



766 Amboy Ave, Edison, NJ 08837

**\$28/SF/YR**

**\$2.33/SF/MO**

766

Office | 1 space available | 1,800 SqFt



John Negri  
NJ 1004002  
973.865.3456

Listing Added: 03/23/2026

Listing Updated: 03/23/2026



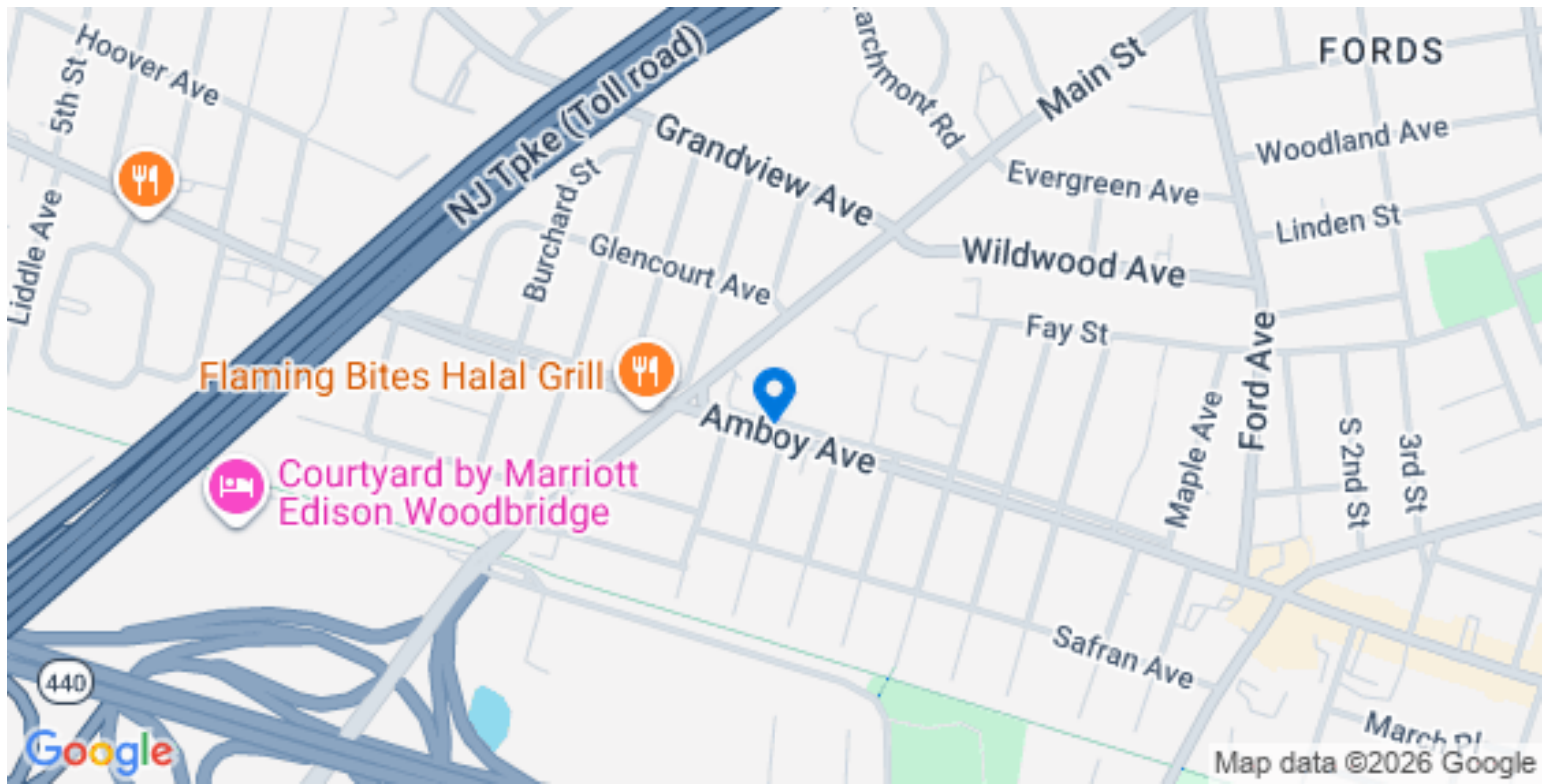
**Building Details**

Property Type	Office	Subtype	Medical Office
Tenancy	Multiple	County	Middlesex County

**Building Description**

High exposure, excellent location Former Pediatrician office, 6 exam rooms, kitchen area and private offices. Large waiting room, private entrance, ramped entry, Modified Gross Lease includes common area maintenance, building insurance and taxes. Available now.

**Building Location (1 Location)**



**Available Space 1 Details**

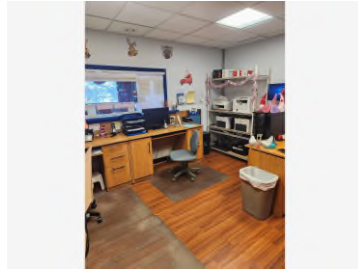
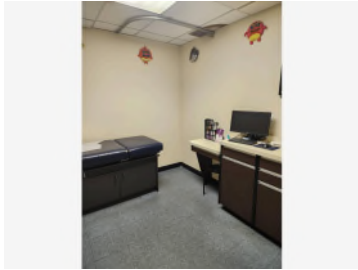
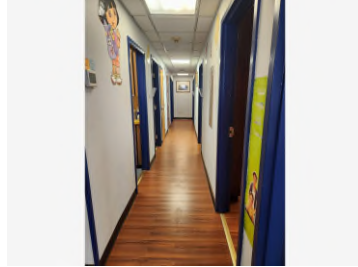
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Listing Type	Direct	Space Subtype	Medical Office
RSF	1,800 SF	USF	1,800 SF
Min Contiguous SF	1,800 SF	Space Available	4/1/26
Parking	Plenty, off street parking	Rate (Per SF)	\$28 / SF / YR
Lease Type	Modified Gross	Lease term	Flexible
Total CAM (Per SF/YR)	\$0	Total Monthly Rent	\$4,200

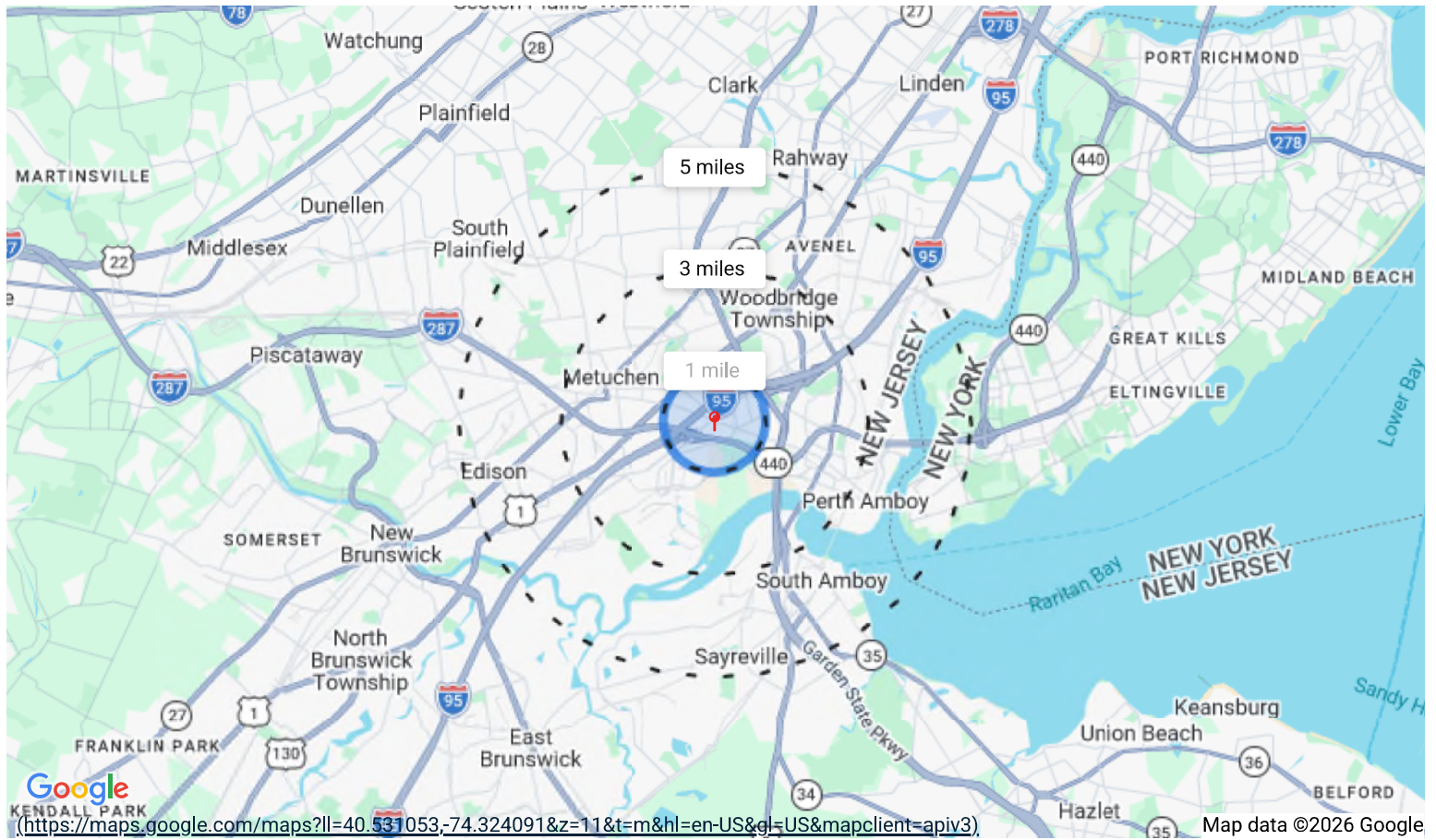
Days on Market

0 days

Property Photos (8 photos)



# Demographic Insights



1 mile

3 miles

5 miles

## Population

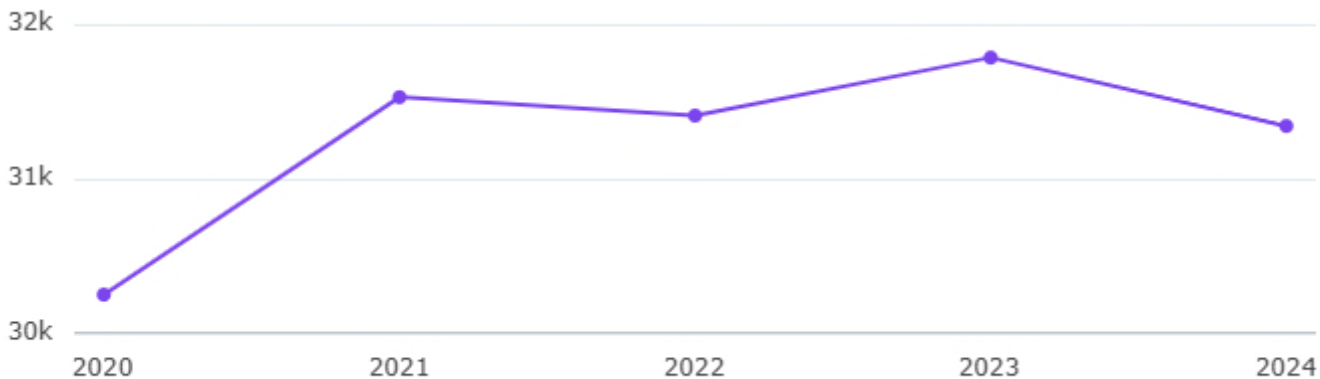
# 31.3k

↓ 1%

Compared to 31.8k in 2023

↑ 3%

Compared to 30.3k in 2020



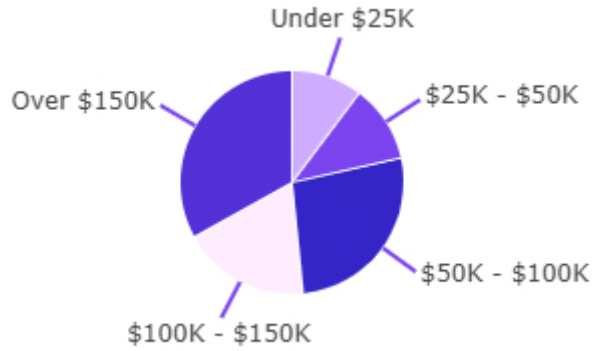
## Household Income

**\$103.8k**

Median Income

**\$125.4k**  
2029 Estimate

↑ **21%**  
Growth Rate



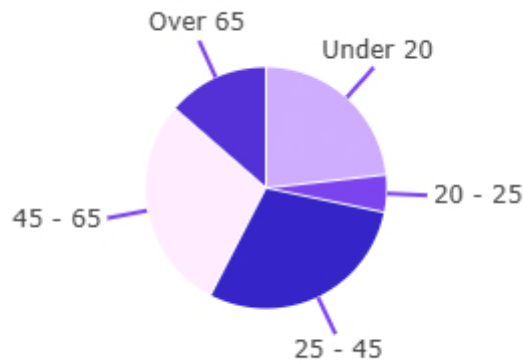
## Age Demographics

**40**

Median Age

**43**  
2029 Estimate

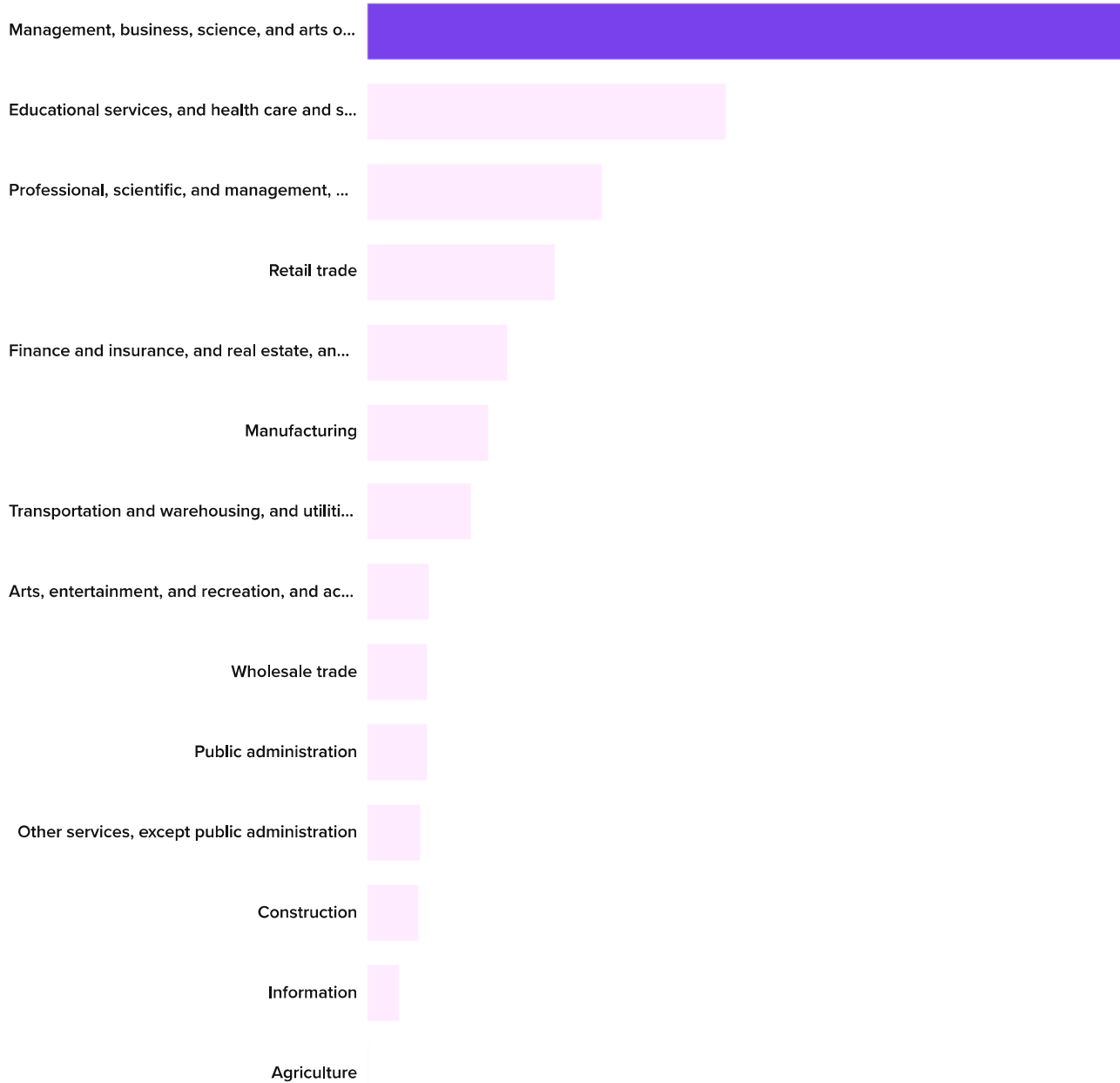
↑ **6%**  
Growth Rate



## Number of Employees

25.5k

### Top Employment Categories



## Housing Occupancy Ratio

53:1

24:1 predicted by 2029



## Renter to Homeowner Ratio

**1:2**

1:3 predicted by 2029

