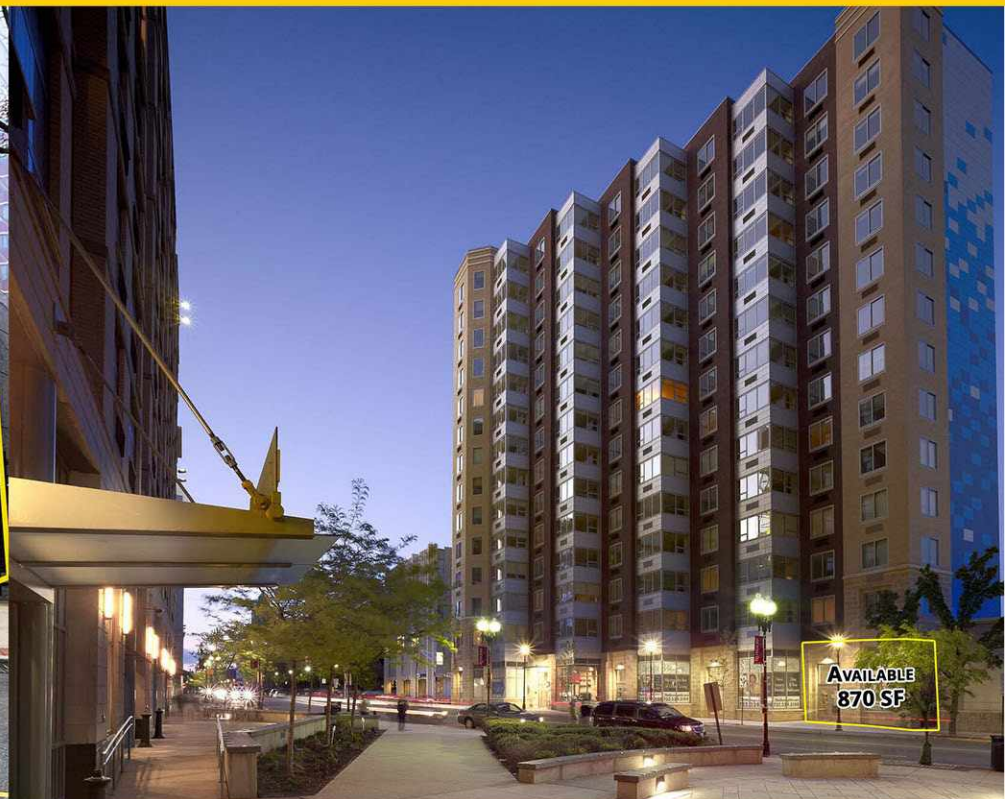


The George
 285 George St.
 New Brunswick, NJ

Available for Lease:
 870 SF



- Located in the bustling central business district filled with Rutgers University Students, court lawyers and jurors, and numerous corporations, including Johnson and Johnson.
- Within 1 mile of the site, there are 48,113 people who make an Average HH Income of \$94,356!
- Both Hyatt Regency and Heldrich Hotels are within 2 blocks of the subject site.
- Subject spaces are located in The George, and 14 story towers with 104 units; Located directly across the street from Rockoff Hall, which houses 65 + Rutgers students.
- Seeking café, smoothie bar, organic dry cleaner, salon, nail salon, barber shop, yoga, pilates, or other boutique fitness or retail use.

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.

Dawn Pizzichillo/ Sales Associate
 Cell: 732-939-0730
 dpizzichillo@rjbrunelli.com

April 24, 24



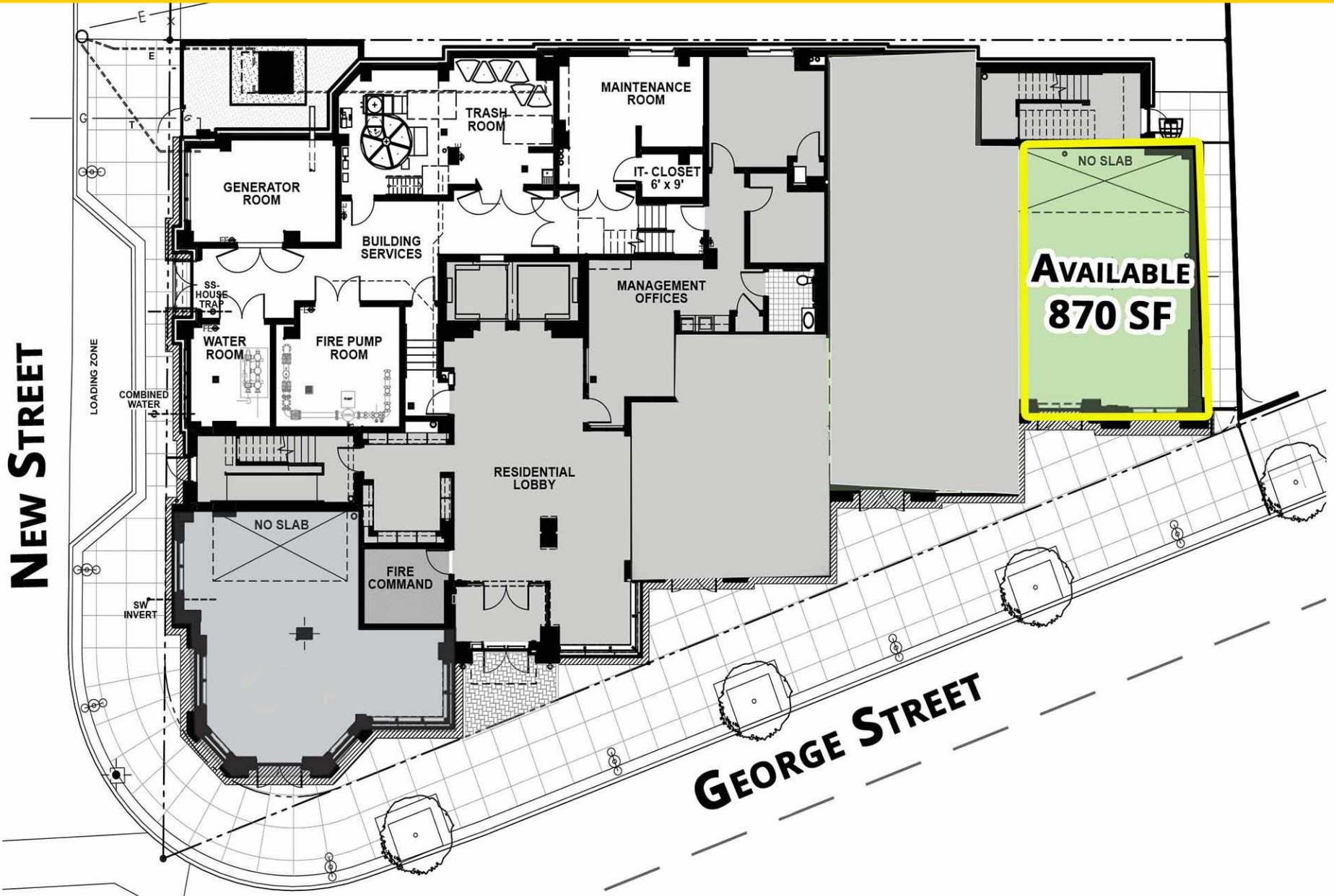
DEMOGRAPHICS 2023			
MILES	1	3	5
POPULATION	48,113	150,449	280,738
HH INCOME	\$94,356	\$115,143	\$130,510
DAYTIME POP	52,175	154,964	300,967
TOTAL GLA	2,200 SF		
TRAFFIC COUNT	GEORGE ST. - 11,085 CARS PER DAY NEW ST. - 13,032 CARS PER DAY		

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

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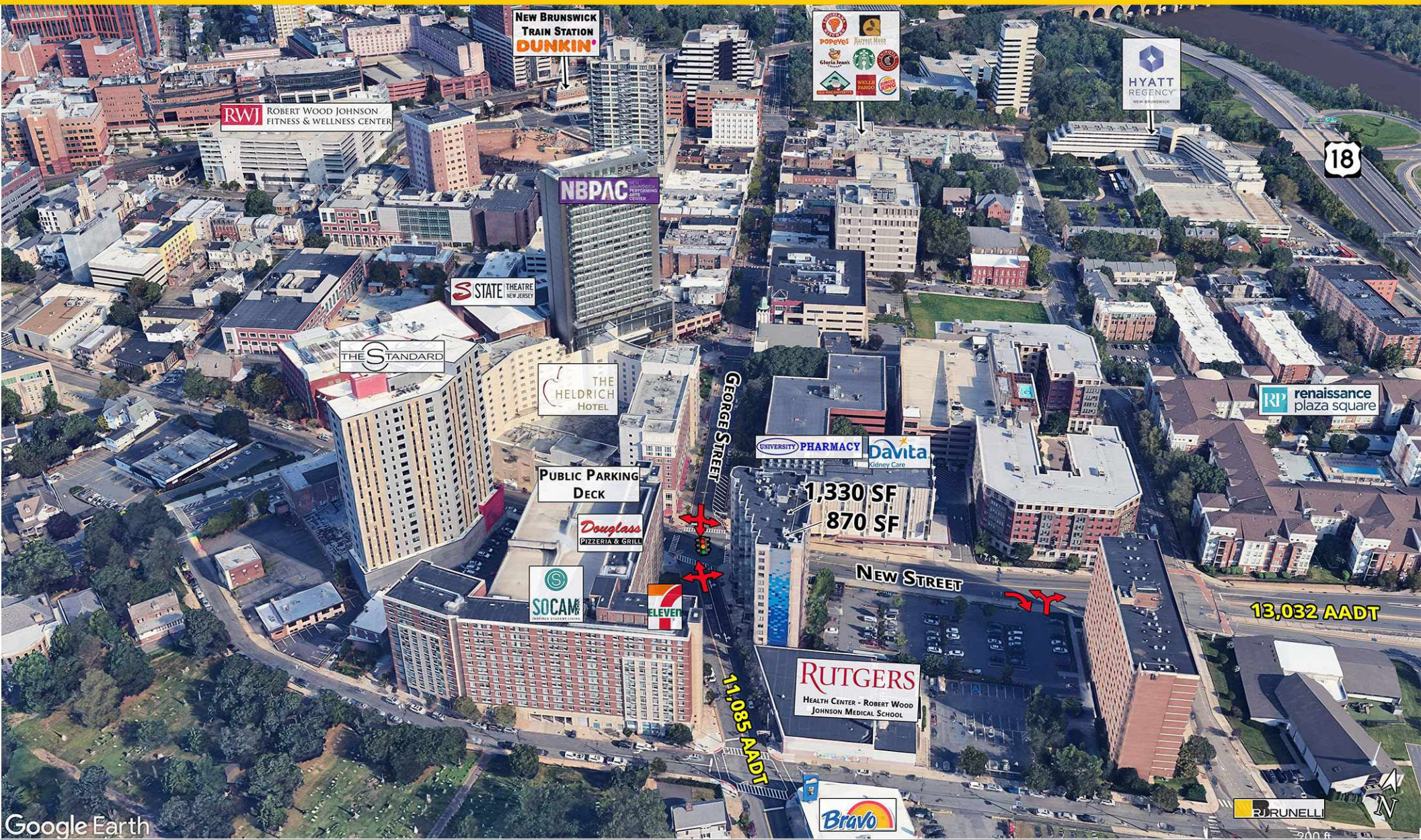


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Google Earth

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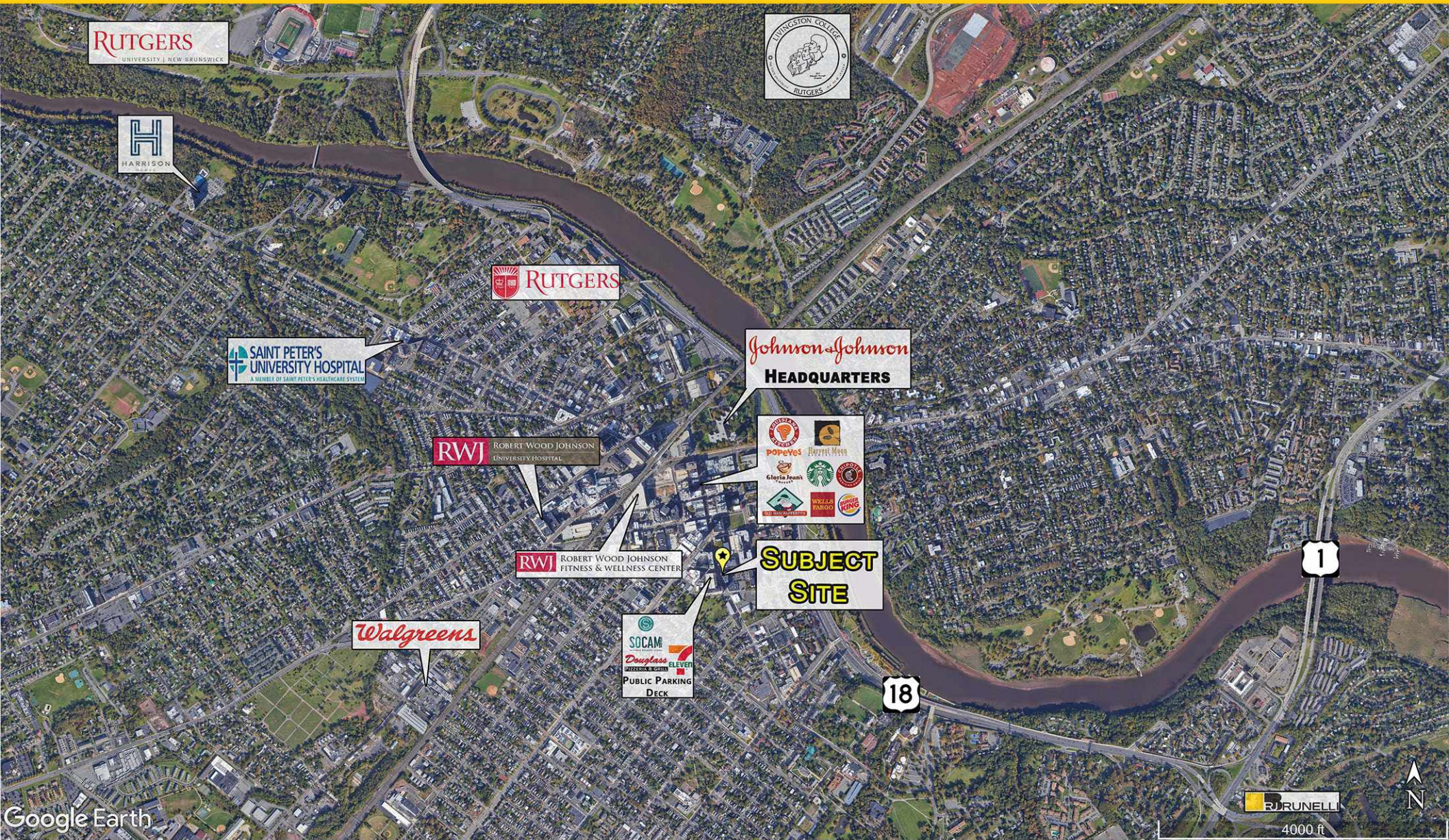


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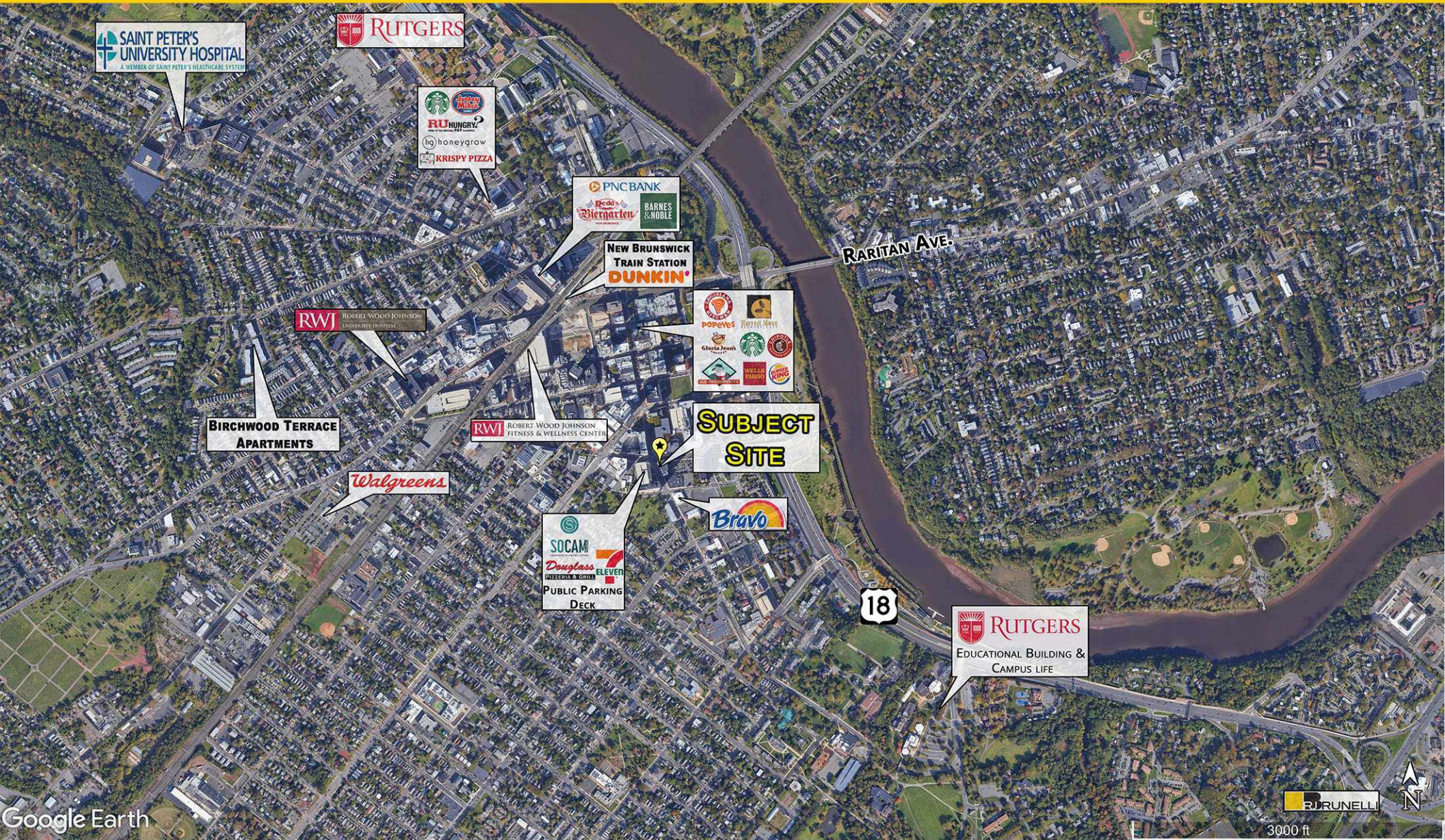


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