



0.72 ACRES
AVAILABLE

FOR LEASE

233 Route 22
Green Brook, NJ

PYLON
SIGN

22

51,947
AADT

AVAILABLE:

.72 Acres

Prime 0.72-acre pad site on Route 22 East

Excellent access to Route 22, 28 & 287

Pylon signage available for maximum exposure

Taxes are \$24,437

Proposed ground lease or build-to-suit opportunity for qualified users

Neighboring Retailers & Restaurants: Dunkin, Wonder, CVS, Walgreens, Burger King, Taco Bell, and McDonald's

Seeking coffee, retail service, cell phone store, retail food establishment, car wash, car detailing, motor vehicles service station, bank, or fast food restaurant.

Demographics

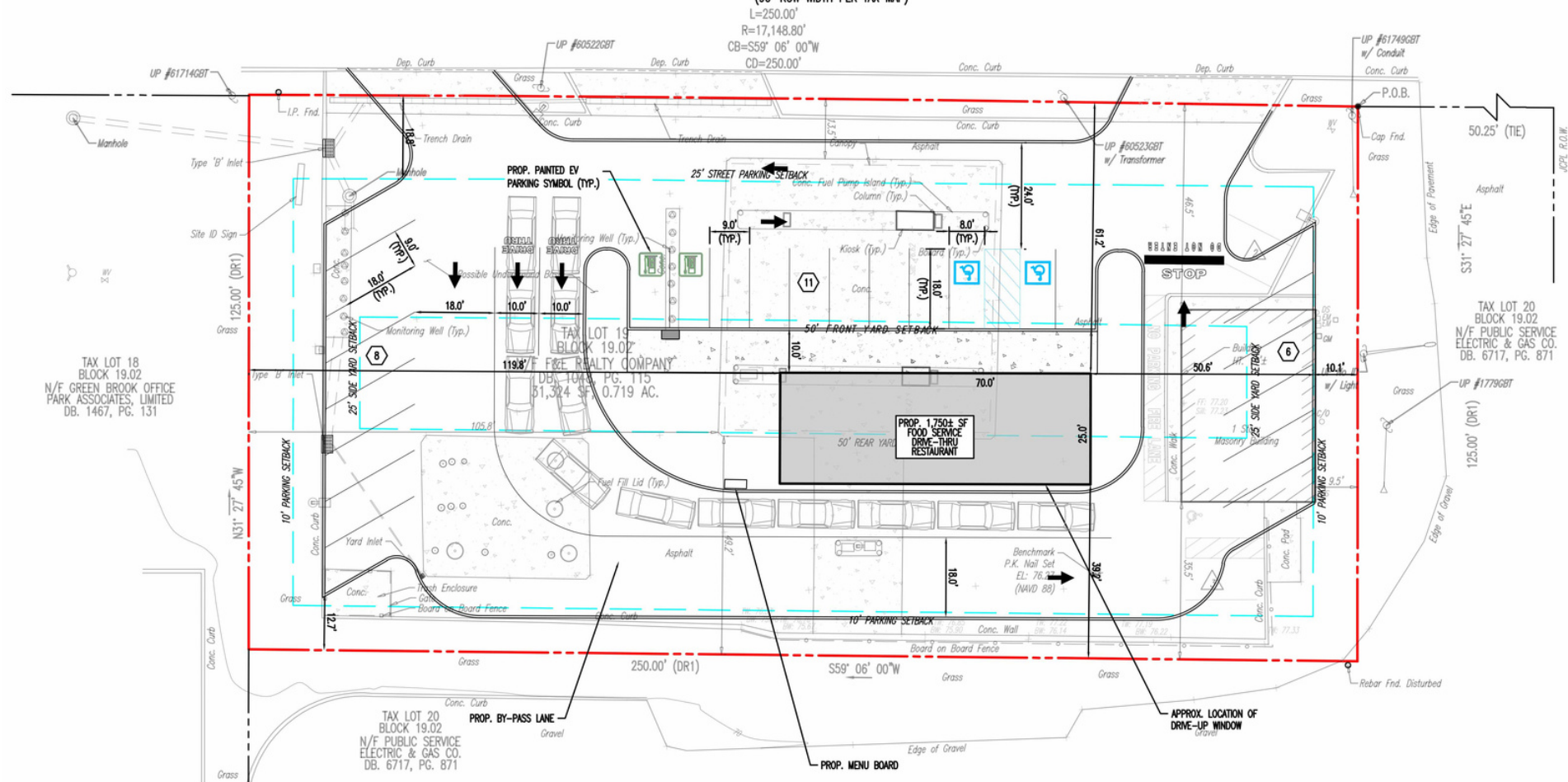
	1 Mile	3 Miles	5 Miles
Population:	8,322	89,090	221,976
Avg. HH Income:	\$160,275	\$160,878	\$153,739
Daytime Pop	6,830	72,755	210,349

Traffic Counts

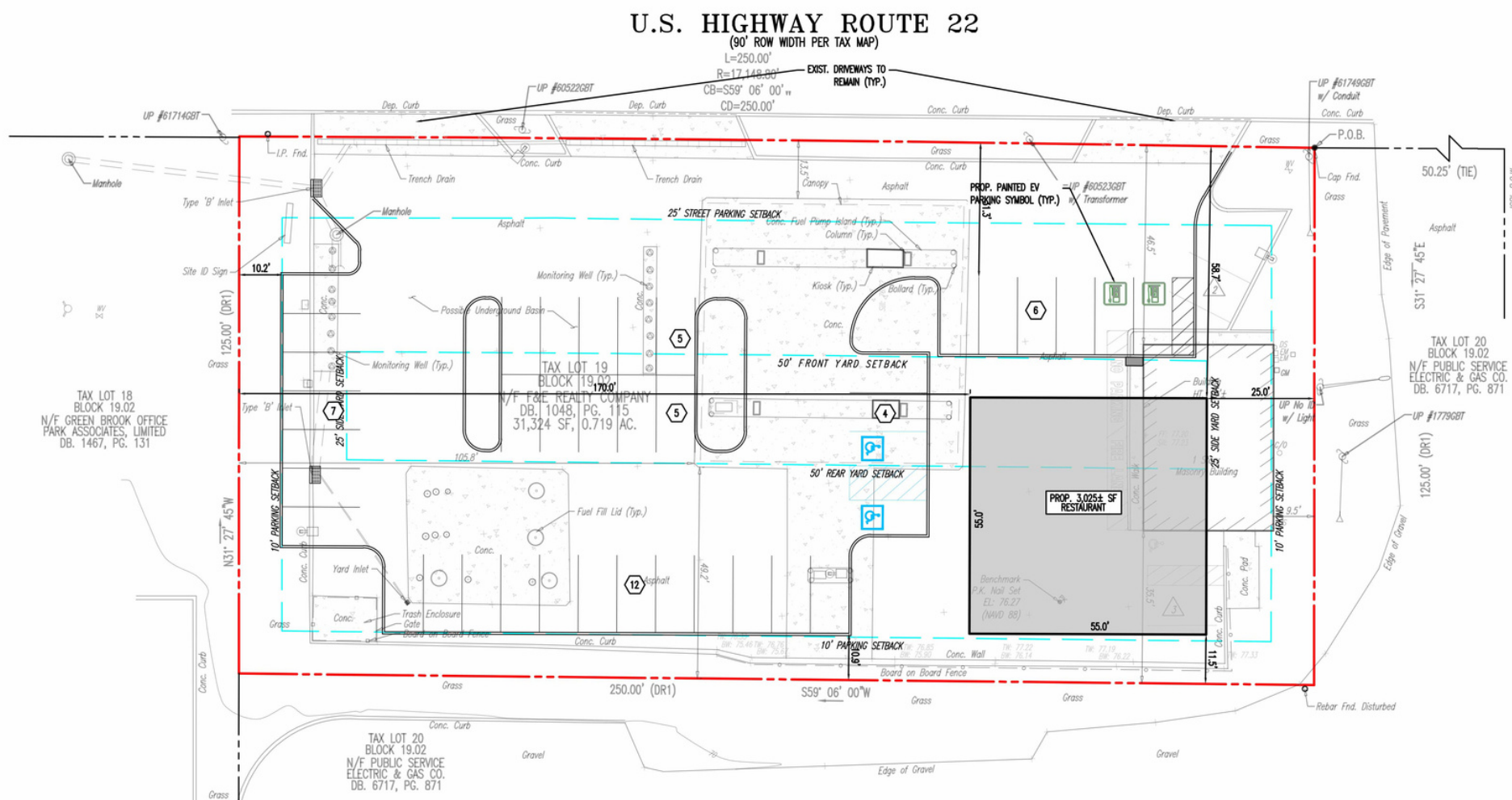
Route 22	51,947 Cars Per Day
----------	---------------------

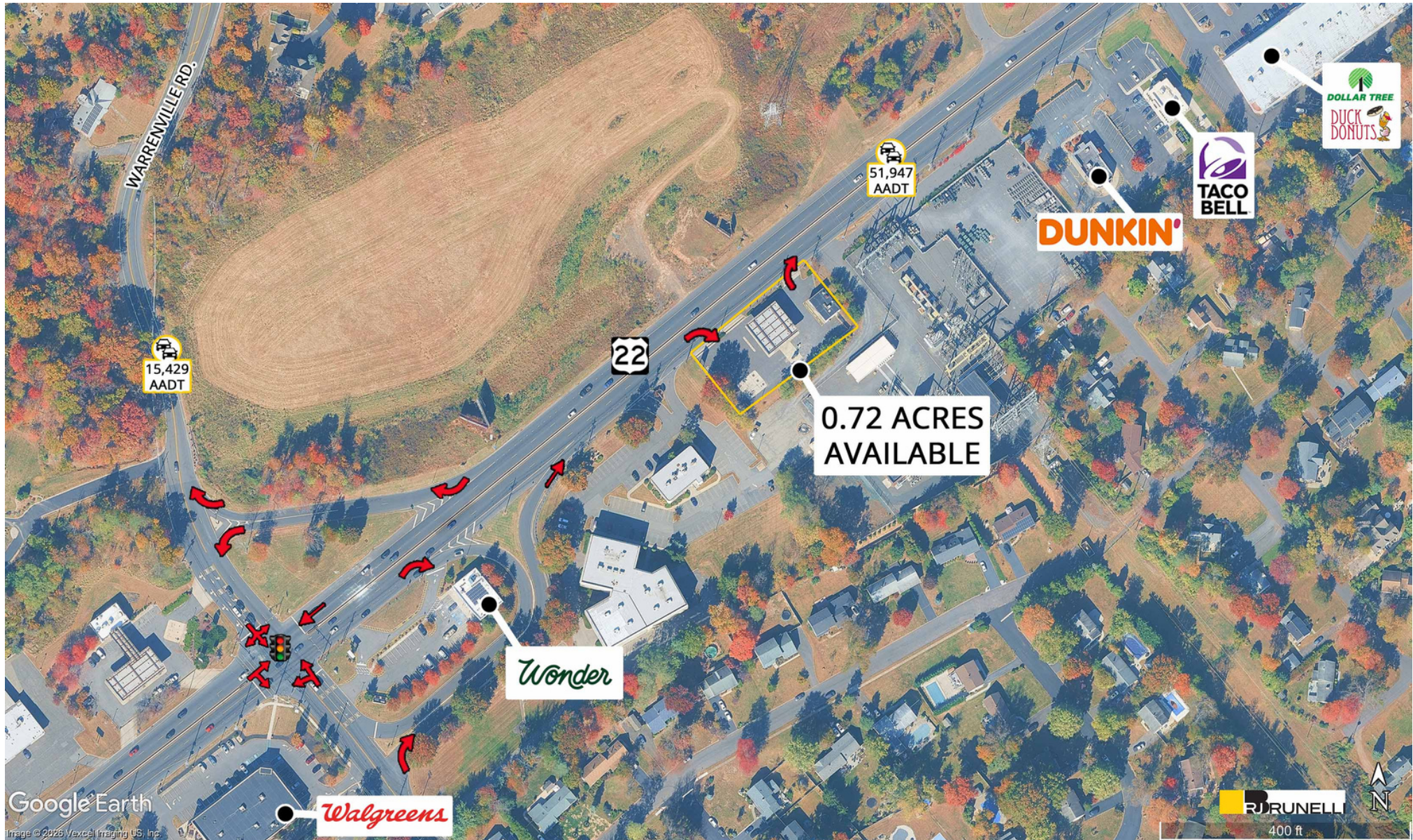
Drive-Thru Restaurant – Concept Plan

U.S. HIGHWAY ROUTE 22
(90' ROW WIDTH PER TAX MAP)



Free Standing Restaurant – Concept Plan









233 Route 22
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com