

LAWRENCEVILLE, NJ

2288 BRUNSWICK AVENUE, LAWRENCEVILLE, NJ 08648



OFFERING SUMMARY

Sale Price: Call For Details

Size: 1,948 SF on .5 Acres

NEIGHBORING TENANTS



five BELOW



Manhattan
BAGEL

DUNKIN'



PROPERTY OVERVIEW

4 Parcels Totaling .5 Acres

PROPERTY HIGHLIGHTS

- Available Immediately on .5 Acres
- 1,948 SF on 4 Buildable Lots
- Possible Expansion & Redevelopment w/ Approvals
- Pad Site, Medical & Retail Opportunity
- Densely Populated Suburban Trade Area
- Excellent Highway Visibility
- 12 Parking Spot Lot (Can be Expanded)
- Nearby to Trenton, Hamilton, Princeton, NJ Transit, Route 22, Route 78 and Route 287

FOR MORE INFORMATION CONTACT:

SCOTT MILICH

201.703.9700 x139

smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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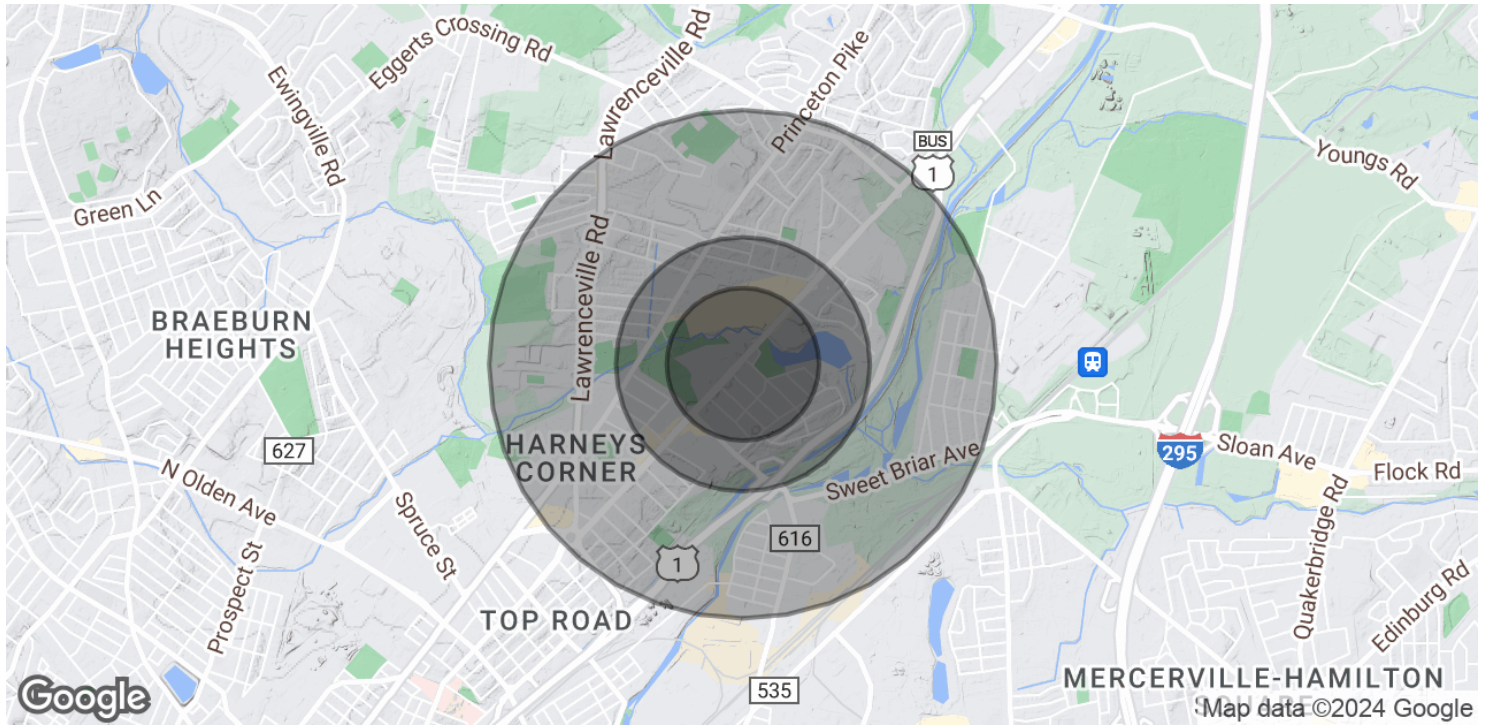
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	635	2,468	8,951
Average Age	45	45	43
Average Age (Male)	43	42	41
Average Age (Female)	47	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	257	990	3,369
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$92,971	\$108,768	\$119,794
Average House Value	\$311,452	\$328,329	\$317,764

Demographics data derived from AlphaMap

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