

21 Angela Drive
Old Bridge, NJ

Available for Lease:
3,100 SF (52' X 46')



- Turn-Key Medical Suite
- Featuring 6 exam rooms and 2 treatment rooms
- Second Floor location with Elevator
- Close proximity to Route 9, Route 18, Garden State Parkway, and the NJ Turnpike
- Traffic count of 22,799 vehicles per day on Route 516
- Ample Parking- 6+ per thousand SF
- Seeking: Medical Office

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 NY, NJ, CT, & PA.

DEMOGRAPHICS 2020

MILES	1	3	5
POPULATION	9,955	53,679	182,194
HH INCOME	\$115,567	\$122,790	\$126,127
DAYTIME POP	8,488	47,778	163,103
TOTAL GLA	12,211 SF		
PARKING	73 PARKING SPACES		
TRAFFIC COUNT	ROUTE 516 - 22,799 CARS PER DAY		

John Lenaz / Senior Sales Associate

cell: 732-690-2800

jlenaz@rjbrunelli.com

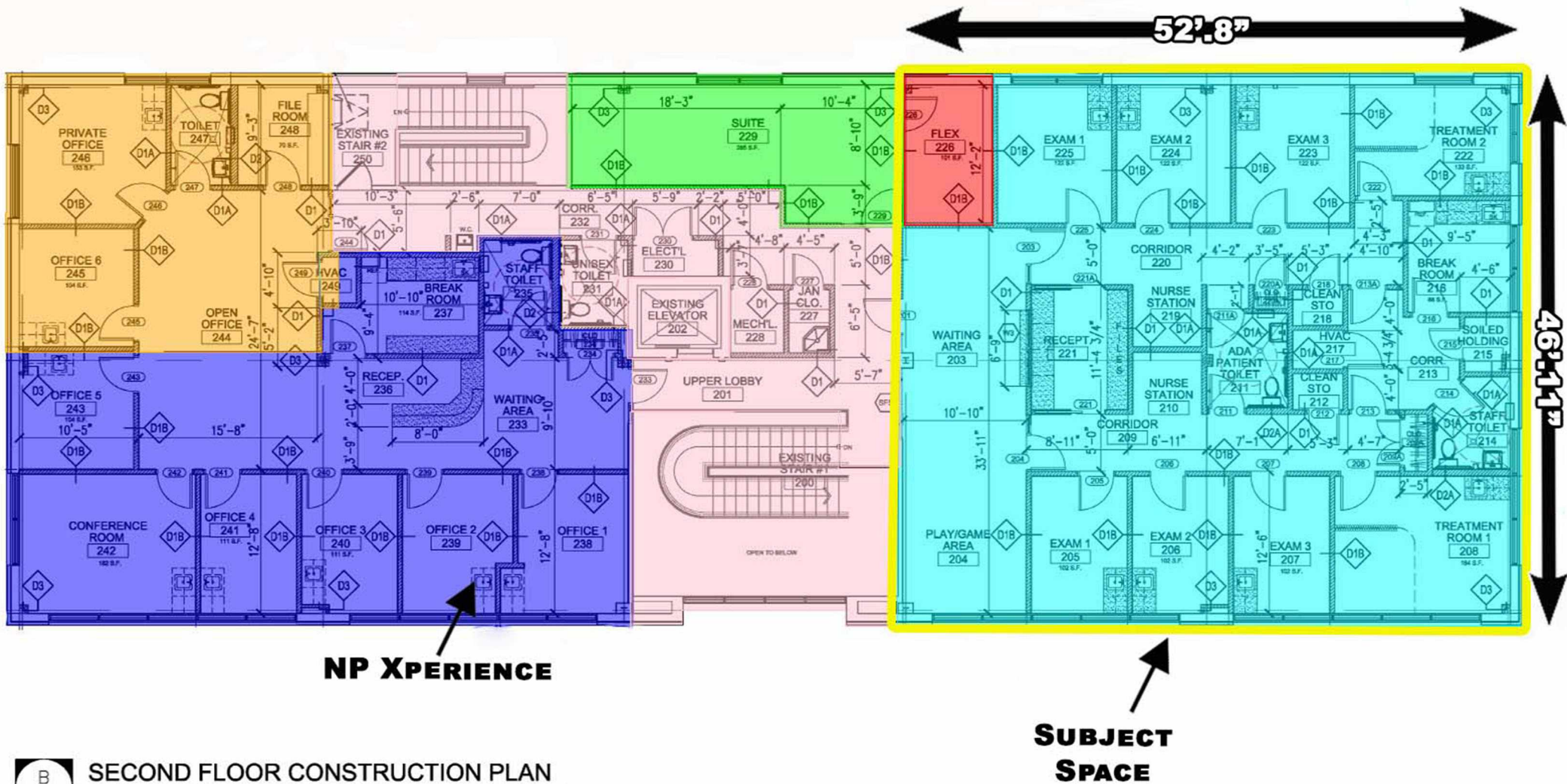
July 26,23



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

732-721-5800

www.rjbrunelli.com



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SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/8"=1'-0"
AREA: 6,426.25 S.F.

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- Featuring Italian Cabinetry
- Ceramic Tile Floors
- Recessed Motion Activated LED Lighting.
- Sinks in all Exam and Treatment Rooms.

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Google Earth

Image Landsat / Copernicus

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