



AVAILABLE:

**1,200 SF**

Situated just south of the signalized intersection of Route 18 S and West Ferris Street in the heart of East Brunswick.

Space is fully built out as a Hair Salon.

Route 18 is a widely traveled road with a traffic count of 65,917 cars per day.

Surrounded by many National tenants and conveniently located.

Three access points of egress/ingress.

Highly visible Pylon Signage.

Seeking Hair Salon, Nail Salon, Medical, Educational Services, Physical Therapy, Dental, and Pet Grooming etc.

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	14,875	86,249	251,508
HH Income:	\$130,847	\$155,227	\$138,965
Daytime Pop	15,547	82,176	244,288

**Total GLA**

22,555 Sq FT.

**Parking**

111 Spaces

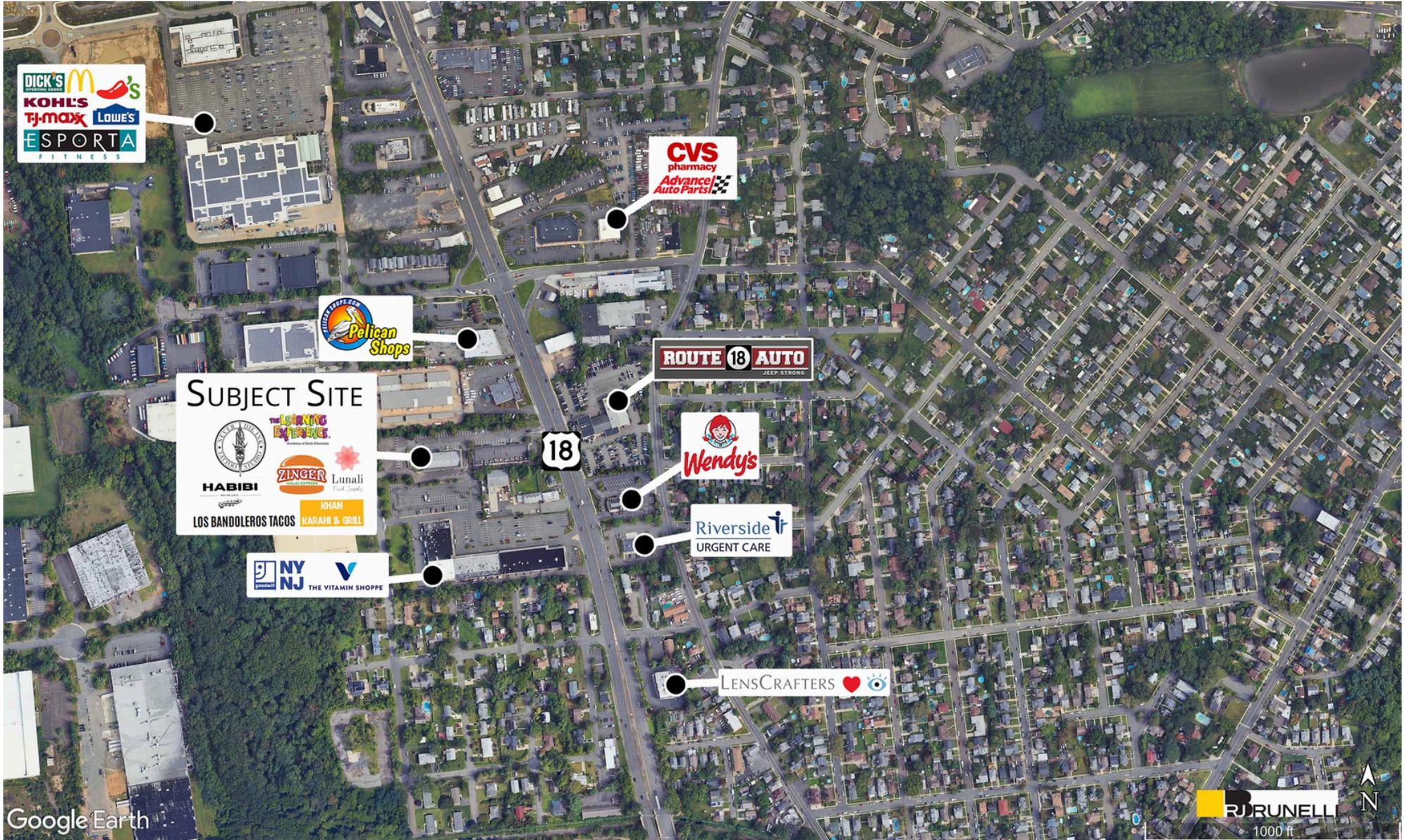
**Traffic Counts**

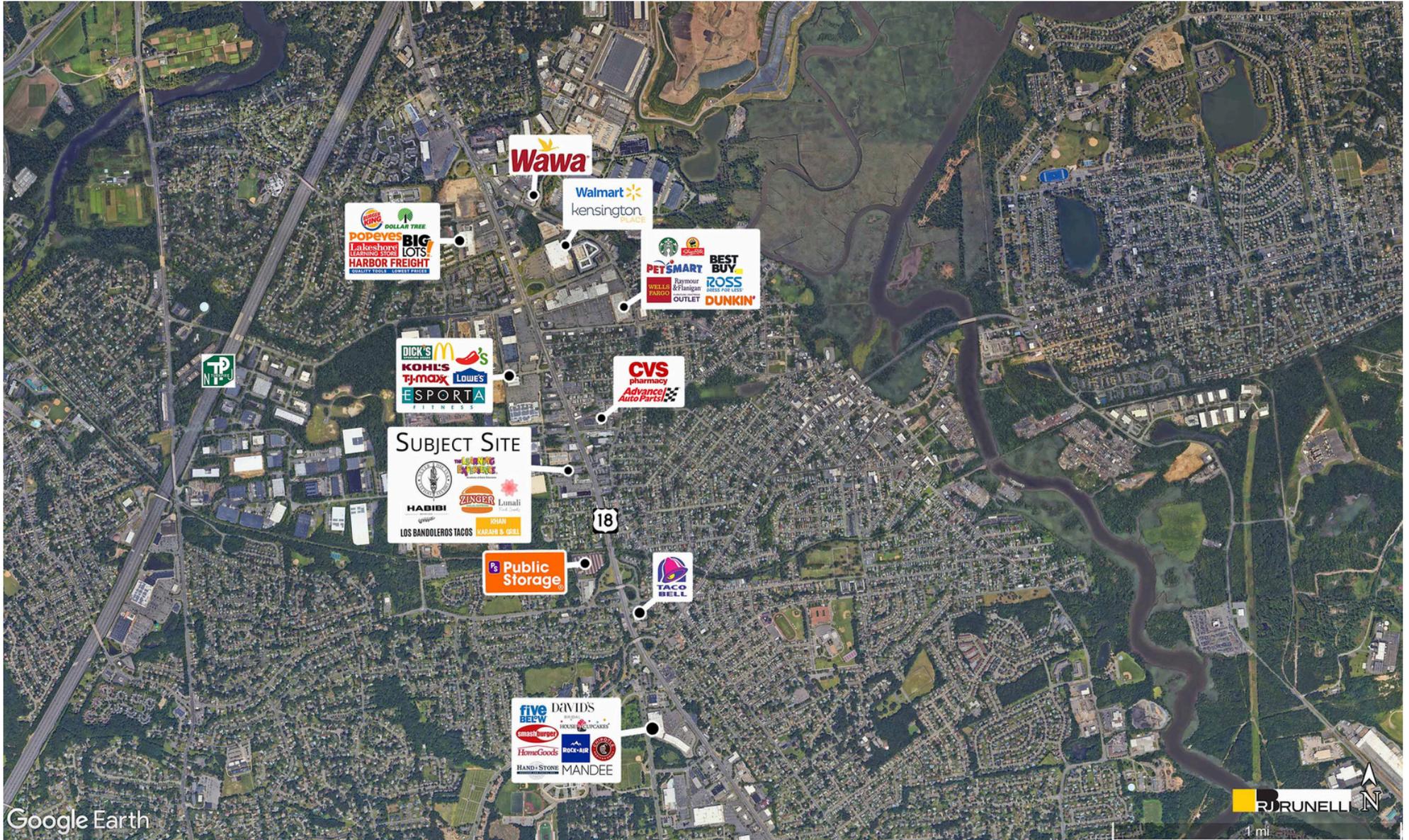
Route 18	65,917 Cars Per Day
West Ferris St.	3,221 Cars Per Day











405 Route 18  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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**DAWN PIZZICHILLO**

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