

Village Green Shopping Center
 405 Route 18
 East Brunswick, NJ

Available for Lease:
 1,250 SF; 1,240 SF; & 1,240 SF



- Situated just south of the signalized intersection of Route 18 S and West Ferris Street in the heart of East Brunswick.
- Route 18 is a widely traveled road; this location sees a heavy flow of commuter traffic daily.
- Surrounded by many National tenants and conveniently located.
- Traffic count of 67,826 cars daily on Route 18.
- Three access points of egress/ingress.
- Highly visible Pylon Signage.
- Seeking coffee house, nail salon, Pizzeria, Tutoring, Bakery, Clothing/shoe store, medical, and dental.

DEMOGRAPHICS 2023			
MILES	1	3	5
POPULATION	14,781	87,209	253,781
AVG. HH INCOME	\$118,007	\$140,697	\$127,946
DAYTIME POP	15,291	81,807	243,225

TOTAL GLA 22,255 SF
 PARKING 111 SPACES
 TRAFFIC COUNT ROUTE 18- 67,826 CARS PER DAY

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
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 dpizzichillo@rjbrunelli.com
 June 10, 24

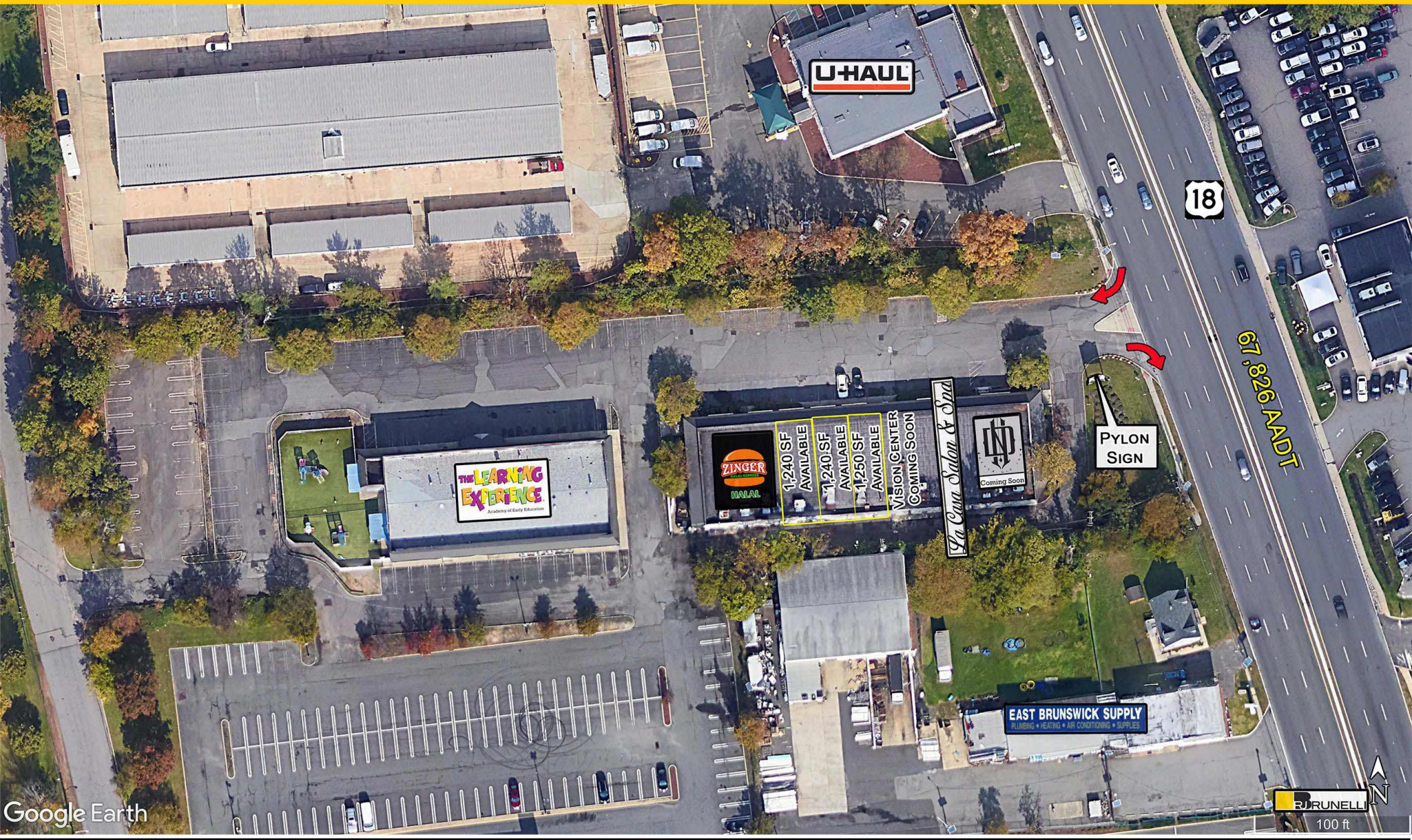


R.J. Brunelli & Co., LLC
 400 Perrine Rd, Ste 405
 Old Bridge, NJ 08857

732-721-5800
 www.rjbrunelli.com

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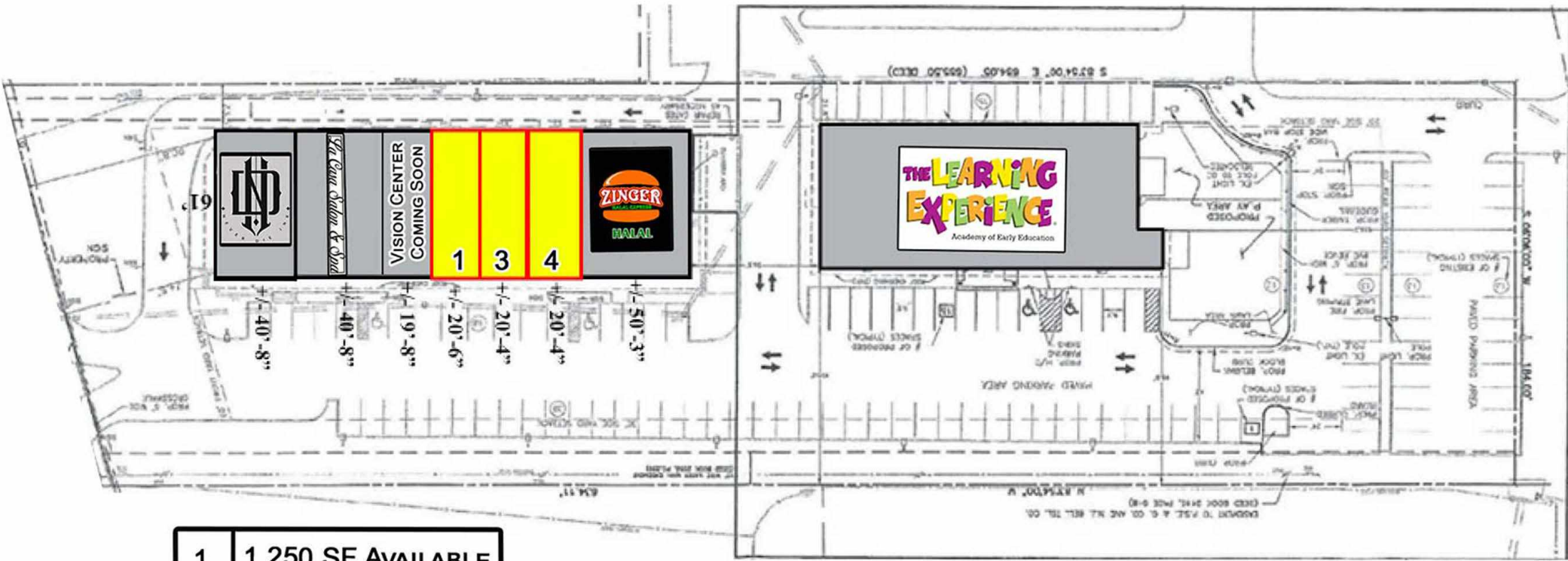


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3	1,240 SF AVAILABLE
4	1,240 SF AVAILABLE

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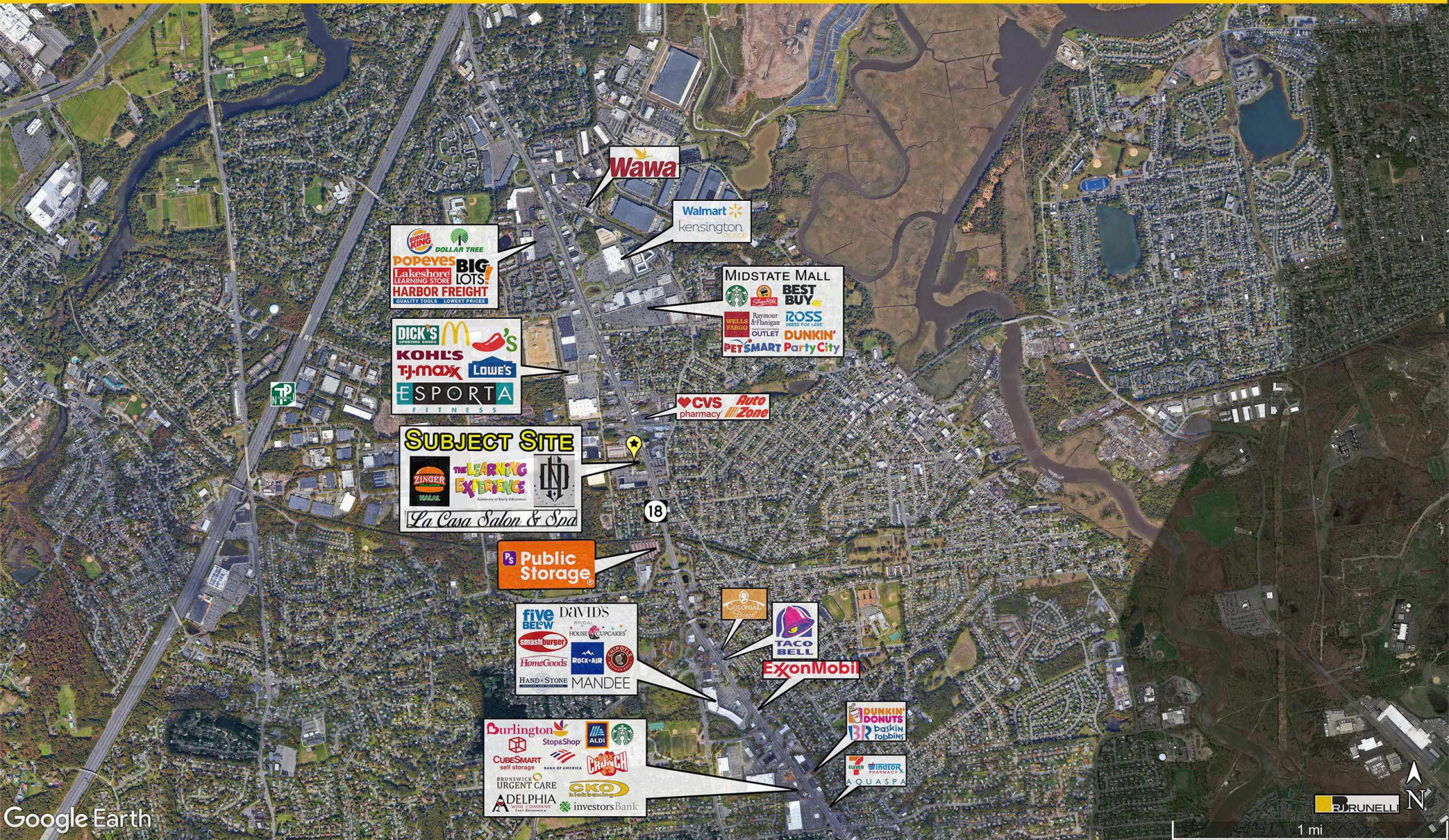


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