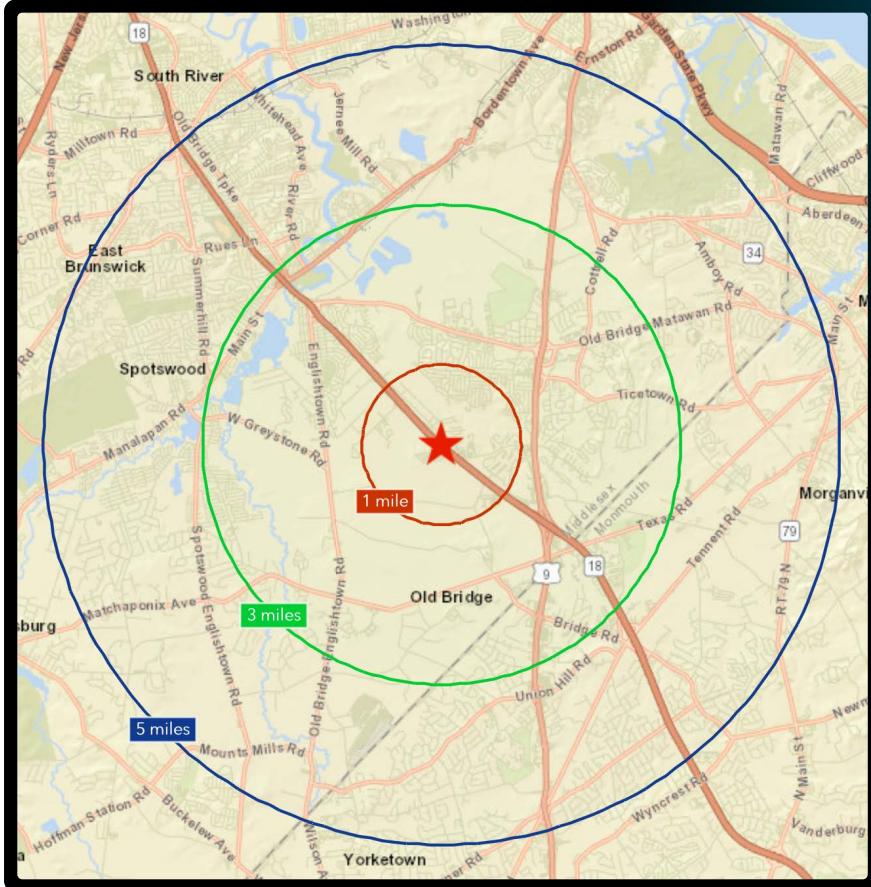




1.6 ACRE PRIME COMMERCIAL DEVELOPMENT SITE
ROUTE 18 & MARLBORO ROAD, OLD BRIDGE, NJ



FACTS

- Confidential Offering
- Route 18 Frontage
- Proximal to Raritan Bay Medical Center
- Zoned R-15
- Current site plan approval is for a 13,335 sf single story building with 35 parking spaces pending DEP and DOT approvals
- Prior approval granted for 8,768 sf with 50 parking spaces

SEEKING

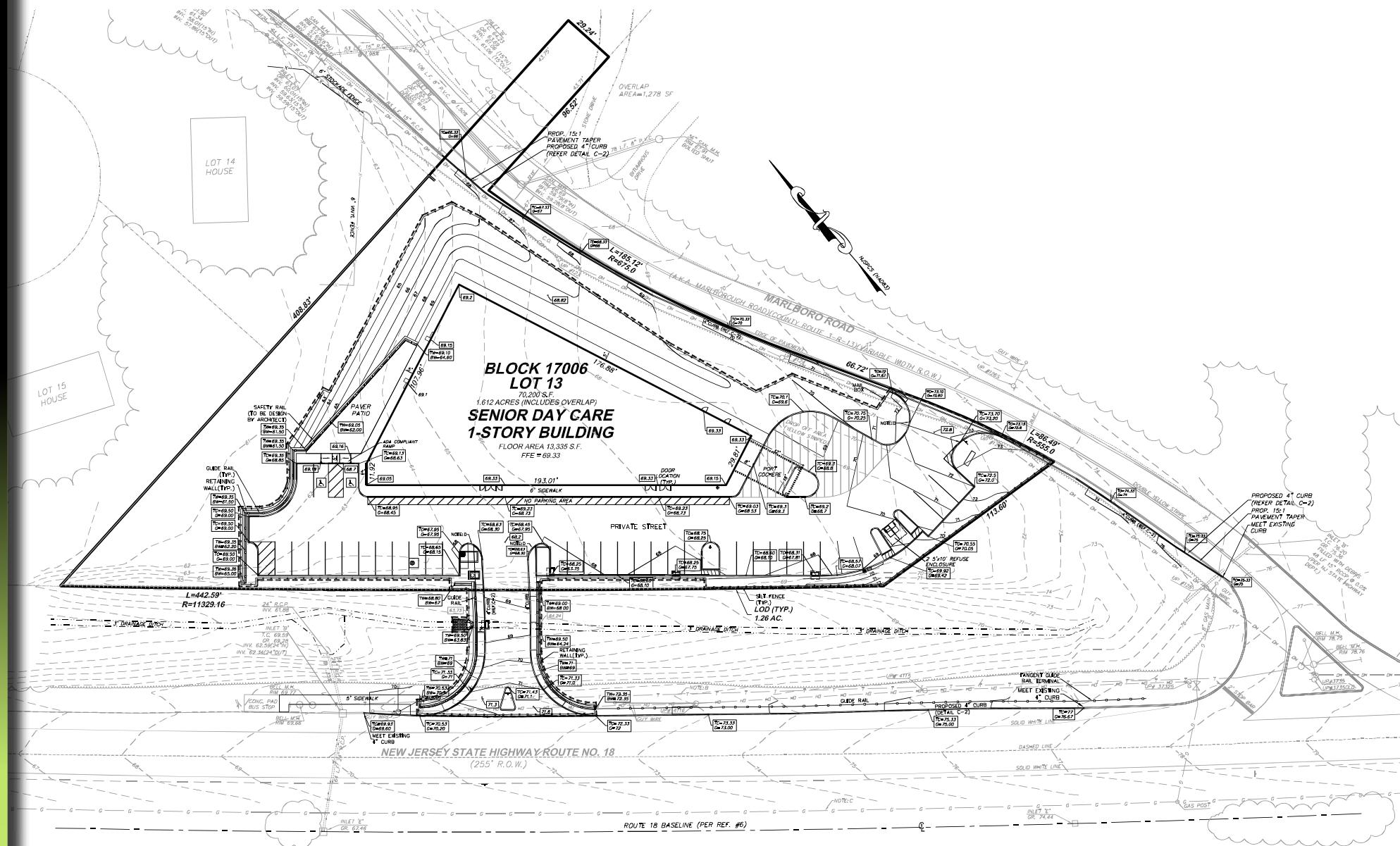
- Medical Office
- Child Daycare
- Other professional uses and services

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2024 Population	7,920	50,777	153,327
2029 Population Projection	7,727	52,321	154,578
Change (%)	-0.49%	0.60%	0.16%
HOUSEHOLDS			
2024 Households	3,129	18,798	55,944
2029 Households Projection	3,112	19,813	57,543
HOUSEHOLD INCOME			
2024 Average HH Income	\$141,589	\$152,157	\$164,762

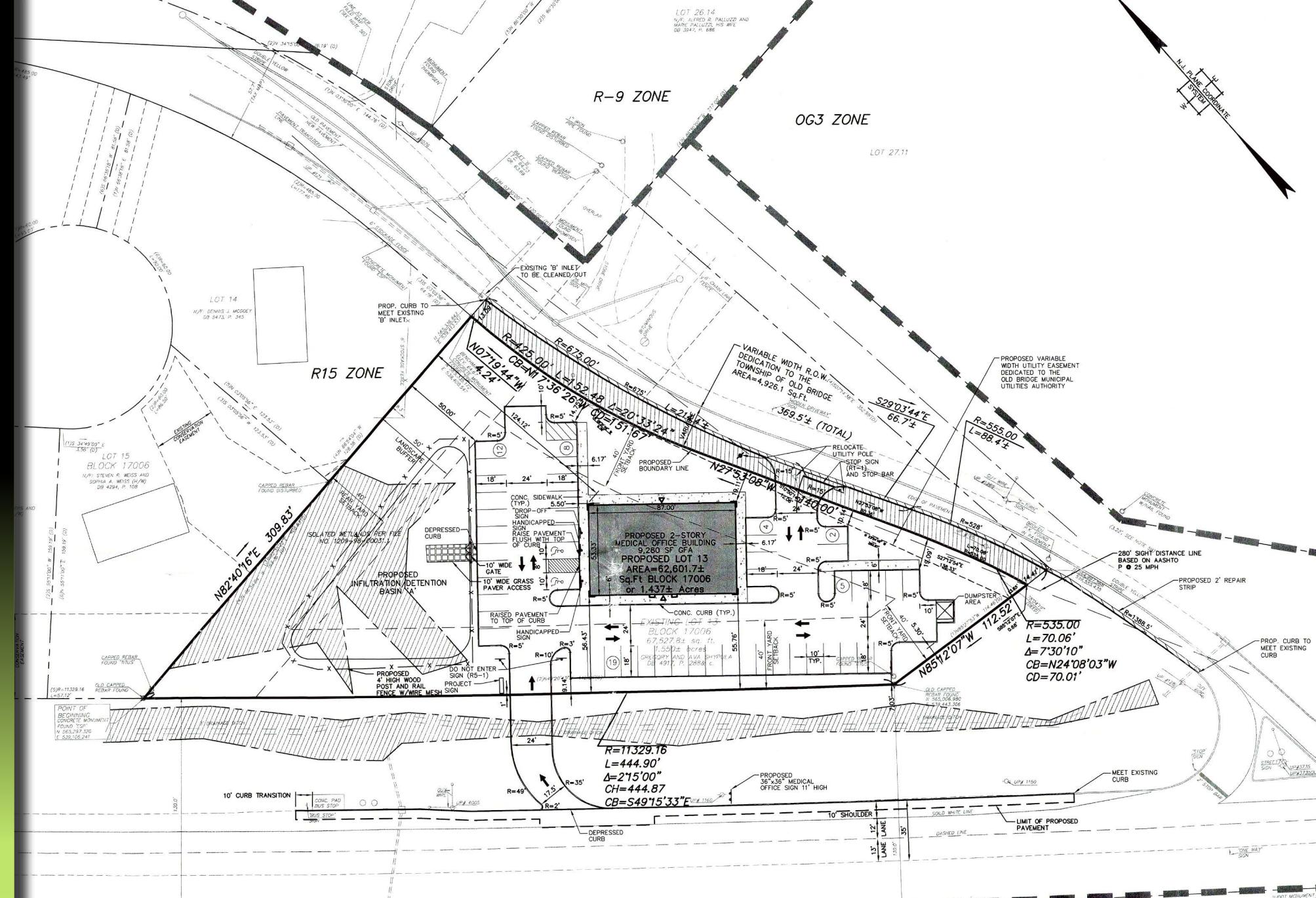


SITE PLAN CONCEPT 1



GRADING PLAN

SITE PLAN CONCEPT 2



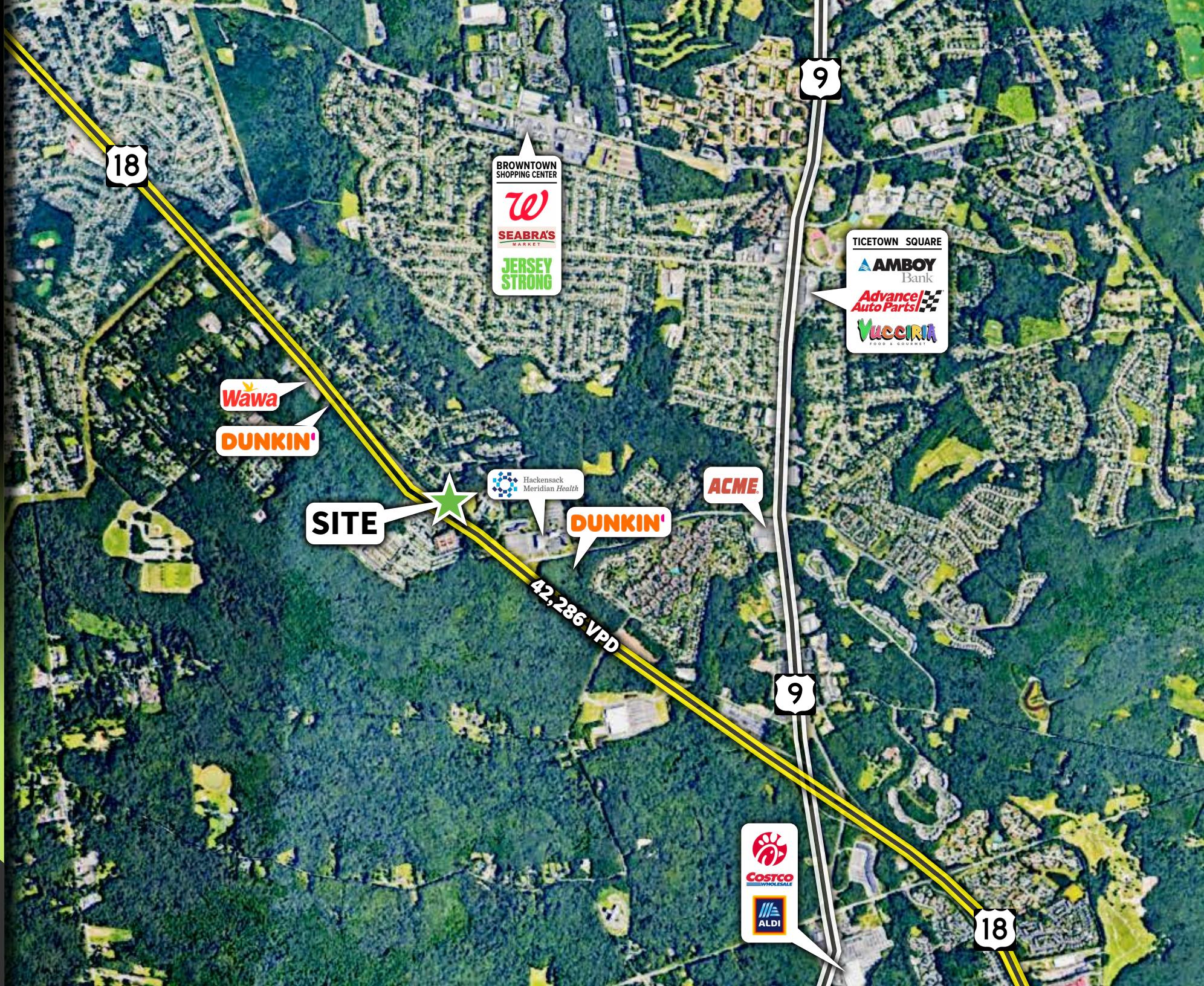
AF ZONE



\$1,000,000
LIST PRICE

ROUTE 18 OLD BRIDGE NEW JERSEY

MARKET AERIAL





**FOR MORE INFORMATION PLEASE CONTACT:
JOEL DICKER, FIRST VICE PRESIDENT
908.610.8488 | JOEL@BENNETTREALTYLLC.COM**



**OR CALL:
ALEX VAN NAME, ASSOCIATE
732.856.1664 | ALEX@BENNETTREALTYLLC.COM**



BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales, lease or financing, or withdrawal without notice.