

**+/- 3.3 Acres**

**SALE**

**172 Route 22**

**172 ROUTE 22**

Green Brook, NJ 08812



**PRESENTED BY:**

**JOHN B. AIRES, SIOR & MSRE**

O: 212.252.8766

jaires@svn.com

NJ #0337948

**JONATHAN D. STRAVITZ, SIOR  
& ESQ.**

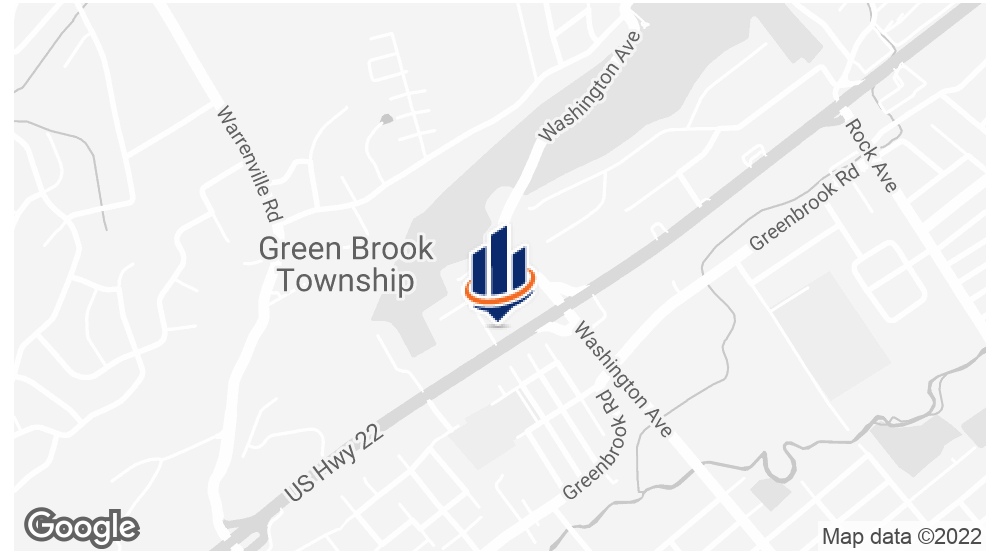
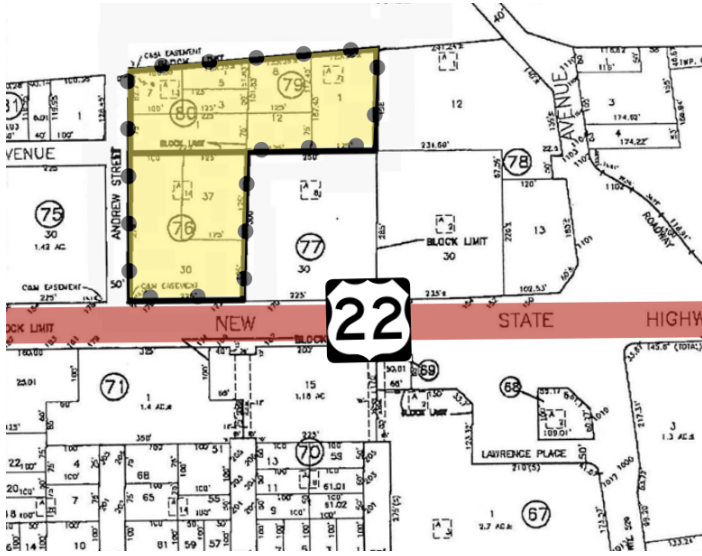
O: 212.252.8799

jstravitz@svn.com

NY #104991208353



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,199,000
<b>DEVELOPMENT SIZE:</b>	3.3 Acres
<b>DRONE VIDEO:</b>	<a href="#">Link</a>
<b>ZONING:</b>	Regional Highway Commercial Zone & Special Mountainside Development Zone
<b>TRAFFIC COUNT:</b>	+50,000 cars

## PROPERTY OVERVIEW

This property consists of two parcels of land. One parcel is 1.49 acres (RHC - Regional Highway Commercial zoning) which has 225 feet of frontage on Route 22 and the other parcel is 1.89 acres (SMD - Special Mountainside Development zoning). Currently there is an approximately 4,000 SF retail building on site. Situated on heavily traveled retail corridor. Conveniently situated near east and westbound jug handles. Located in affluent and highly desirable neighborhood.

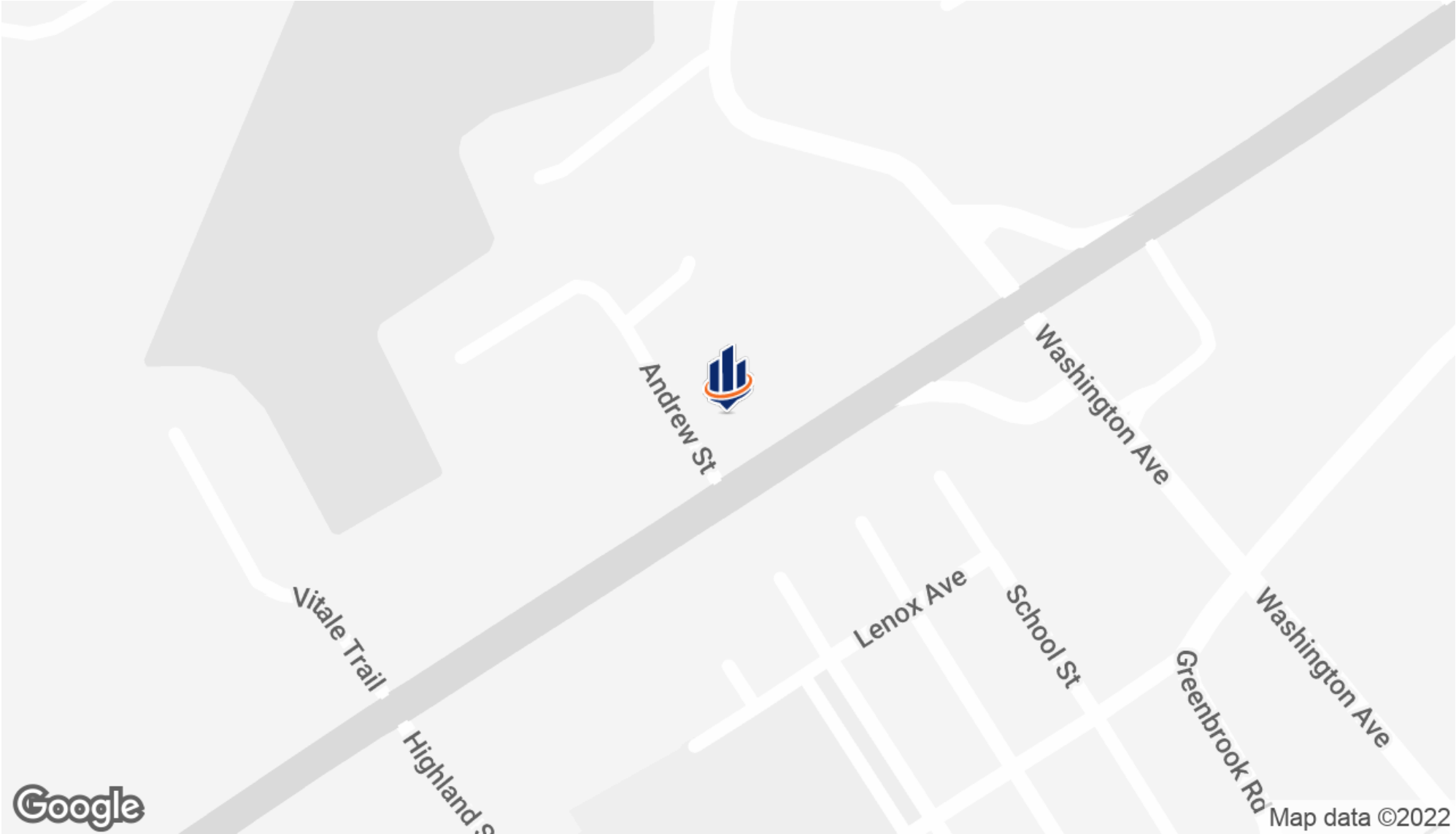
## LOCATION OVERVIEW

The property was previously approved for a 64 bed Memory Care Facility. As a Retail Site has excellent visibility & easy access along Route 22, the most heavily trafficked retail corridor in Central/Northern New Jersey. The diverse mix of regional & national retailers attracted to this market is a testimony to its desirability. This densely populated area is located just 33 miles from New York and 7 miles to Interstate 287.

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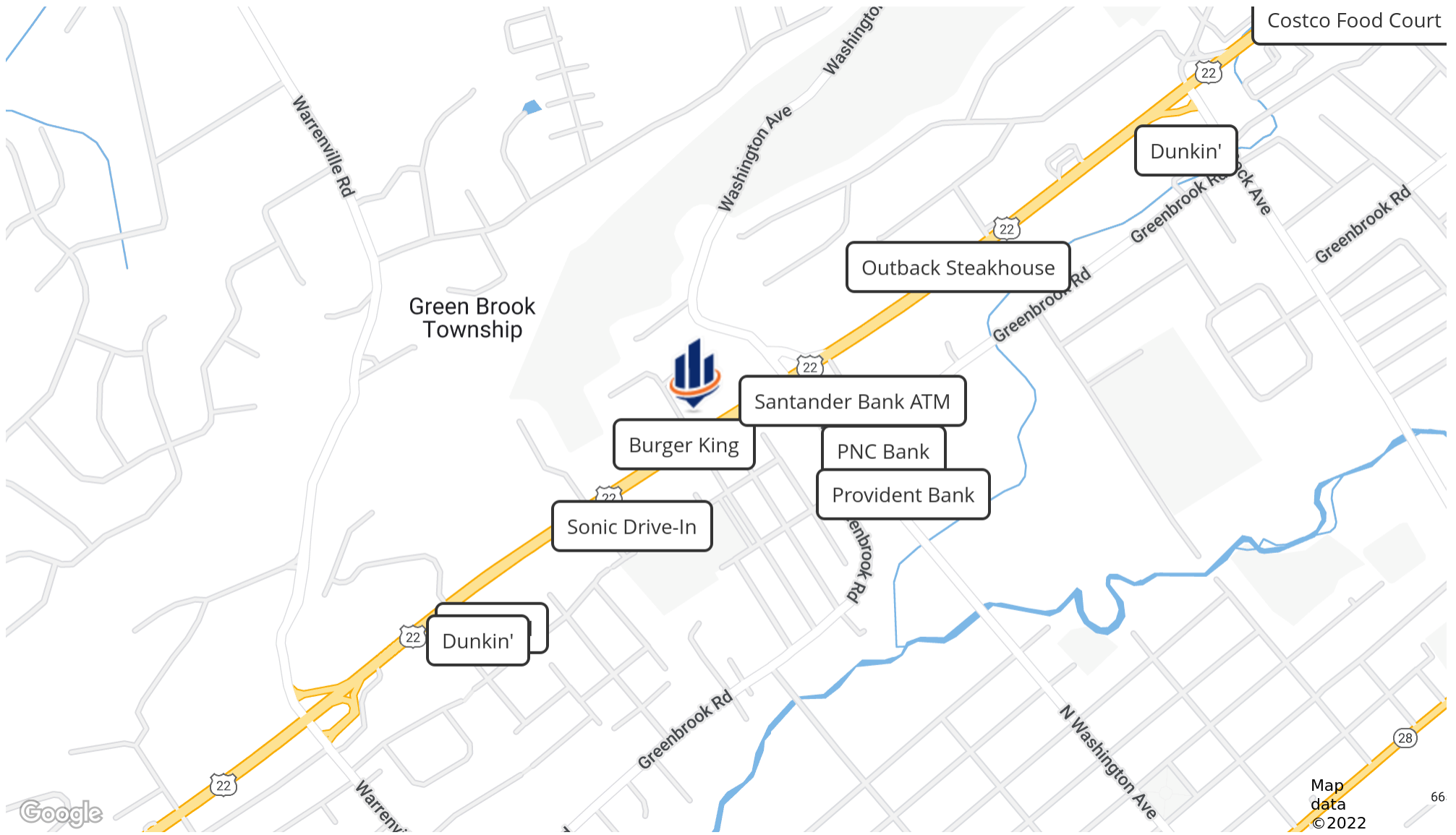
**LOCATION MAP**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

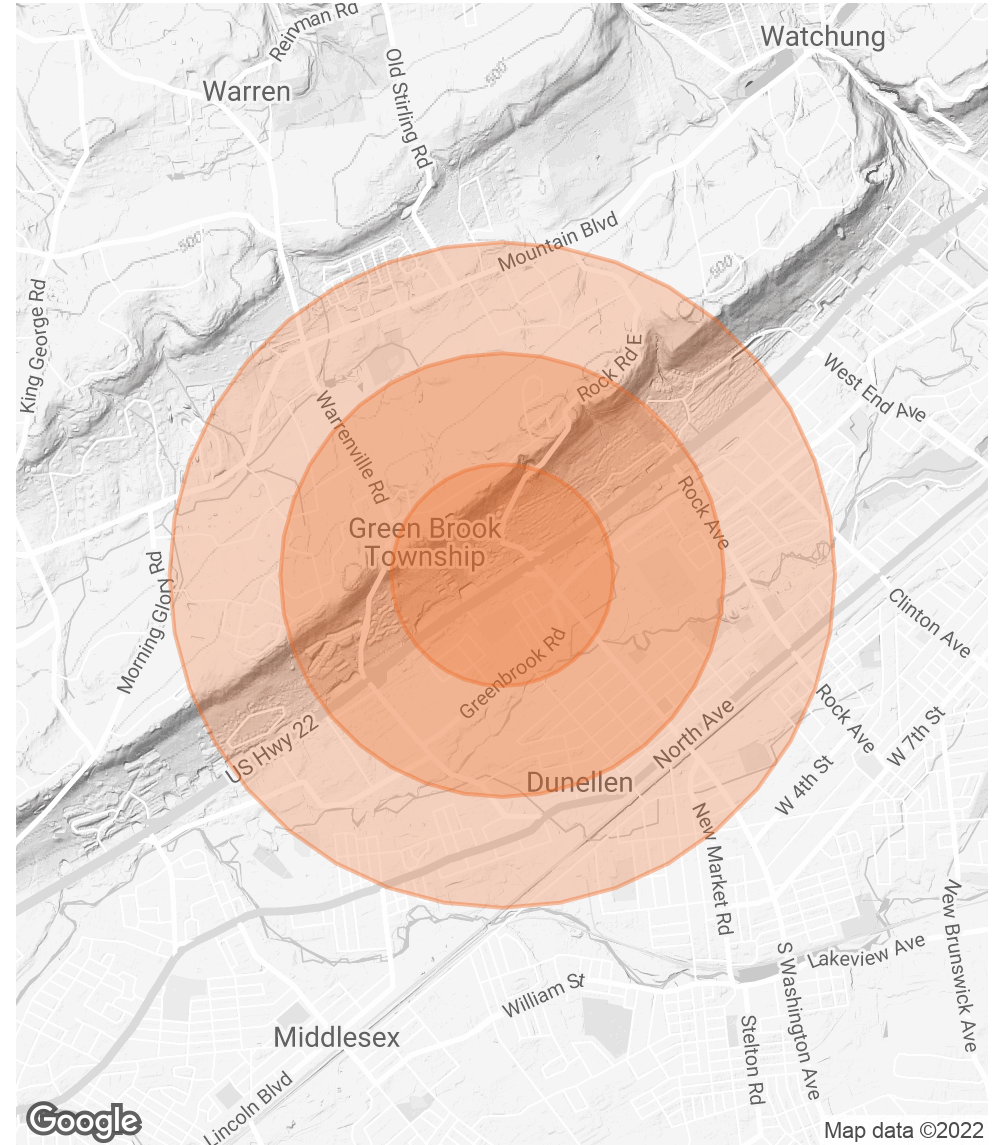
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,081	7,147	19,299
AVERAGE AGE	45.5	41.5	40.7
AVERAGE AGE (MALE)	44.7	39.9	38.8
AVERAGE AGE (FEMALE)	48.8	43.2	42.2

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	340	2,601	7,097
# OF PERSONS PER HH	3.2	2.7	2.7
AVERAGE HH INCOME	\$143,223	\$127,093	\$118,573
AVERAGE HOUSE VALUE	\$464,867	\$386,296	\$360,497

\* Demographic data derived from 2020 ACS - US Census



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