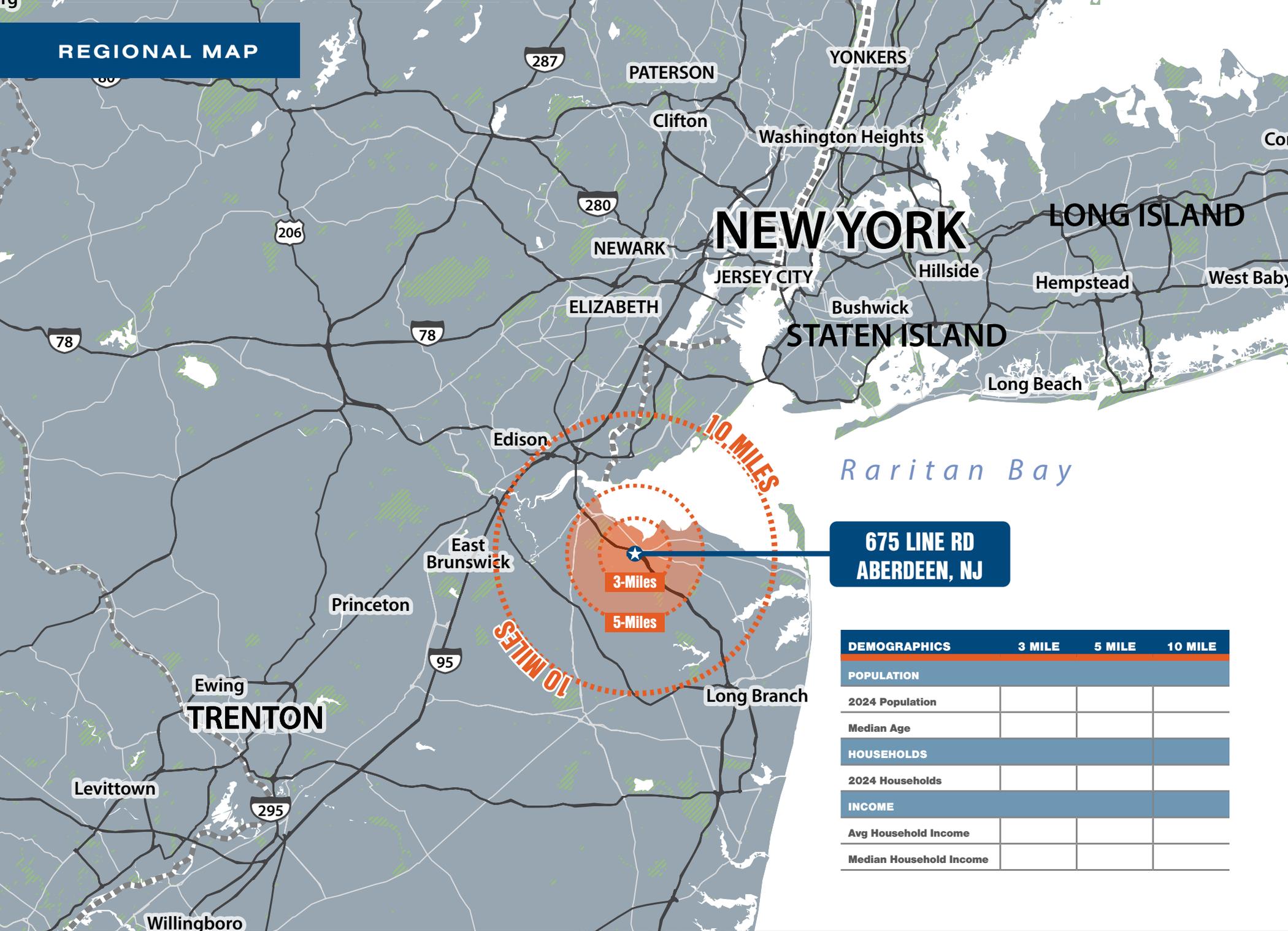
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SITE PLAN





REGIONAL MAP



**675 LINE RD
ABERDEEN, NJ**

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION			
2024 Population			
Median Age			
HOUSEHOLDS			
2024 Households			
INCOME			
Avg Household Income			
Median Household Income			

PROPERTY PHOTOS

