

Building Better Communities With....



FOR SALE WATCHUNG HILLS FAMILY AND MEDICAL CENTER

76 STIRLING ROAD
WARREN, NJ 07059



ASKING PRICE:
\$14,495,000.00

PROPERTY OVERVIEW

Introducing Watchung Hills Family and Medical Center. Situated on over 7 acres, at 76 Stirling Road, Warren NJ. The Center is a fully leased 3-building medical office park with historically stable tenancy and a staggered lease rollover schedule.

The Center presents a solid core investment opportunity, offering steady, reliable cash flow anchored in "work-from-home" resistant tenancy, such as medical and healthcare providers, therapists, and daycare centers.

The Center's stable and defensive fundamentals are further enhanced by its NNN leases structure, providing a long-term hedge against fluctuating inflation and creating a safe harbor from the investment challenges that plague other real estate asset classes.

The buildings and lot have been meticulously maintained since inception, reflecting pride of ownership and ensuring a full turnkey experience for investors and tenants alike. The Center enjoys excellent visibility, ample easy parking, beautifully landscaped setting and convenient access to major highways, including I-78 and Route 22.

Warren Township is one of the State's most affluent and desirable communities, offering a vibrant business district, excellent school system, and upscaled amenities.

Whether you're expanding your portfolio or seeking a stable, secure, income-producing asset, Watchung Hills Family and Medical Center presents a rare opportunity to acquire a proven commercial property in a thriving market.

PROPERTY HIGHLIGHTS

Building Size	41,707 +/- SF
Lot Size	7.46 Acres
Stories	1 Story
Year Built	2004
Zoning	BR80, Business
Occupancy	100% (6 Tenants)
Lease Types	NNN
Easy Hwy Access	RT 22 & RT 78
HVAC	Separately metered by Tenant space
Heating	Gas

Building Better Communities With....



John (Jack) Ritchie
NY & NJ Lic. Associate Broker
(914) 924-0669 (c)
john.ritchie@randcommercial.com

Adam Plawker
NJ Managing Director
(201) 805-2080 (c)
(201) 567-5400 (o)
adam.plawker@randcommercial.com

Building Better Communities With....



FOR SALE WATCHUNG HILLS FAMILY AND MEDICAL CENTER

76 STIRLING ROAD
WARREN, NJ 07059

EASILY ACCESSIBLE



~1.5 Miles
(3-5 min drive)



~4.0 Miles
(via I-78)



~3.0 Miles
(approx. 8-10 min drive)



Building Better Communities With....



John (Jack) Ritchie
NY & NJ Lic. Associate Broker
(914) 924-0669 (c)
john.ritchie@randcommercial.com

Adam Plawker
NJ Managing Director
(201) 805-2080 (c)
(201) 567-5400 (o)
adam.plawker@randcommercial.com

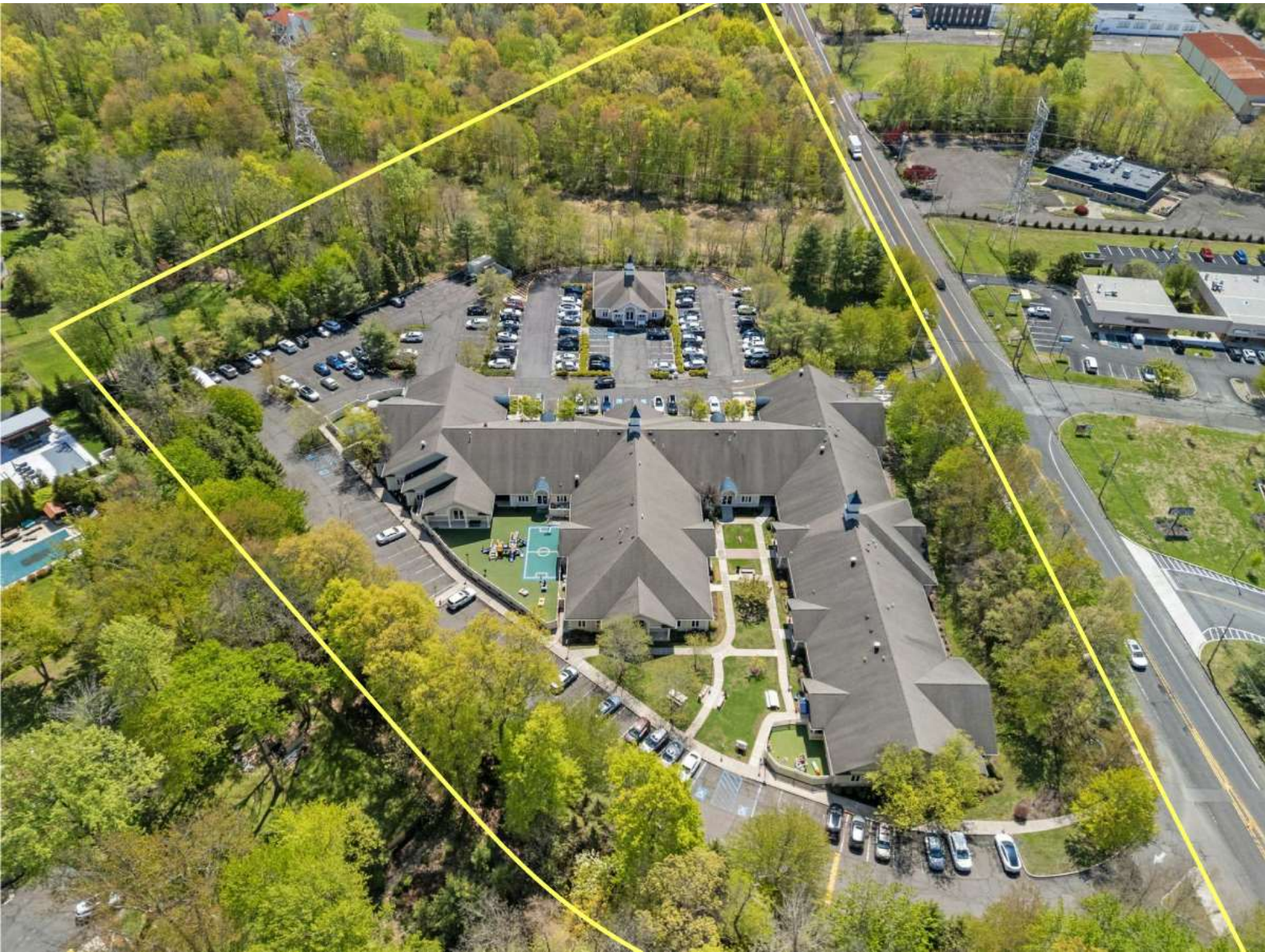
Building Better Communities With....



FOR SALE

WATCHUNG HILLS FAMILY AND MEDICAL CENTER

76 STIRLING ROAD
WARREN, NJ 07059



Building Better Communities With....



John (Jack) Ritchie
NY & NJ Lic. Associate Broker
(914) 924-0669 (c)
john.ritchie@randcommercial.com

Adam Plawker
NJ Managing Director
(201) 805-2080 (c)
(201) 567-5400 (o)
adam.plawker@randcommercial.com

Building Better Communities With....



FOR SALE
**WATCHUNG HILLS FAMILY
AND MEDICAL CENTER**

76 STIRLING ROAD
WARREN, NJ 07059



Building Better Communities With....



John (Jack) Ritchie
NY & NJ Lic. Associate Broker
(914) 924-0669 (c)
john.ritchie@randcommercial.com

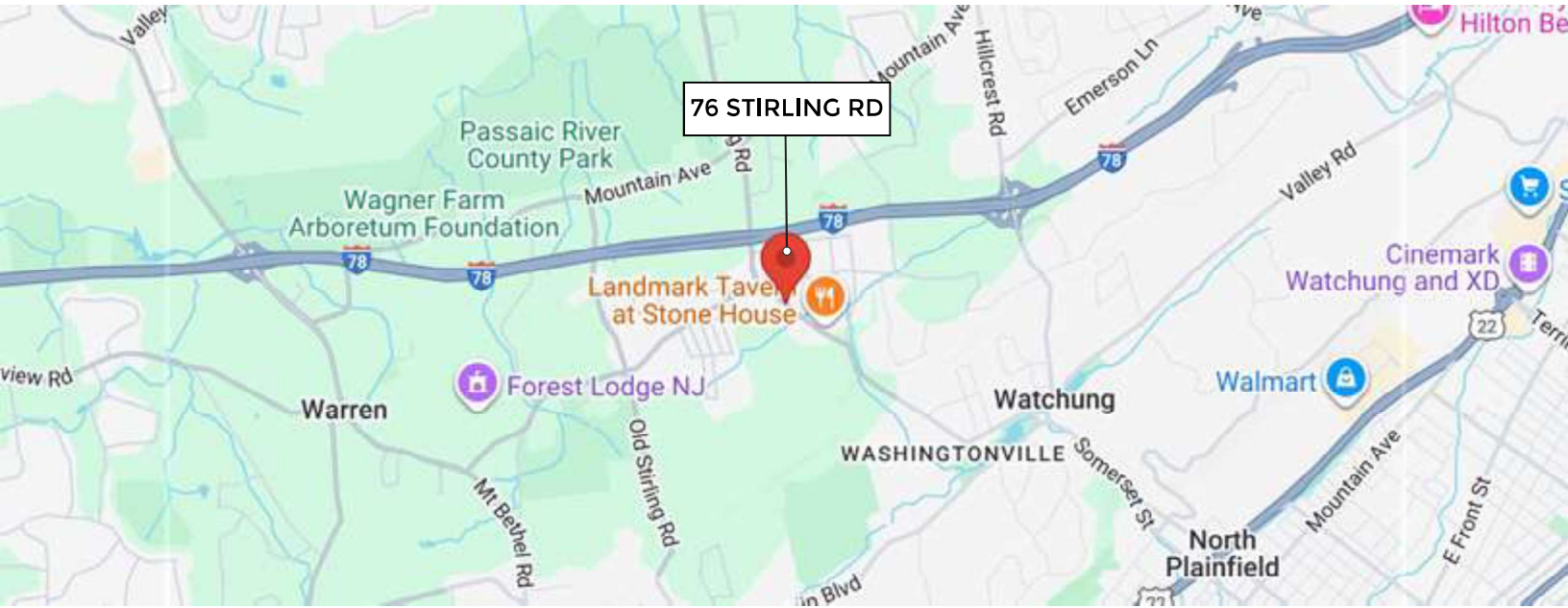
Adam Plawker
NJ Managing Director
(201) 805-2080 (c)
(201) 567-5400 (o)
adam.plawker@randcommercial.com

Building Better Communities With....



FOR SALE WATCHUNG HILLS FAMILY AND MEDICAL CENTER

76 STIRLING ROAD
WARREN, NJ 07059



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,941	39,971	181,364
2010 Population	2,795	41,908	190,255
2025 Population	2,980	45,186	206,463
2030 Population	3,004	46,169	210,226
2025-2030 Growth Rate	0.16 %	0.43 %	0.36 %
2025 Daytime Population	3,756	42,922	174,130

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	21	709	3,315
\$15,000-24,999	10	553	2,453
\$25,000-34,999	51	425	2,210
\$35,000-49,999	55	867	4,780
\$50,000-74,999	90	1,789	8,322
\$75,000-99,999	52	1,378	7,815
\$100,000-149,999	53	2,631	12,925
\$150,000-199,999	204	1,973	8,383
\$200,000 or greater	463	5,199	19,403
Median HH Income	\$ 188,095	\$ 137,693	\$ 121,095
Average HH Income	\$ 239,725	\$ 192,456	\$ 173,709

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	970	13,864	62,294
2010 Total Households	950	14,440	64,568
2025 Total Households	999	15,524	69,605
2030 Total Households	1,019	16,024	71,265
2025 Average Household Size	2.93	2.88	2.94
2025 Owner Occupied Housing	869	11,239	47,027
2030 Owner Occupied Housing	887	11,578	48,401
2025 Renter Occupied Housing	130	4,285	22,578
2030 Renter Occupied Housing	133	4,446	22,864
2025 Vacant Housing	33	605	2,960
2025 Total Housing	1,032	16,129	72,565

Building Better Communities With....



John (Jack) Ritchie
 NY & NJ Lic. Associate Broker
 (914) 924-0669 (c)
 john.ritchie@randcommercial.com

Adam Plawker
 NJ Managing Director
 (201) 805-2080 (c)
 (201) 567-5400 (o)
 adam.plawker@randcommercial.com

MARKET OVERVIEW: WARREN TOWNSHIP

Warren Township is one of the most desirable communities in Somerset County, often referred to as one of the “greenest places in New Jersey.” It offers a distinct exurban character while maintaining a strategic location for commerce and an abundance of premium community and professional amenities. Warren is a suburb of the greater New York City metro area, nestled within the Raritan Valley region.

- The Township boasts one of the State’s highest-income communities
- **Easy Access:** Situated between I-78, Route 22, and I-287, providing seamless connectivity to New York City (approx. 35 miles) and Newark Liberty International Airport (approx. 22 miles).
- **Affluent Community:** Warren is home to a highly educated workforce and consistently ranks as one of the highest-income municipalities in the State. Business Hub: The Township balances its residential charm with a robust commercial sector, hosting over 600 businesses, including major corporate campuses and luxury retail.

