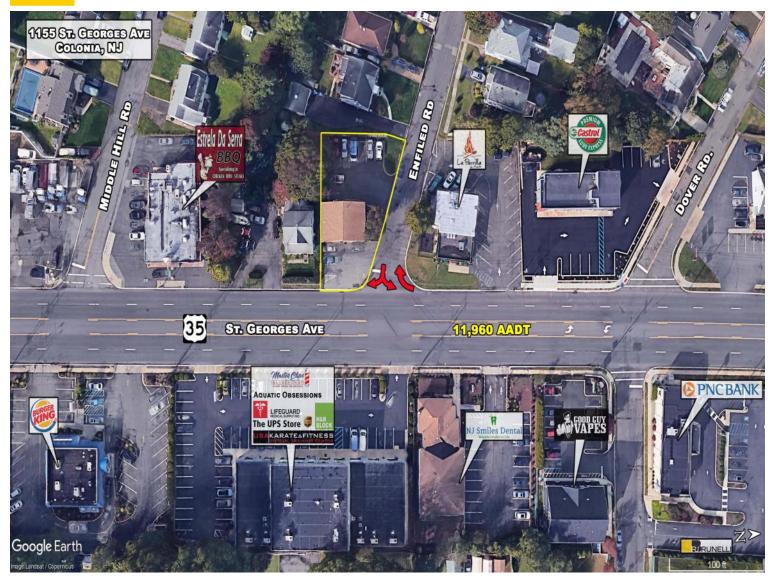
## 1155 St. Georges Ave. (Rt. 35) **Colonia**, New Jersey



## R.J. Brunelli & Co. LLC, Exclusive Listing Agent

Total GLA = 2,554 SFTraffic Count on Route 35 - 11,960 cars per day

DEMOGRAPHICS 2021				EXCLU
	1 mile	3 miles	5 miles	JOHN L SENIOF R.J. Bru 400 Pern Old Bric Phone: 7 Email: jl Visit out
POPULATION	17,337	140,125	350,973	
AVG. HOUSEHOLD INCOME	\$114,303	\$114,856	\$118,017	
DAYTIME POPULATION	15,102	134,969	335,503	

re information please contact: **USIVE BROKER** LENAZ R SALES ASSOCIATE inelli & Co., LLC rine Road, Suite 405 lge, NJ 08857 32-721-5800, ext. 26 lenaz@rjbrunelli.com r website: www.rjbrunelli.com

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241



1155 St. Georges Ave. (Rt. 35) **Colonia**, New Jersey





- each entrance.
- State Parkway.
- trade.



## 0.19 Acres with 2,554 SF Building Available for Sale

## **PROPERTY HIGHLIGHTS:**

Property located on highly trafficked St. Georges Ave (rt. 35), a main commercial thoroughfare through Middlesex County.

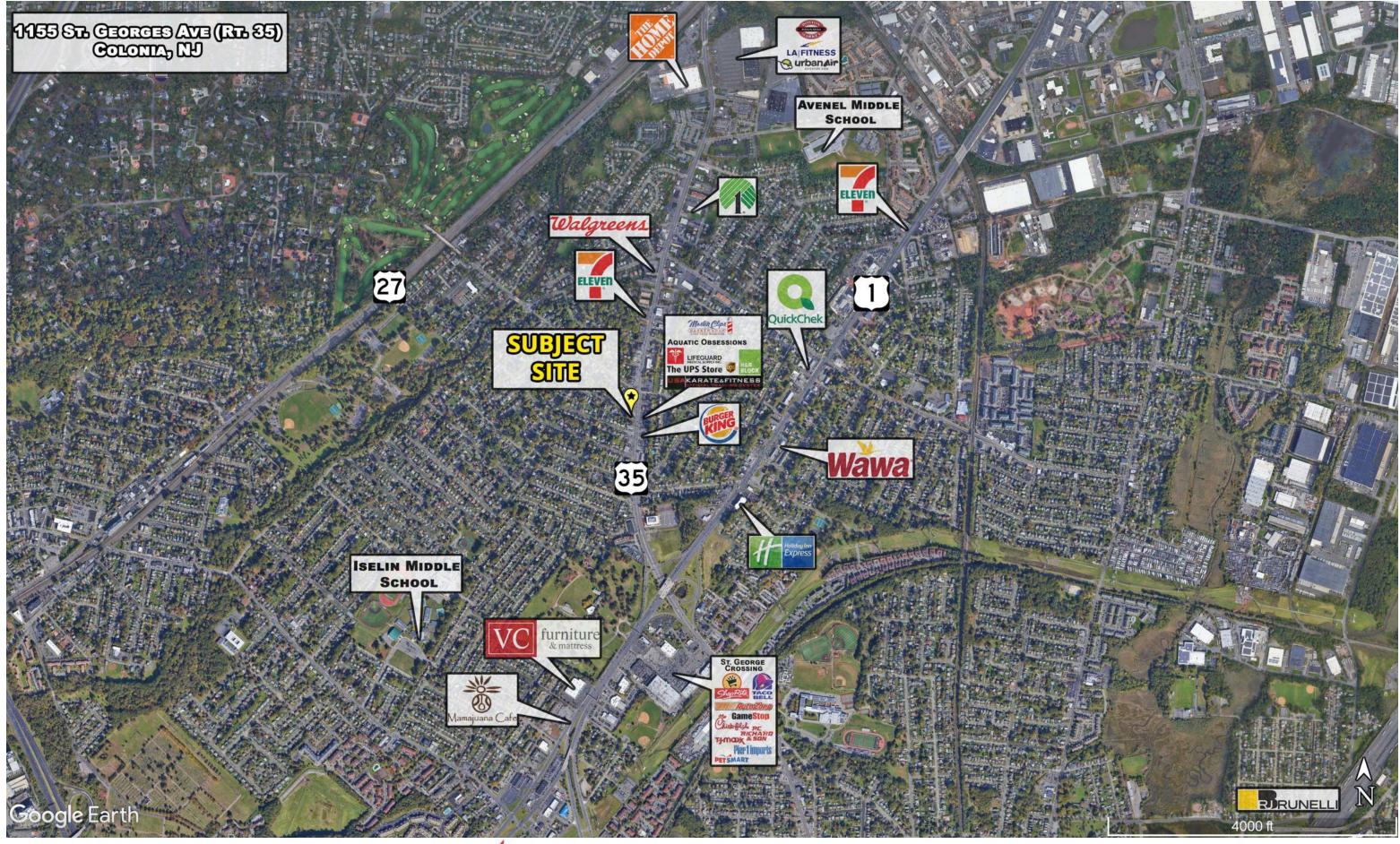
Corner location with excellent visibility and ample frontage.

Curb cuts on St. Georges Ave and Enfield Rd. with parking at

Easy access to Route 1, 9, 440, 287, NJ Turnpike, and Garden

Seeking: automotive, construction, plumbing, HVAC, or skilled





International Council of Shopping Centers 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.