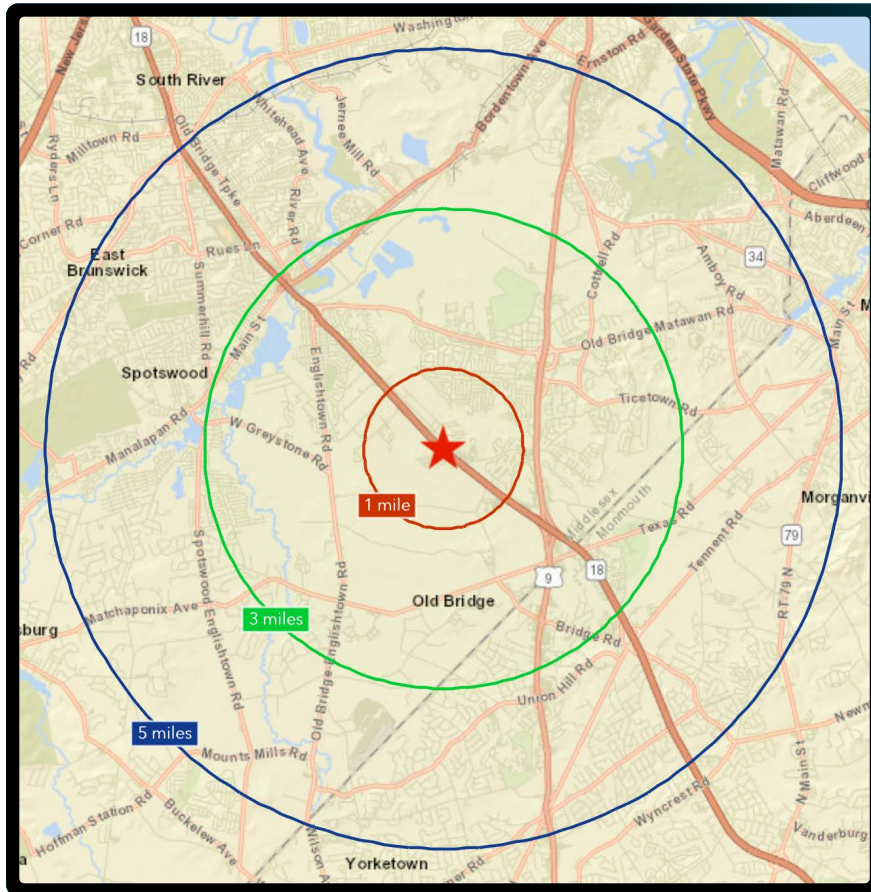




**1.6 ACRE PRIME COMMERCIAL DEVELOPMENT SITE**  
**ROUTE 18 & MARLBORO ROAD, OLD BRIDGE, NJ**





## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
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	1-MILE	3-MILE	5-MILE
2024 Households	3,129	18,798	55,944
2029 Households Projection	3,112	19,813	57,543
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$141,589	\$152,157	\$164,762

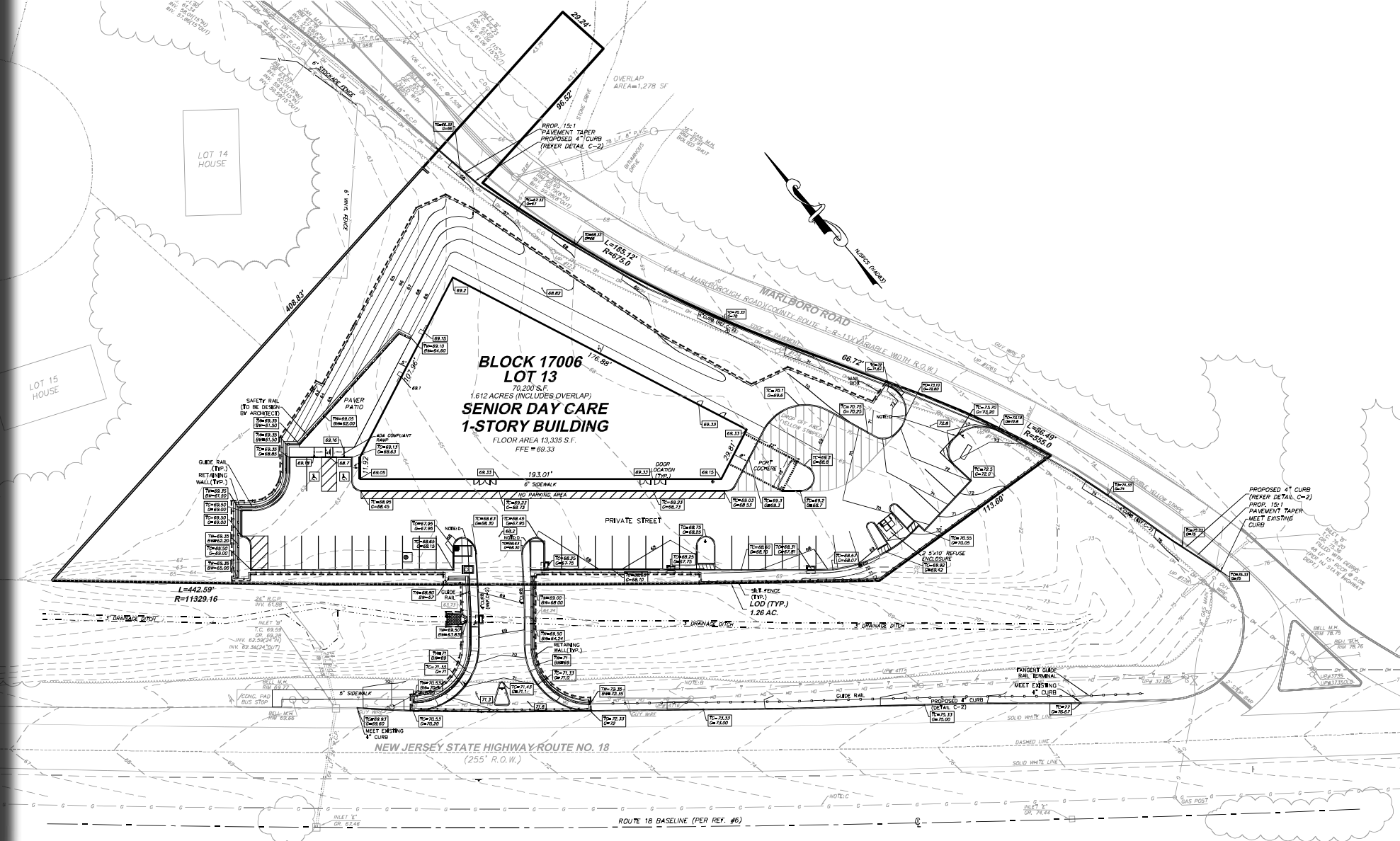
## FACTS

- 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





GRADING PLAN





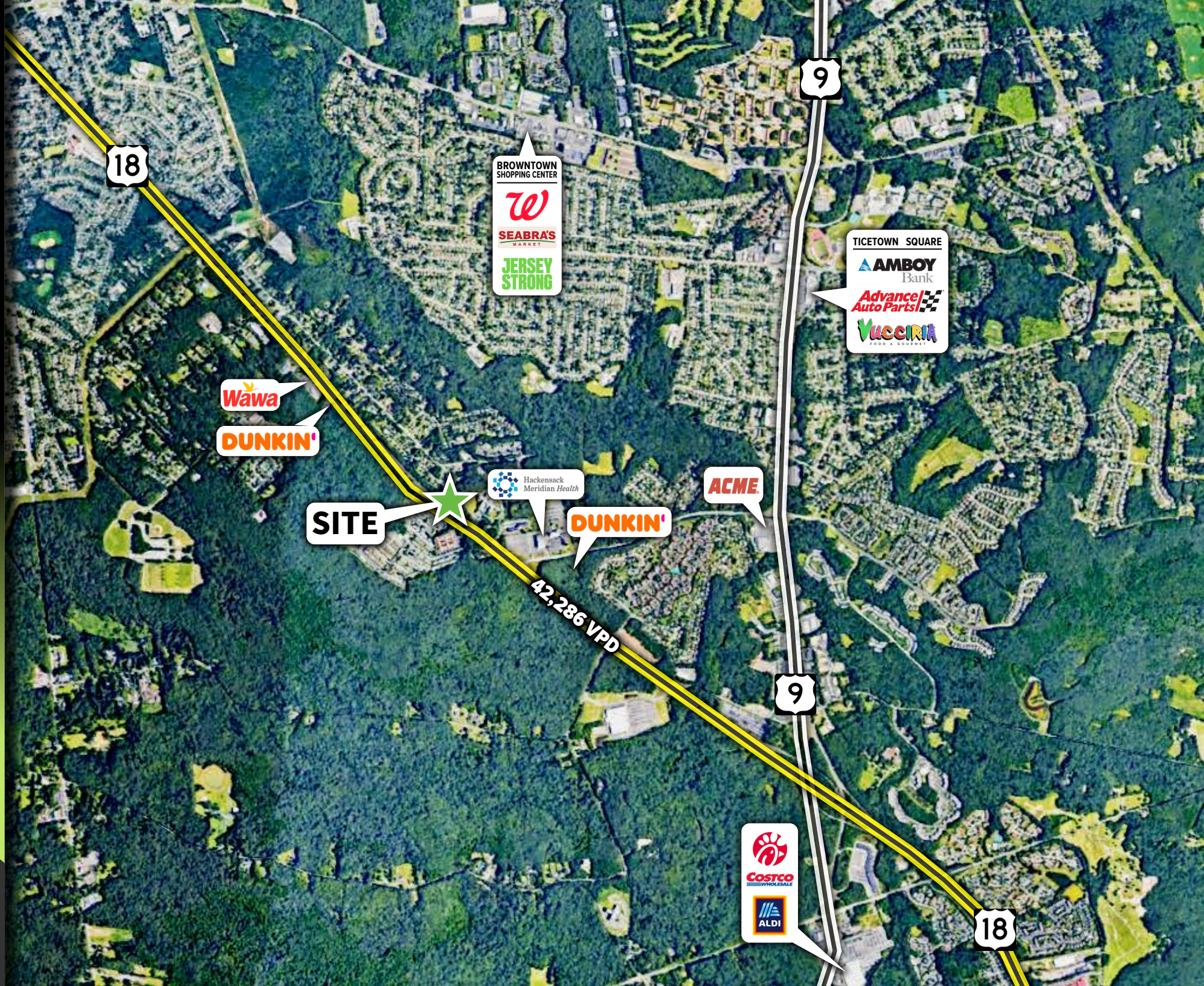
MARLBORO RD.

42,286 VPD



**\$1,000,000**  
LIST PRICE

**ROUTE 18 OLD BRIDGE NEW JERSEY**



BROWNTOWN SHOPPING CENTER  
**W**  
SEABRA'S MARKET  
JERSEY STRONG

Wawa  
DUNKIN'

SITE

Hackensack Meridian Health

DUNKIN'

ACME

TICETOWN SQUARE  
AMBOY Bank  
Advance Auto Parts  
VUCCIRIA  
FOOD & GOURMET

COSTCO WHOLESALE  
ALDI

18

9

9

42,286 VPD





**FOR MORE INFORMATION PLEASE CONTACT:**  
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