



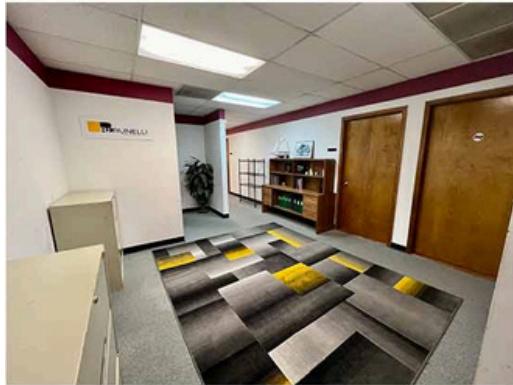
Office #1



Office #2



Office #3



Office #4

AVAILABLE:
1,500 SF

Join Rj Brunelli, Apollonia Family Dental, NJ Vision & Dry Eye Center, Ambulatory Surgery Center, Nowline Management/Elliot Loeb, and Comprehensive Dental Associates at 400 Perrine.

Prime Location: In the Old Bridge Professional Plaza, a corner view suite with abundant natural light.

Versatile Space: 1,500 square feet of customizable space, ideal for various professional needs. Four offices, generous common area, private rest room, equipment/storage closet, and elevator access.

Connectivity: located on Perrine Road, with connections to Route 9 and Route 34.

8 minutes away from Garden State Parkway.

Transport Links: Convenient access to Routes 18, 35, and the NJ Turnpike.

Sale - Asking \$350,000

Demographics

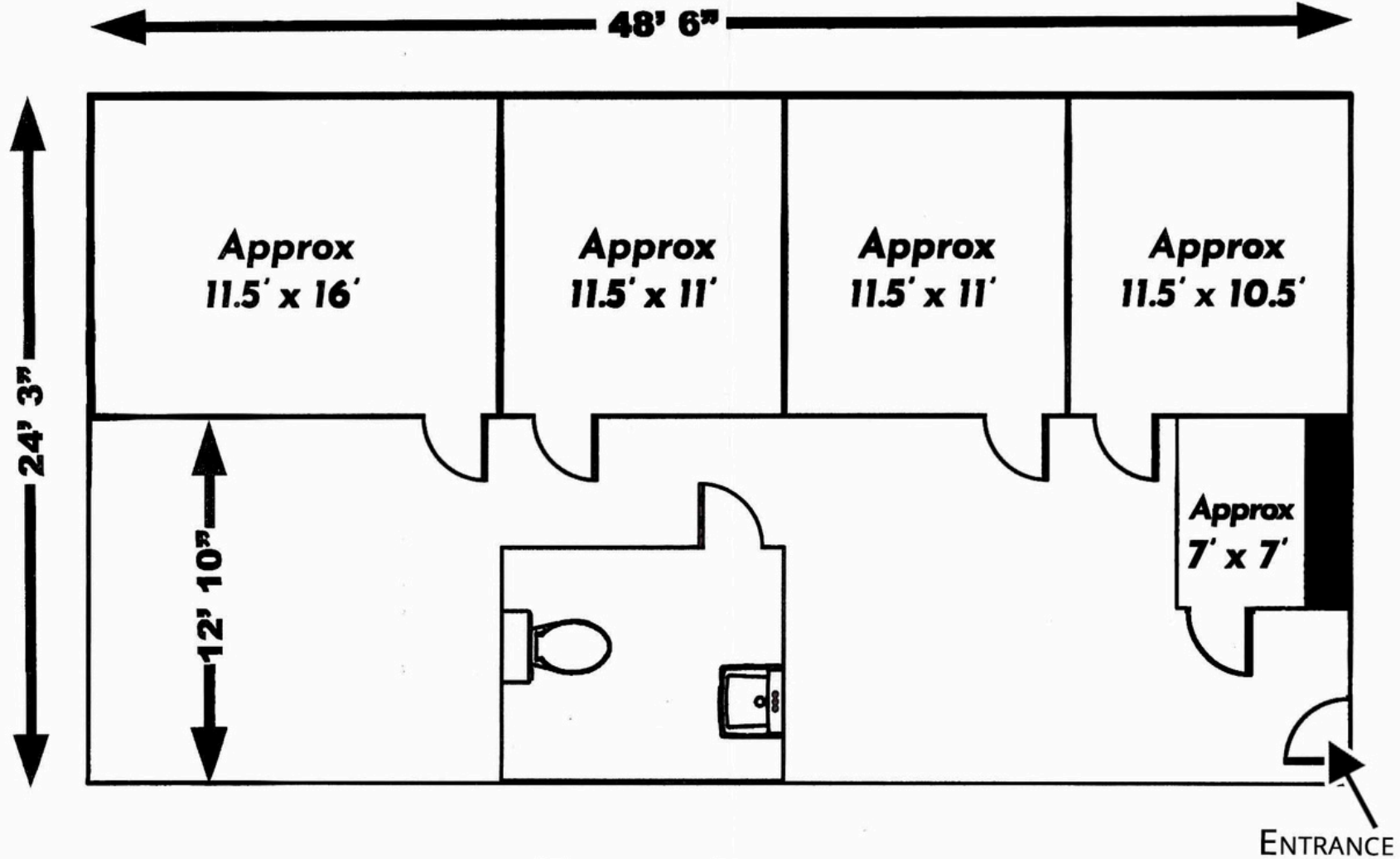
| | 1 Mile | 3 Miles | 5 Miles |
|-------------|-----------|-----------|-----------|
| Population: | 6,299 | 69,568 | 180,054 |
| HH Income: | \$110,300 | \$107,459 | \$119,420 |
| Daytime Pop | 4,467 | 51,795 | 141,498 |

Total GLA

1,500 SF

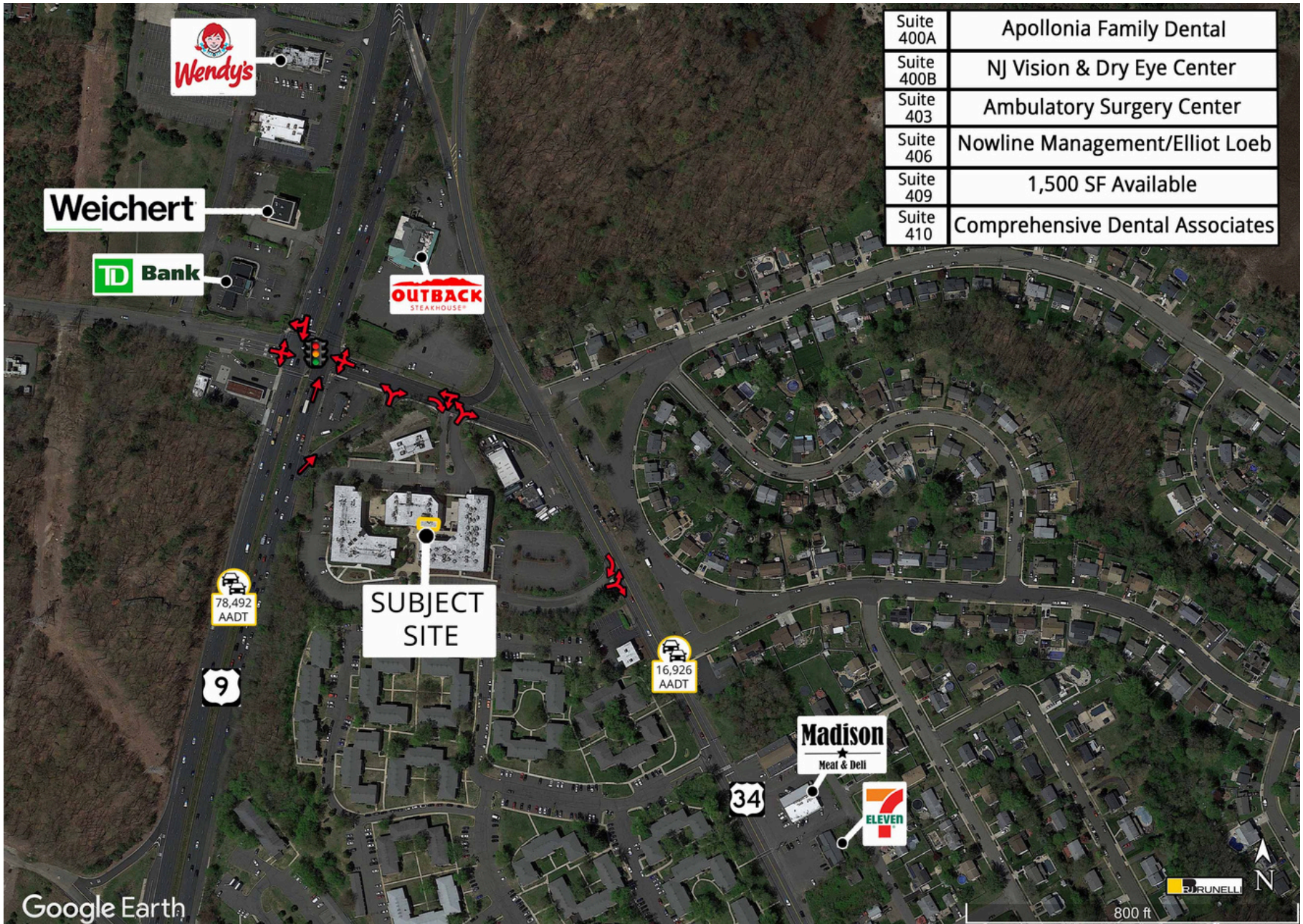
Traffic Counts

| | |
|----------|---------------------|
| Route 35 | 16,926 Cars Per Day |
| Route 9 | 78,492 Cars Per Day |



FLOOR PLAN

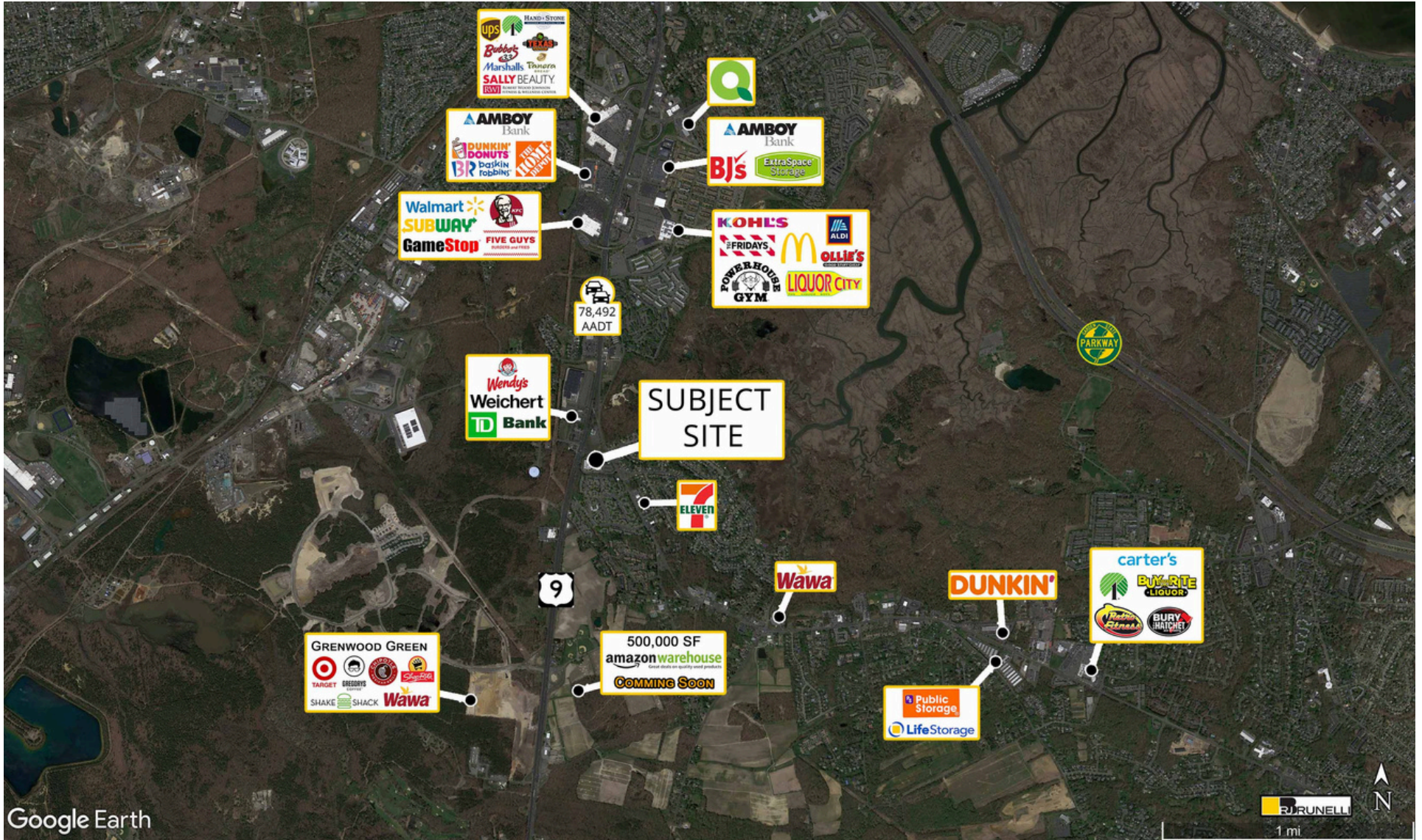
All Dimensions are approximate
7-13-22



| | |
|------------|---------------------------------|
| Suite 400A | Apollonia Family Dental |
| Suite 400B | NJ Vision & Dry Eye Center |
| Suite 403 | Ambulatory Surgery Center |
| Suite 406 | Nowline Management/Elliot Loeb |
| Suite 409 | 1,500 SF Available |
| Suite 410 | Comprehensive Dental Associates |

Google Earth

800 ft N



Google Earth

400 Perrine Rd.

AVAILABLE FOR SALE OR LEASE

CONNECT WITH US TODAY



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