



695 FT OF HIGHWAY FRONTAGE ON US-130

CONTACT EXCLUSIVE AGENT

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**PRIME FREE STANDING BUILDING
WITH DRIVE THRU ON 1.1 ACRES**

NORTH BRUNSWICK, NJ

1550 OLD GEORGES ROAD

Between Old Georges Road and Route 130

SIZE

| | |
|--------------|----------|
| Ground Floor | 3,166 SF |
| Basement | 3,166 SF |
| Total | 6,332 SF |

ASKING RENT

Upon Request

TERM

Existing Sublease Expiration: 4/30/2026

Long Term Lease Available

POSSESSION

Immediate

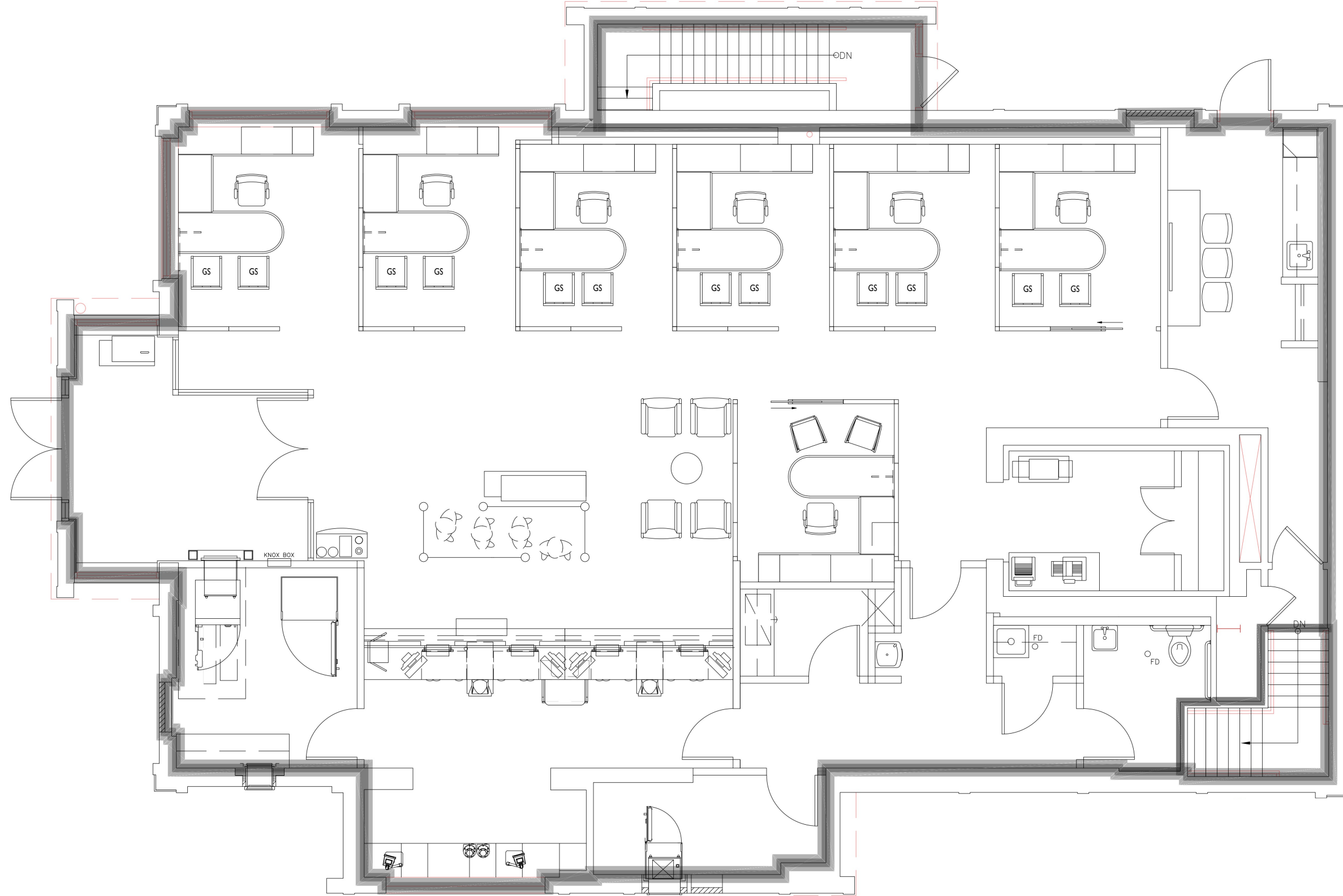
STATUS

Vacant

NEIGHBORING TENANTS

Shoppes at North Brunswick, Trader Joe's, Target, L.A. Fitness, Aldi, McDonalds, Michaels, Ulta, Talbots, Starbucks, UFC Gym, Macy's, Walmart, Hobby Lobby

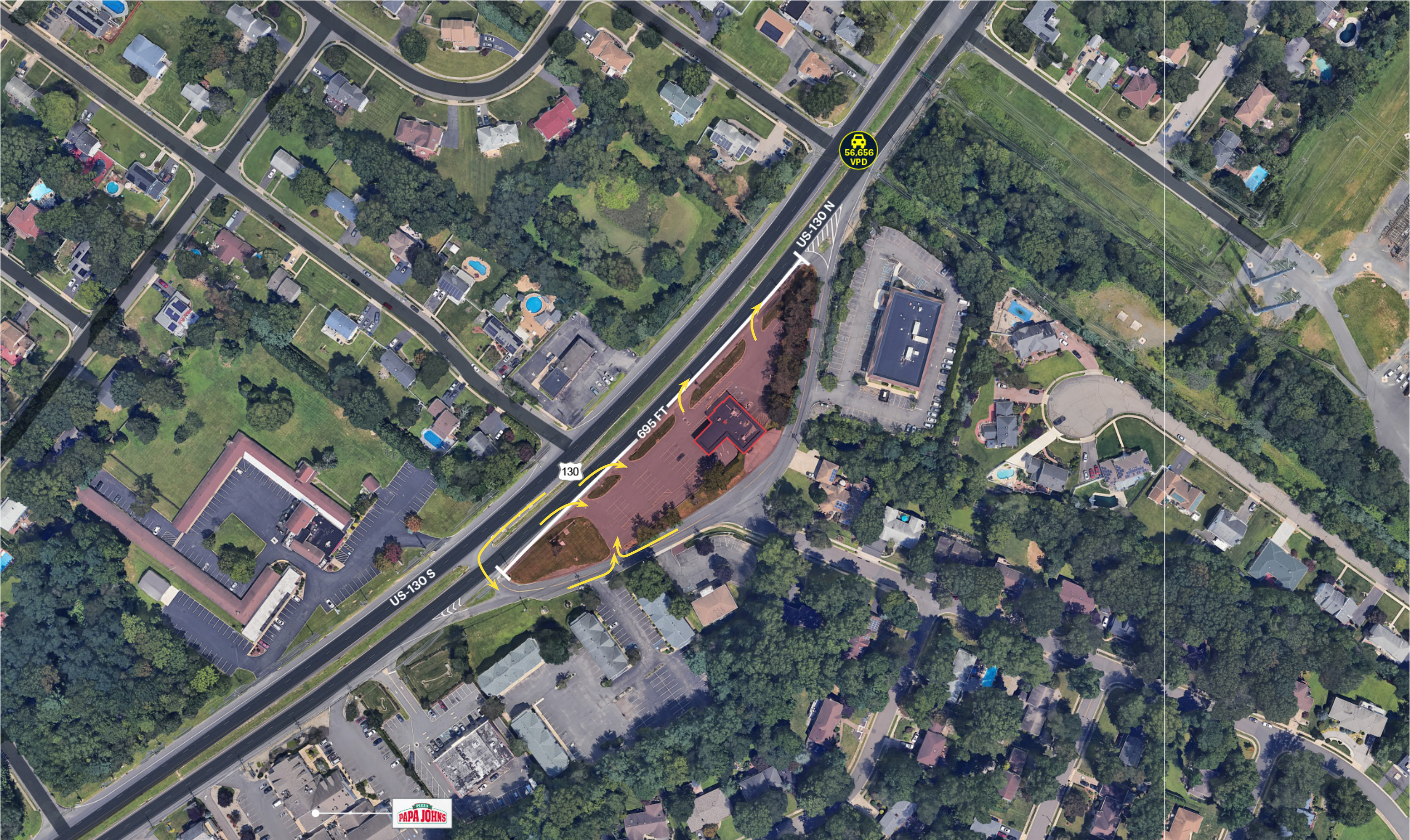
GROUND FLOOR PLAN - 3,166 SF



BASEMENT FLOOR PLAN - 3,166 SF



LOW LEVEL - 695 FT OF FRONTAGE ON US-130



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
9,084
HOUSEHOLDS
3,080
MEDIAN AGE
40.3
COLLEGE GRADUATES (Bachelor's +)
2,919 - 45.5%

TOTAL BUSINESSES
228
TOTAL EMPLOYEES
3,668
AVERAGE HOUSEHOLD INCOME
\$151,847

3 MILE RADIUS

POPULATION
87,523
HOUSEHOLDS
28,945
MEDIAN AGE
37.5
COLLEGE GRADUATES (Bachelor's +)
26,312 - 44.5%

TOTAL BUSINESSES
2,913
TOTAL EMPLOYEES
40,067
AVERAGE HOUSEHOLD INCOME
\$146,396

5 MILE RADIUS

POPULATION
240,632
HOUSEHOLDS
82,813
MEDIAN AGE
36.4
COLLEGE GRADUATES (Bachelor's +)
79,316 - 49.4%

TOTAL BUSINESSES
8,321
TOTAL EMPLOYEES
117,201
AVERAGE HOUSEHOLD INCOME
\$142,533

*2024 estimates