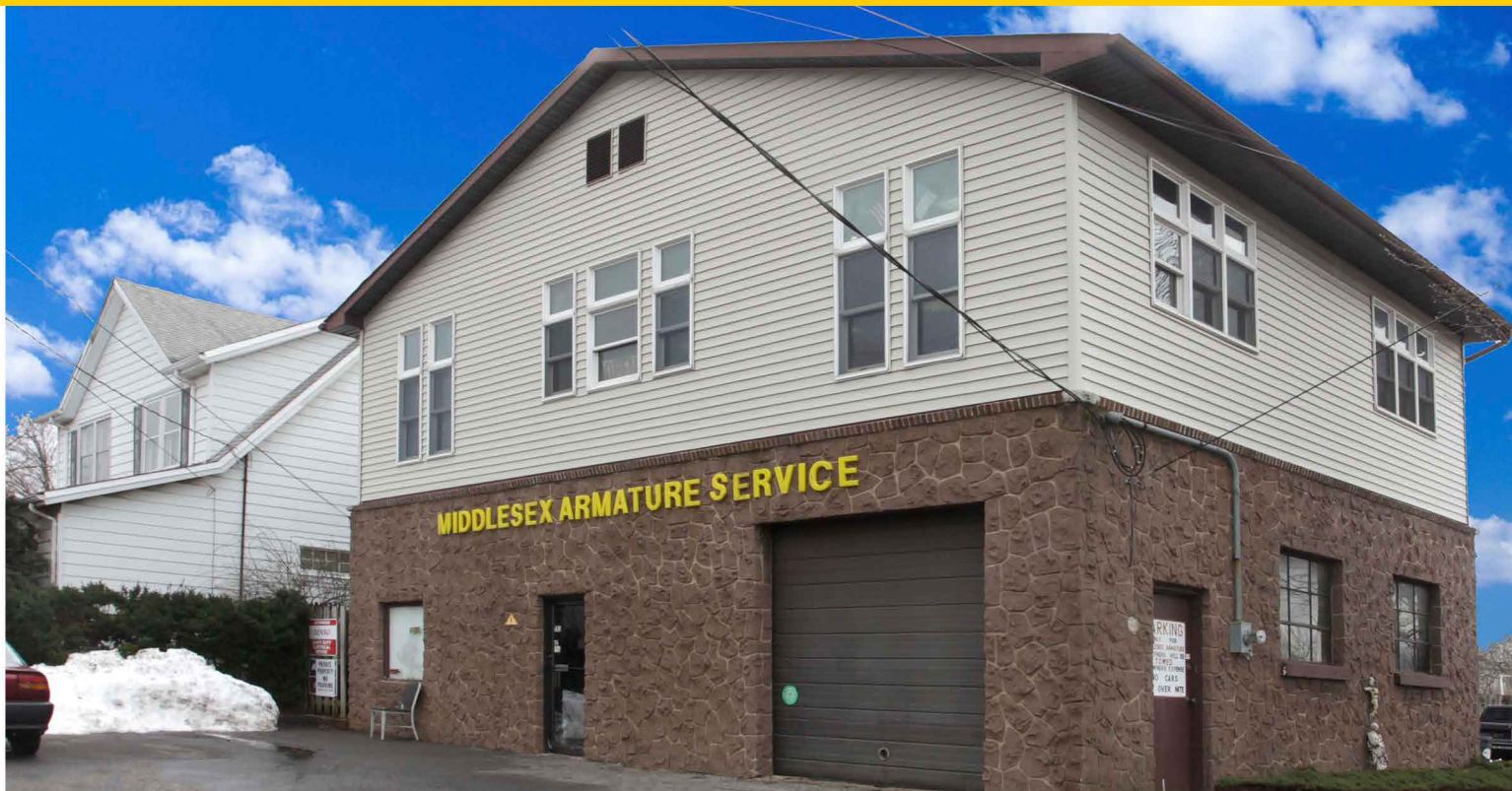


**115 St. Georges Ave. (Rt. 35)
Colonia, NJ**

**Available for Sale
0.19 Acres with
2,400 SF Building**



- Property located on highly trafficked St. Georges Ave (rt. 35), a main commercial thoroughfare through Middlesex County.
- Corner location with excellent visibility and ample frontage.
- Curb cuts on St. Georges Ave and Enfield Rd. with parking at each entrance.
- Easy access to Route 1, 9, 440, 287, NJ Turnpike, and Garden State Parkway.
- Seeking: automotive, construction, plumbing, HVAC, or skilled trade.

DEMOGRAPHICS 2020

MILES	1	3	5
POPULATION	17,337	140,125	350,973
HH INCOME	\$114,303	\$114,856	\$118,017
DAYTIME POP	15,102	134,969	335,503

TOTAL GLA 2,554SF

TRAFFIC COUNT ROUTE 35 - 11,960 CARS PER DAY

John Lenaz/ Senior Sales Associates
Cell: 732-690-2800 / jlenaz@rjbrunelli.com



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

1155 ST. GEORGES AVE
COLONIA, NJ

MIDDLE HILL RD

Estrela Da Serra
BBQ
Specializing in
CHICKEN RIBS STEAKS

ENFILED RD

La Parrilla

Castrol
LUBE EXPRESS

DOVER RD.

35

ST. GEORGES AVE

11,960 AADT

BURGER
KING

Master Chops
BARBER SHOP
AQUATIC OBSESSIONS
LIFEGUARD
MEDICAL SUPPLY INC.
The UPS Store
USA KARATE & FITNESS
OFFICIAL TRAINING CENTER

NJ Smiles Dental
Beautiful Smiles for Life

GOOD GUY
VAPES

PNC BANK

Google Earth

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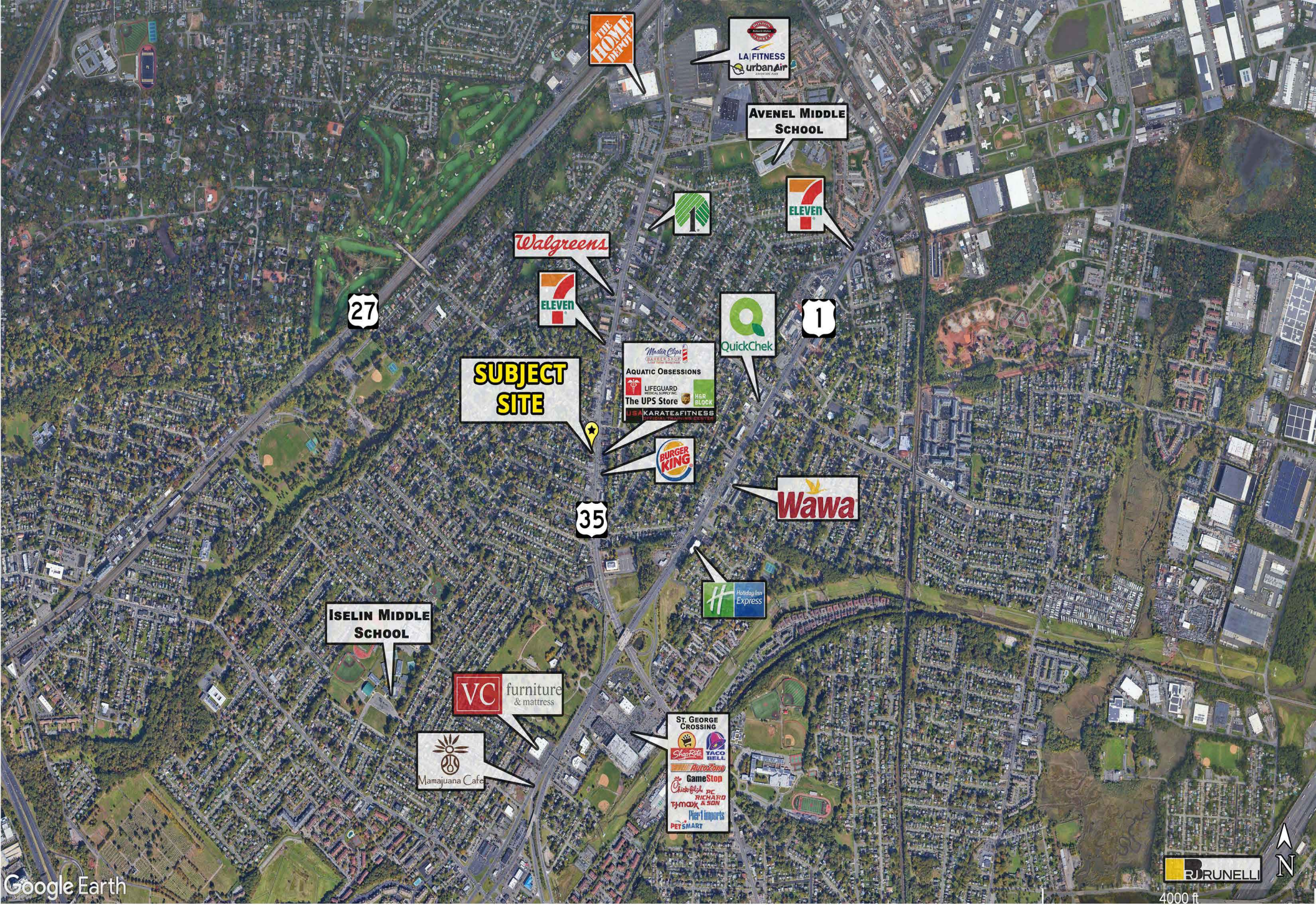


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100 ft



Google Earth

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