

**2520 Brunswick Ave.
Lawrence Township, NJ**

**Available for Lease
12,000 SF**



- 12,000 SF freestanding building available on Brunswick Pike (Bus Rt 1) with traffic count over 17,000 vehicles per day
- Access to traffic light for full access, allowing for easy ingress and egress
- Burlington Coat Factory and Lidl are now open across the street.
- Seeking Drug Store, Urgent Care, Retail, Pet Supplies, Restaurant, Liquor Store and Medical.

DEMOGRAPHICS 2020

MILES	1	3	5
POPULATION	8,791	93,899	245,480
HH INCOME	\$109,651	\$92,228	\$92,268
DAYTIME POP	6,464	83,546	244,518
TOTAL GLA	12,000 SF		
PARKING	67 SPACES		
TRAFFIC COUNT	BRUNSWICK AVE - 17,747 CARS PER DAY		

Peter Miller / Sales Associates
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R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com



Brunswick Ave

AADT 17,747

163'2"

73'5"



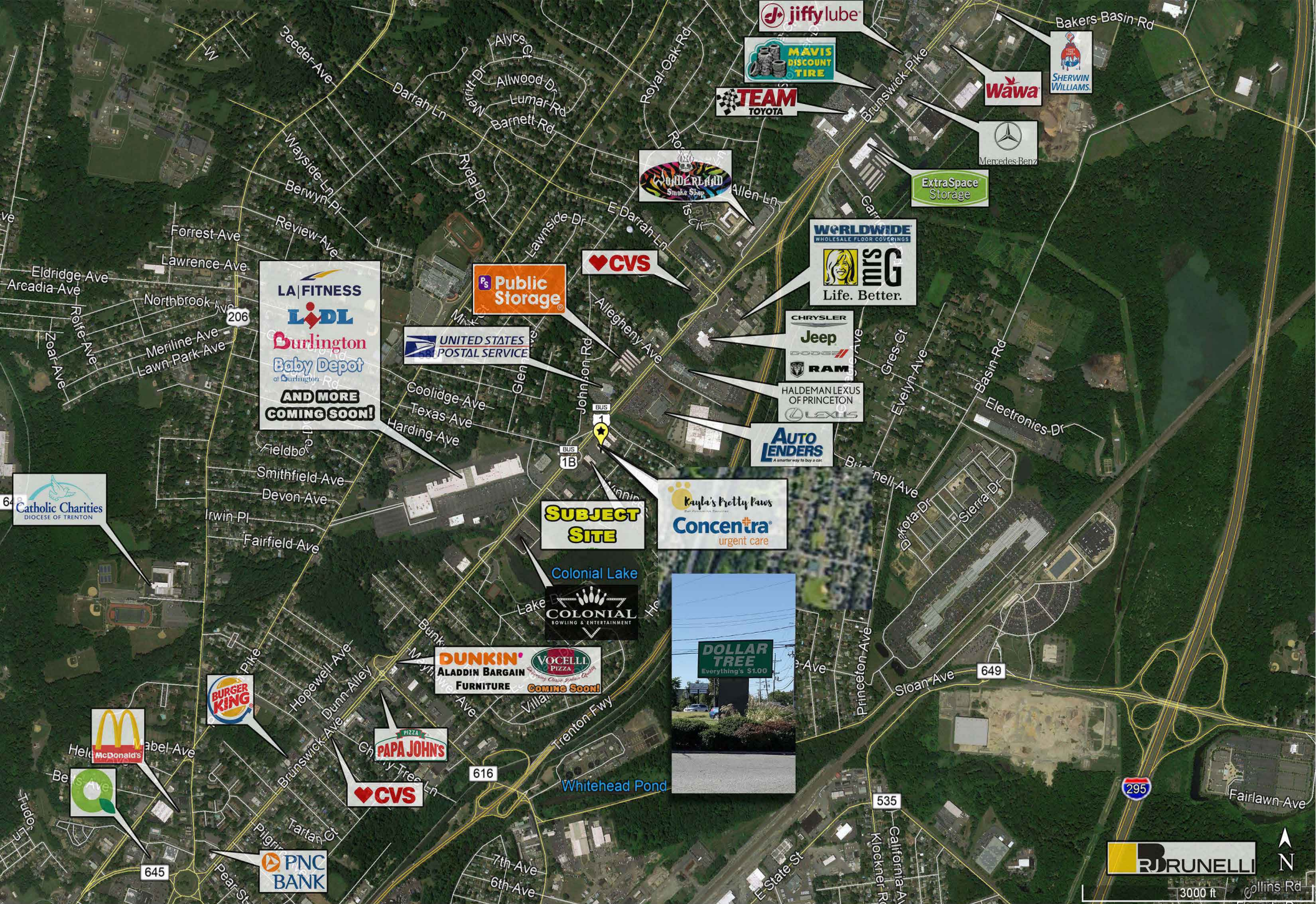
100 ft

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