Jersey Strong Plaza 762 Route 18 East Brunswick, New Jersey



R.J. Brunelli & Co. LLC, Exclusive Listing Agent **Total GLA = 25,000 SF** Parking - 152 Spaces Available Traffic Count on Route 18 = 52,838 cars per day **Traffic Count on Old Bridge Tpke = 10,643**

DEMOGRAPHICS 2020			
	1 mile	3 miles	5 miles
POPULATION	17,717	82,300	176,550
AVG. HOUSEHOLD INCOME	\$137,554	\$116,699	\$118,623
DAYTIME POPULATION	12,956	76,823	165,931

For more information please contact:

EXCLUSIVE BROKER MARIO BRUNELLI VP OF INVESTMENT SALES & SITE ACQUISITIONS R.J. Brunelli & Co., LLC 400 Perrine Road, Suite 405 Old Bridge, NJ 08857 Office: 732-721-5800, Cell: 786-570-9723 Email: mbrunelli@rjbrunelli.com Visit our website: www.rjbrunelli.com

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- - NNN Lease

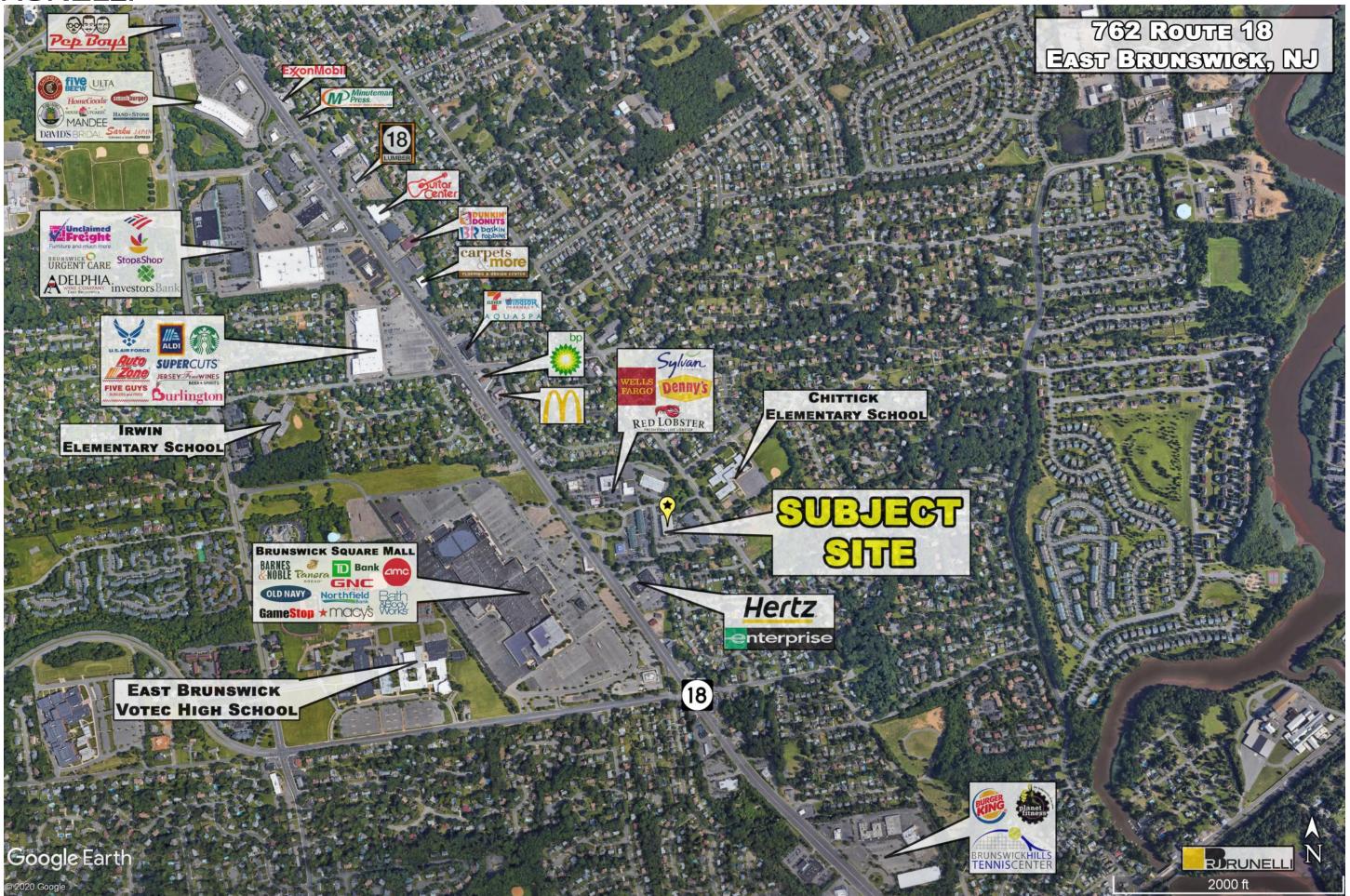
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PROPERTY HIGHLIGHTS:

• Fully occupied with 15 year Lease Commencing 12/01/19 • 176,550 People within 5 Mile Radius • Across Route 18 from Regional Mall • High Average House Income • Excess of 152 parking spaces • Traffic Count of 52,838 Cars Daily • Large Pylon Sign on Route 18 • Full access to Route 18







www.rjbrunelli.com

The information provided herein is for general information purposes only, and is subject to change by the broker and the landlord from time to time. Nothing contained herein is intended to be a binding representation. The broker and the landlord make no warranty in the information herein as to the accuracy, character, occupancy or configuration of the property represented. UPDATED: 1/20/2021