

Google Earth



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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

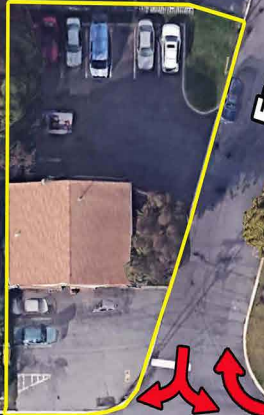
ENFILED RD

DOVER RD.

Estrela Da Serra  
BBQ  
Specializing in  
CHICKEN RIBS STEAKS

La Parrilla

Castrol  
PREMIUM  
LUBE EXPRESS



35

ST. GEORGES AVE

11,960 AADT

BURGER KING

Master Clips  
GABER SHOP  
AQUATIC OBSESSIONS  
LIFEGUARD  
MEDICAL SUPPLY INC.  
The UPS Store  
H&R  
BLOCK  
USA KARATE & FITNESS  
OFFICIAL TRAINING CENTER

NJ Smiles Dental  
Beautiful Smiles for Life

GOOD GUY  
VAPES

PNC BANK

Google Earth

Image Landsat / Copernicus

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RJBRUNELLI

100 ft

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.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, & Pennsylvania.

#### 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

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