

21 Angela Drive
Old Bridge, NJ

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



- Turn-Key Medical Suite
- Featuring 4 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

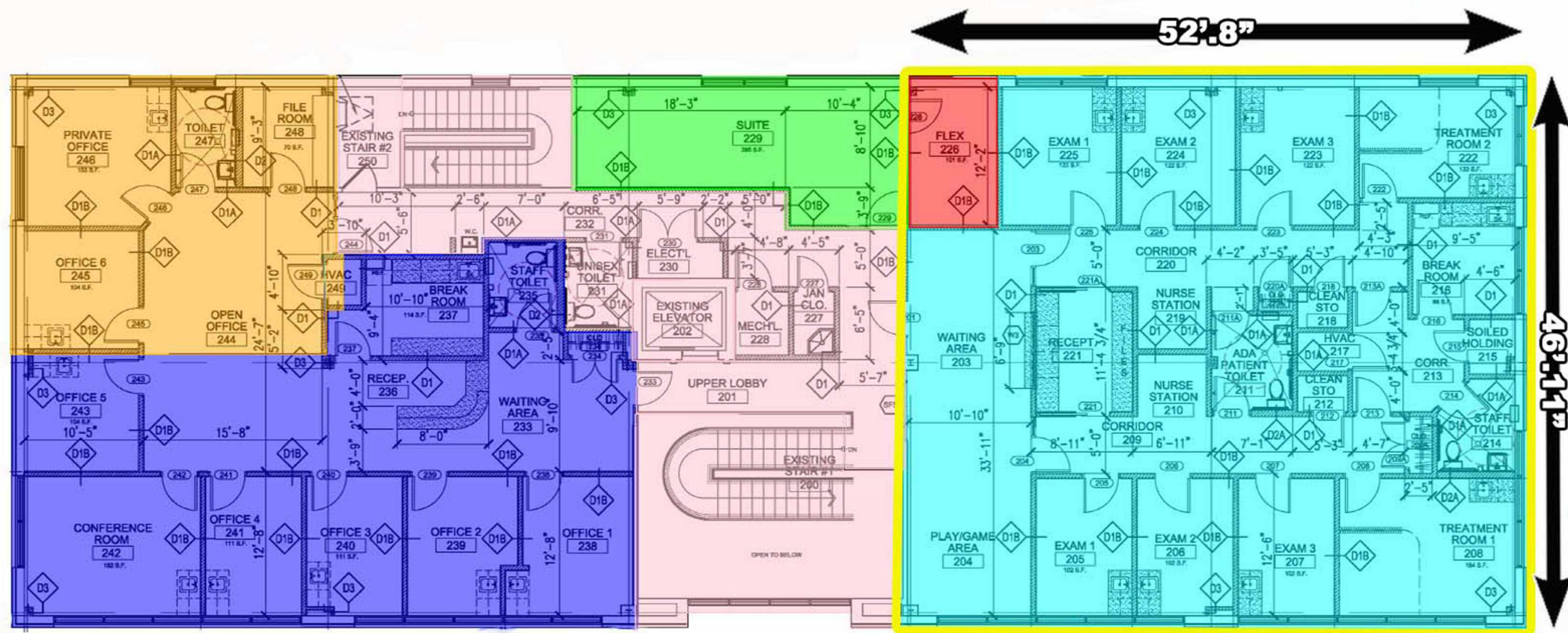
MILES	1	3	5
POPULATION	9,955	53,679	182,194
HH INCOME	\$115,567	\$122,790	\$126,127
DAYTIME POP	8,488	47,778	163,103
TOTAL GLA	12,211 SF		
PARKING	73 PARKING SPACES		
TRAFFIC COUNT	ROUTE 516 - 22,799 CARS PER DAY		

John Lenaz / Senior Sales Associate
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jlenaz@rjbrunelli.com



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

732-721-5800
www.rjbrunelli.com



B SECOND FLOOR CONSTRUCTION PLAN
A-101 SCALE: 1/8"=1'-0"
 AREA: 6,426.25 S.F.



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

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**SUBJECT
SITE**

ExtraSpace
Storage

DRY CLEANERS
Ghai Sheng-Lai
KRISPY PIZZA
APRIL NAILS
& SPA INC

EXCEL
Urgent Care
COMFI
BREAKFAST & LUNCH

DUNKIN'

KFC

GRILLESTONE
RESTAURANT • BAR • PRIVATE EVENTS

OLD BRIDGE MATAWAN RD



22,799 AADT

verizon wireless
Wondersun

Hiello's
MARKET & CATERING

Carvel

GAUB RD
7,491 AADT

Walgreens

Wendy's

7-ELEVEN

516 MARKET
OPENING SOON



Benjamin Moore
Model Nail
JERSEY STRONG
Profisys

The Laundry Room
Nicholas Jewelers
NEW CRYSTAL
CLEANERS

RJ BRUNELLI
400 ft

Google Earth

Image Landsat / Copernicus

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