

229 Adamsville Rd. Bridgewater, NJ 08807
Somerset County

EXCLUSIVE FOR LEASE

LONG TERM GROUND LEASE OPPORTUNITY



PROPERTY DESCRIPTION

Long Term Ground Lease Opportunity.
4.1 Flat Level Acres on Corner of
Route 22 and Adamsville Rd. Formerly
Approved for a 50,000 SF Medical
Building in the M1-B Zone.

OFFERING SUMMARY

Price For Lease:	UPON REQUEST
Lot Size:	4.01 Acre
Building size:	50,000 SF
Taxes:	\$24,387 (2024)
Block, Lots:	Blk: 221, Lot: 1.01
Zoning:	M1-B

PROPERTY HIGHLIGHTS

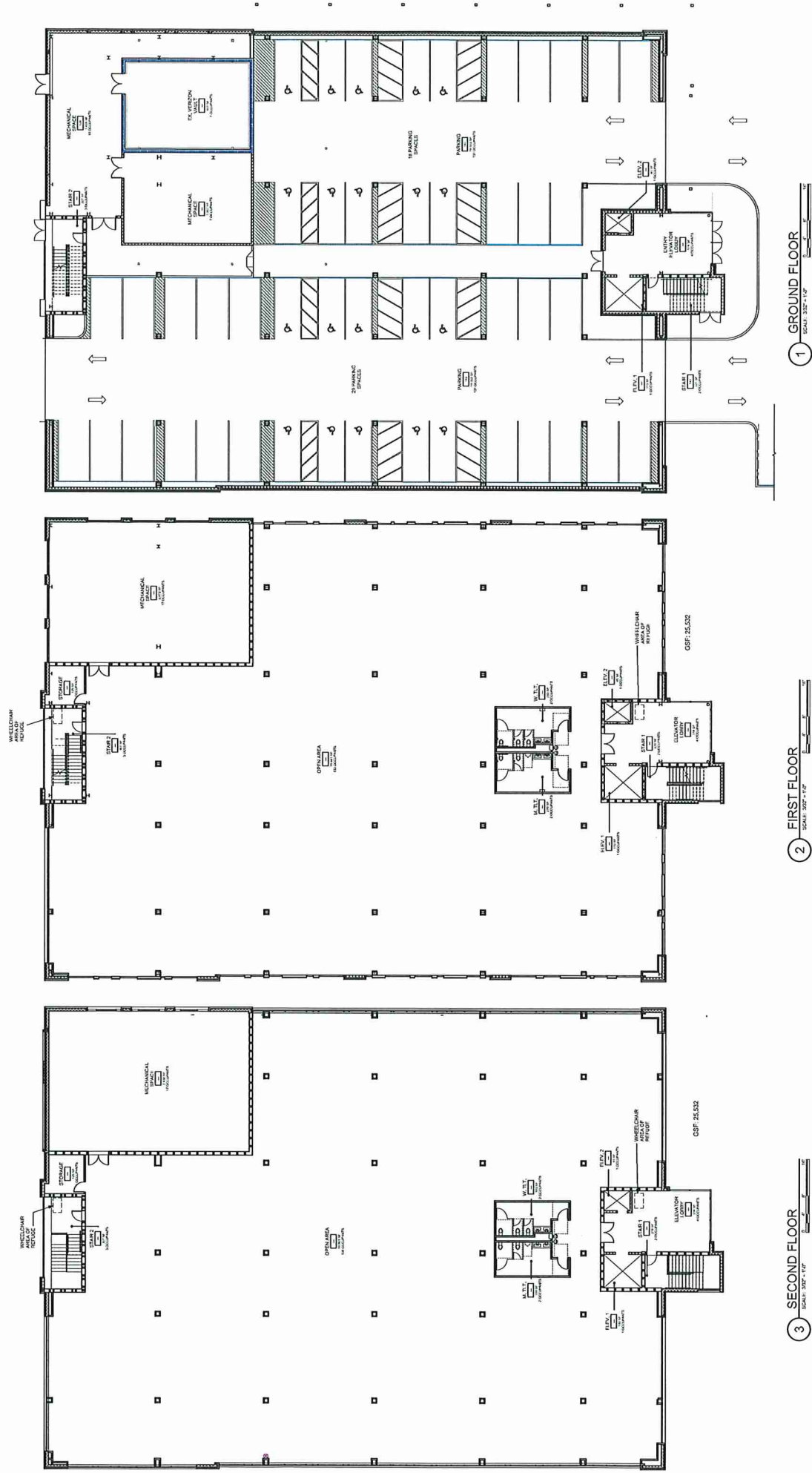
- Location, Location, Location!!
- 80,000 VPD Passing this Location
- M1-B Zone Permitted Uses Include: Medical Offices, Manufacturing, Research Labs, Animal Hospitals, Storage Facilities
- City Utilities: Gas, Water, Electric
- Close Proximity to all major highways- I-287, I-78, Routes 28, 202/206

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

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SK - Adamsville Road

NORTH FACADE
11/06/25