

BUILT OUT DAYCARE



1005 ROUTE 202

BRANCBURG, NJ

12,615 SF FOR LEASE

SHANE WIERKS

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JEFFERY REALTY
Retail Specialist

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





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BRANCBURG, NEW JERSEY

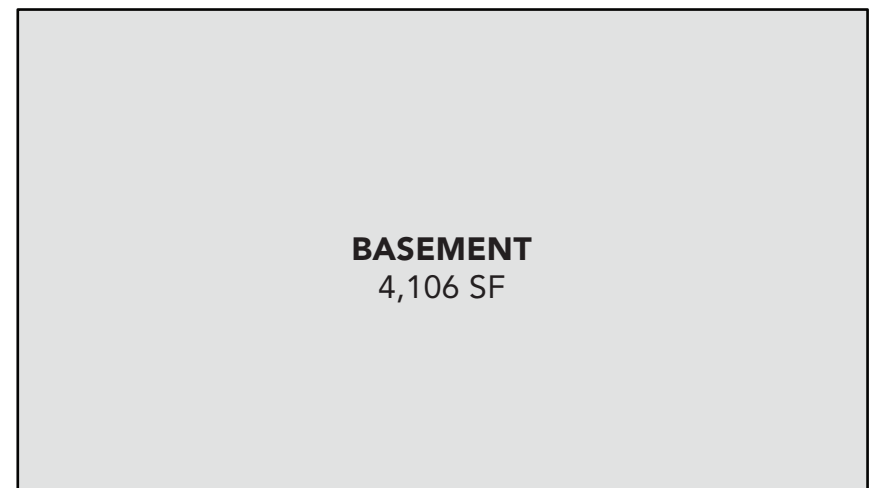
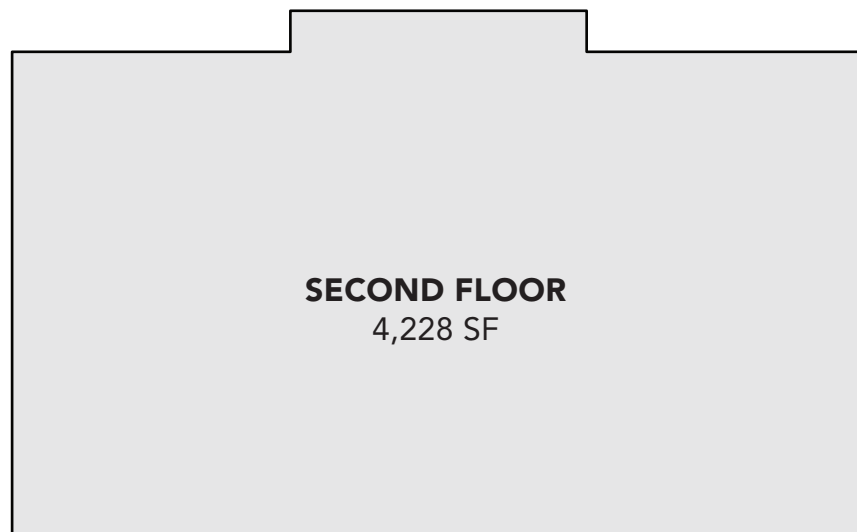
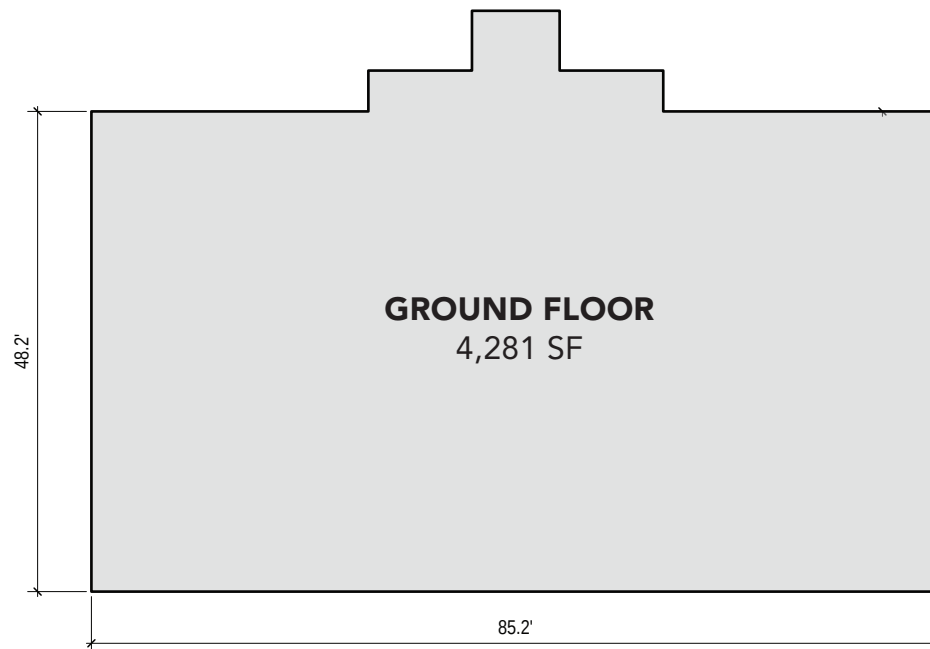
SITE INFORMATION

AVAILABLE: 1.28 AC
BUILDING SIZE: 12,615 SF
DIMENSIONS 85.2' x 48.2'
TAXES: \$85,509.60

RENT: CALL FOR QUOTE
TRAFFIC: 40,079 VPD ON ROUTE 202
PARKING: 25 SPACES

NOTES:

- Recently renovated roof, newly repaved parking lot
- Stabilized retail property with well-balanced Tenant mix
- Prominent visibility from Highway 202



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FLOOR PLANS



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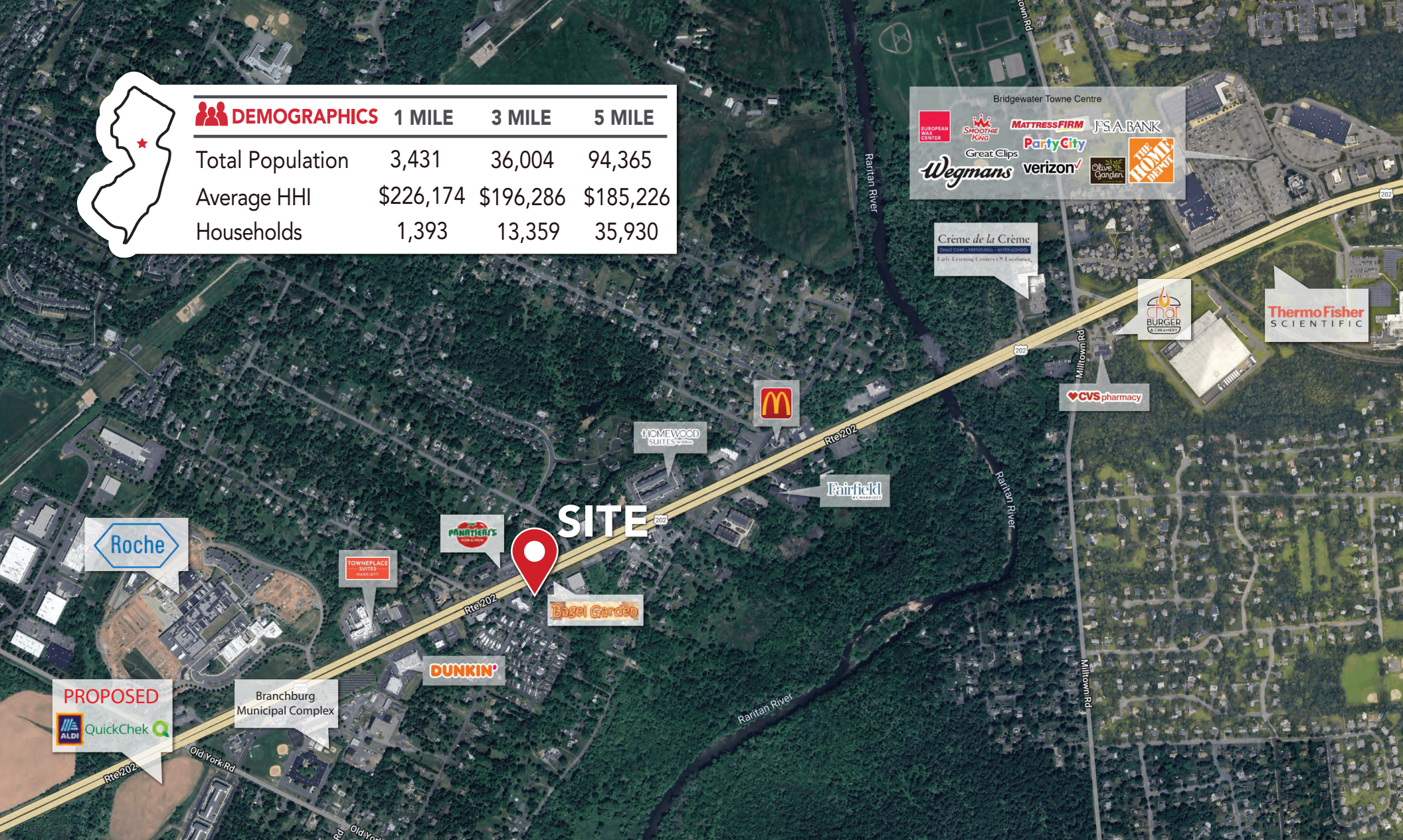
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	3,431	36,004	94,365
Average HHI	\$226,174	\$196,286	\$185,226
Households	1,393	13,359	35,930



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MARKET AERIAL



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