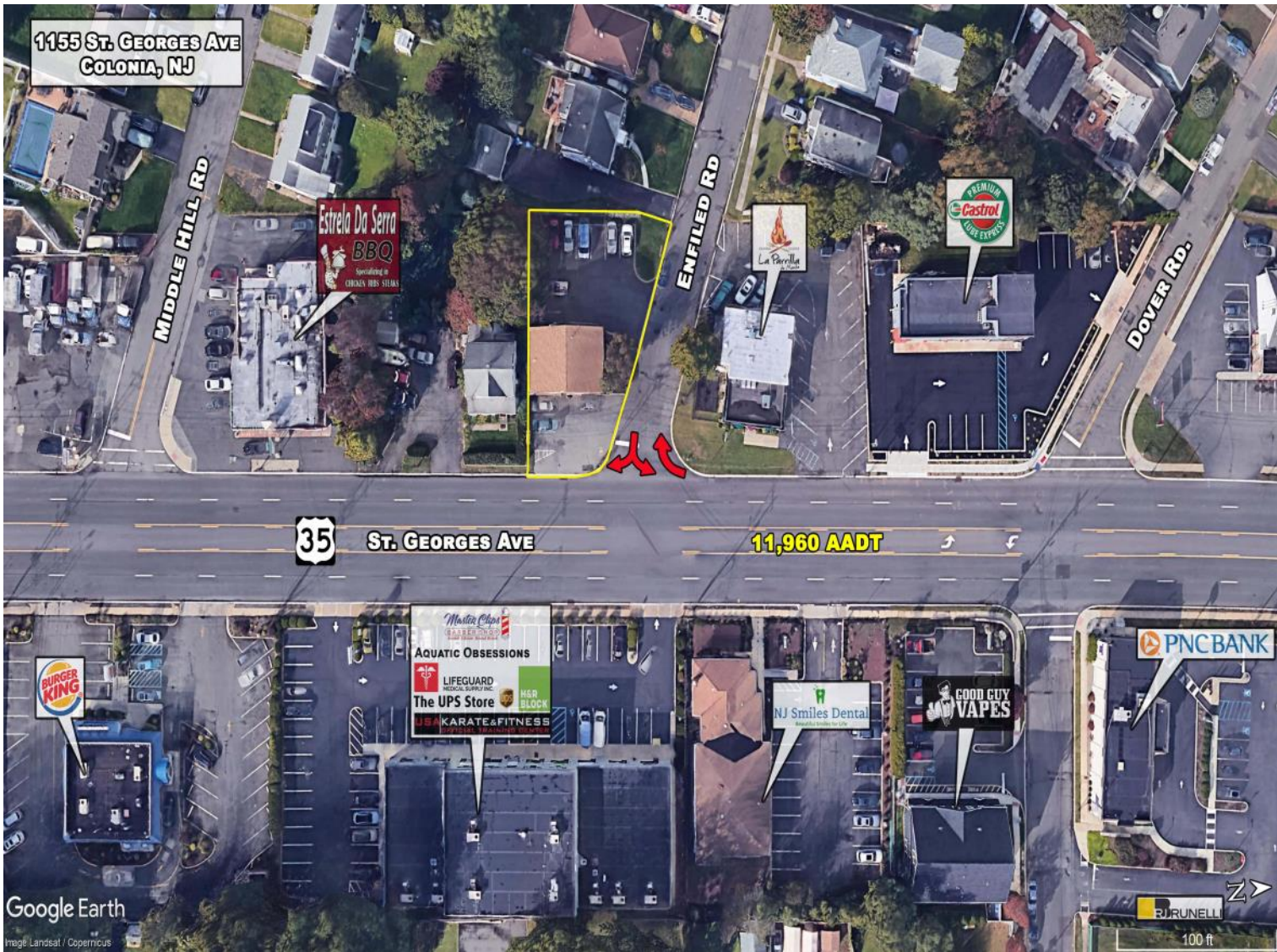


1155 St. Georges Ave. (Rt. 35) Colonia, New Jersey



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

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

DEMOGRAPHICS 2021

	1 mile	3 miles	5 miles
POPULATION	17,337	140,125	350,973
AVG. HOUSEHOLD INCOME	\$114,303	\$114,856	\$118,017
DAYTIME POPULATION	15,102	134,969	335,503

For more information please contact:

EXCLUSIVE BROKER
JOHN LENAZ
SENIOR SALES ASSOCIATE
R.J. Brunelli & Co., LLC
400 Perrine Road, Suite 405
Old Bridge, NJ 08857
Phone: 732-721-5800, ext. 26
Email: jlenaz@rjbrunelli.com
Visit our 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

*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 each entrance.
- Easy access to Route 1, 9, 440, 287, NJ Turnpike, and Garden State Parkway.
- Seeking: automotive, construction, plumbing, HVAC, or skilled trade.

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