

FORMER CONVENIENCE STORE CORNER LOCATION



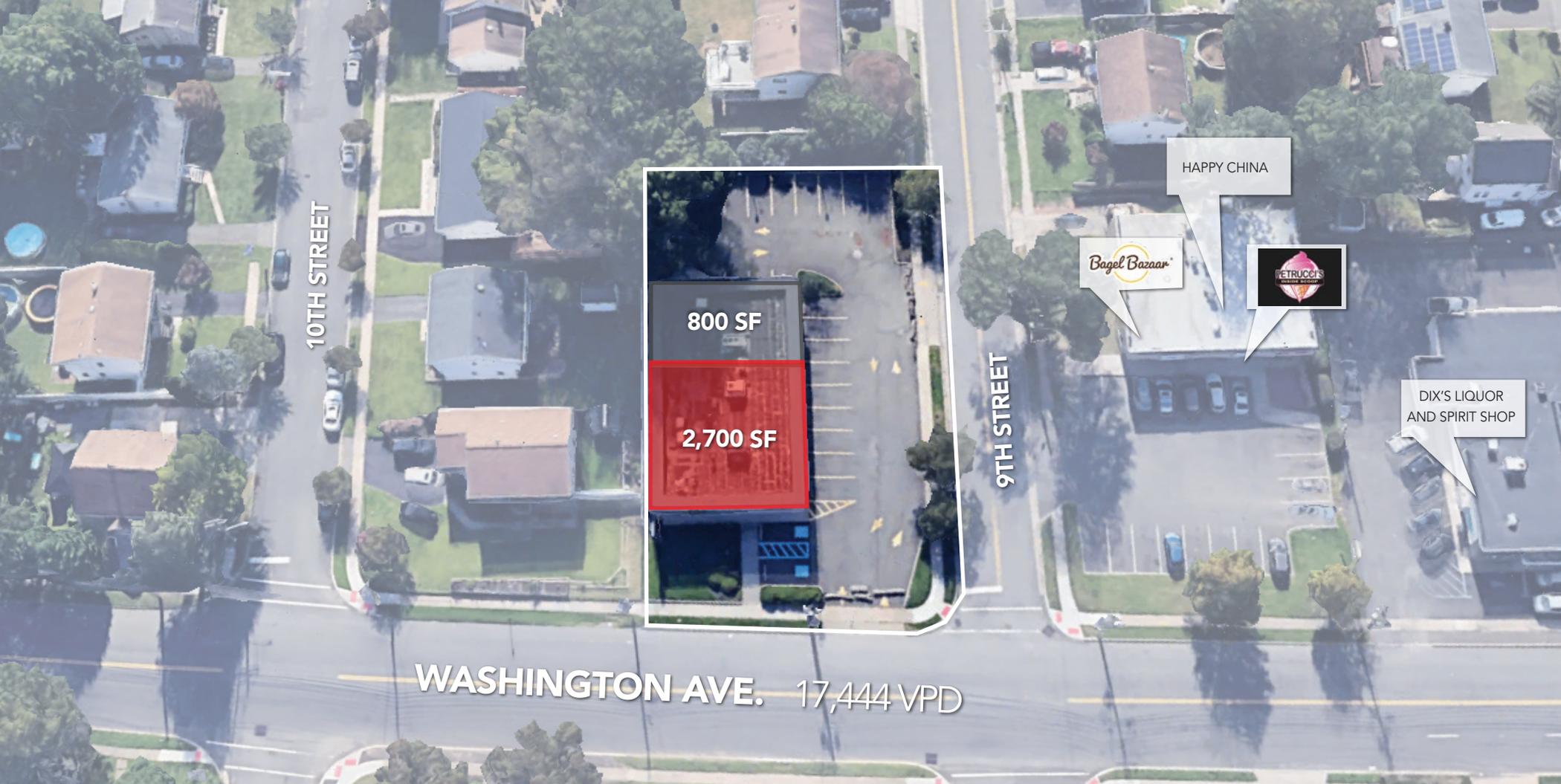
**2,700 SF
AVAILABLE**

9TH STREET
WEST ← 7,444 VPD
EAST →

486 WASHINGTON AVE.
PISCATAWAY, NEW JERSEY

2,700 SF FOR LEASE

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486 WASHINGTON AVE. PISCATAWAY, NJ

SITE INFORMATION

BUILDING SIZE: 3,500 SF

AVAILABLE: 2,700SF

ACREAGE: .4 ACRES

RENT: \$35 PSF + NNN

FRONTAGE: 100' ON WASHINGTON

TRAFFIC: 17,444 VPD

PARKING: 25 SPACES

NOTES: • CORNER LOT LOCATION
• FORMER CONVENIENCE STORE





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INTERIOR PHOTOS

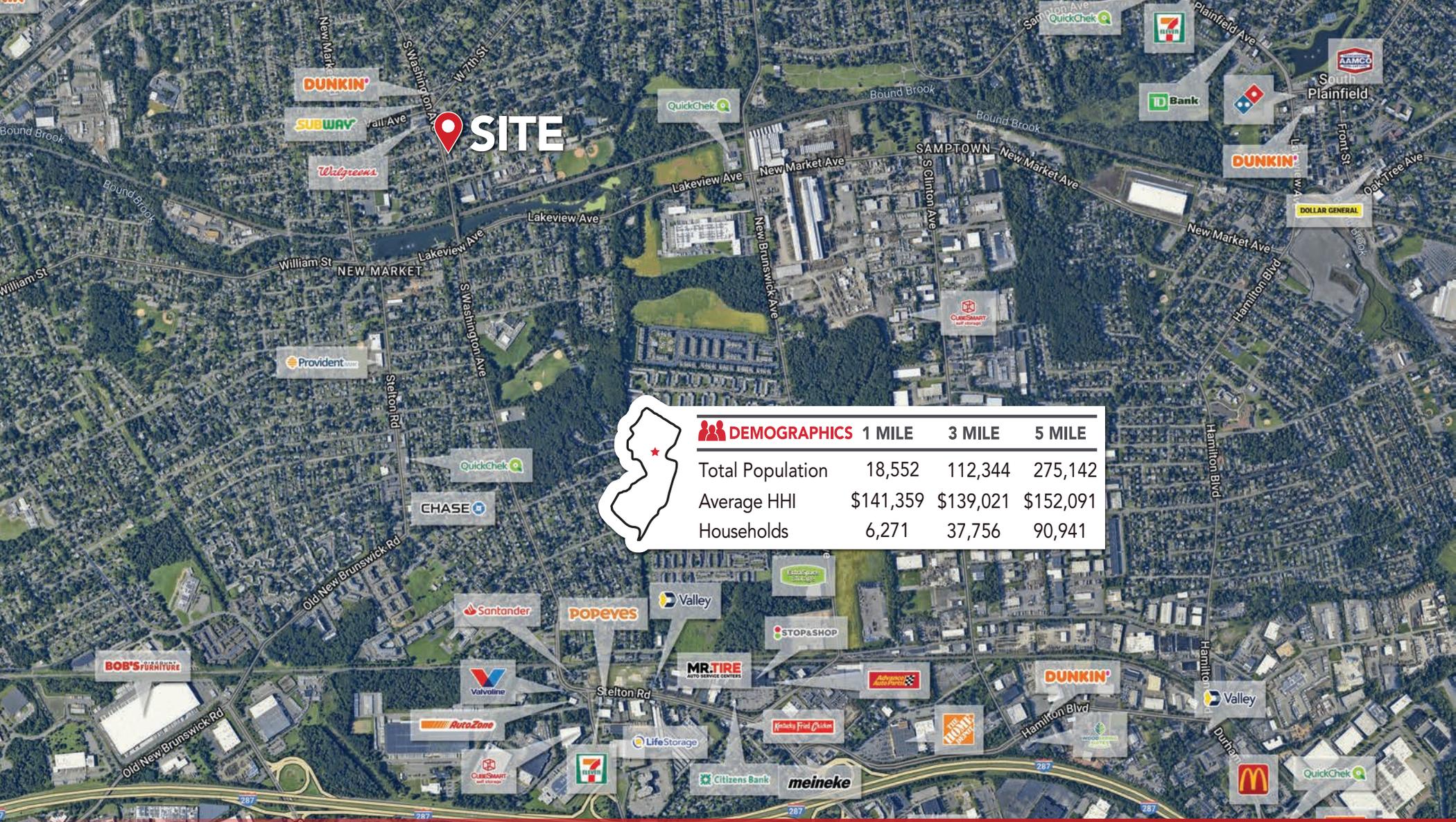


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SITE



| | 1 MILE | 3 MILE | 5 MILE |
|------------------|-----------|-----------|-----------|
| Total Population | 18,552 | 112,344 | 275,142 |
| Average HHI | \$141,359 | \$139,021 | \$152,091 |
| Households | 6,271 | 37,756 | 90,941 |

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MARKET AERIAL