



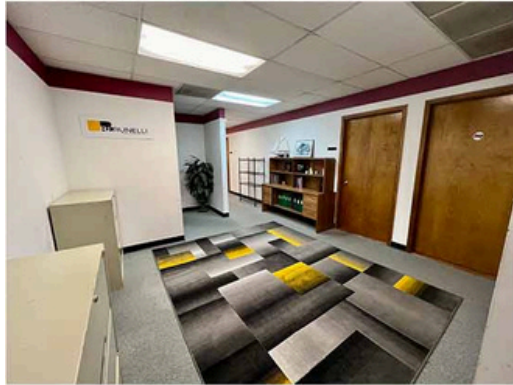
**Office #1**



**Office #2**



**Office #3**



**Office #4**

**FOR SALE OR LEASE** 400 Perrine Rd.  
Suite 409, 2nd Floor  
Old Bridge, NJ

AVAILABLE:

**1,136 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 \$300,000

### Demographics

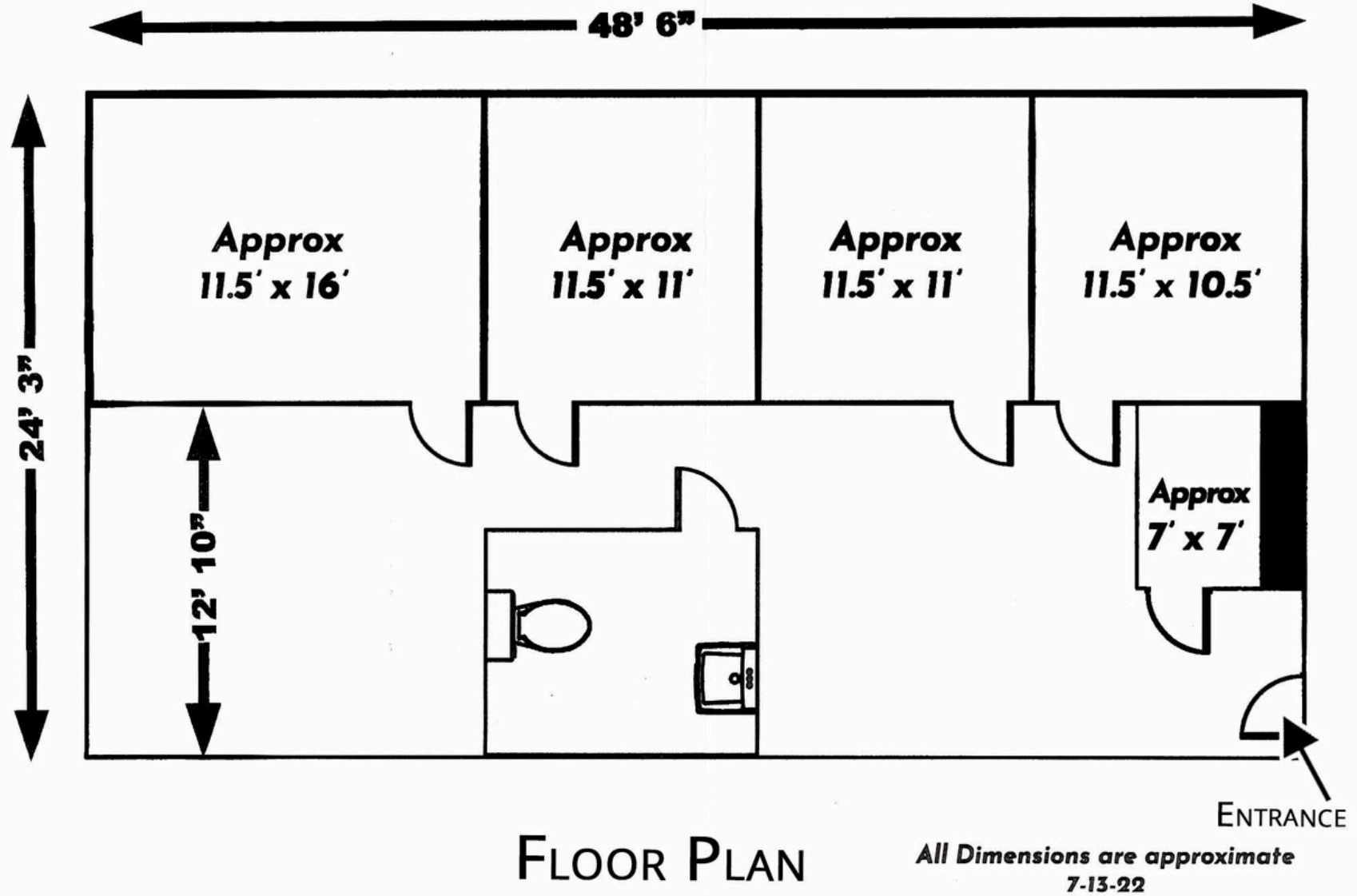
|             | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------|-----------|-----------|-----------|
| Population: | 6,299     | 69,568    | 180,054   |
| HH Income:  | \$110,300 | \$107,459 | \$119,420 |
| Daytime Pop | 4,467     | 51,795    | 141,498   |

### Total GLA

1,136 SF

### Traffic Counts

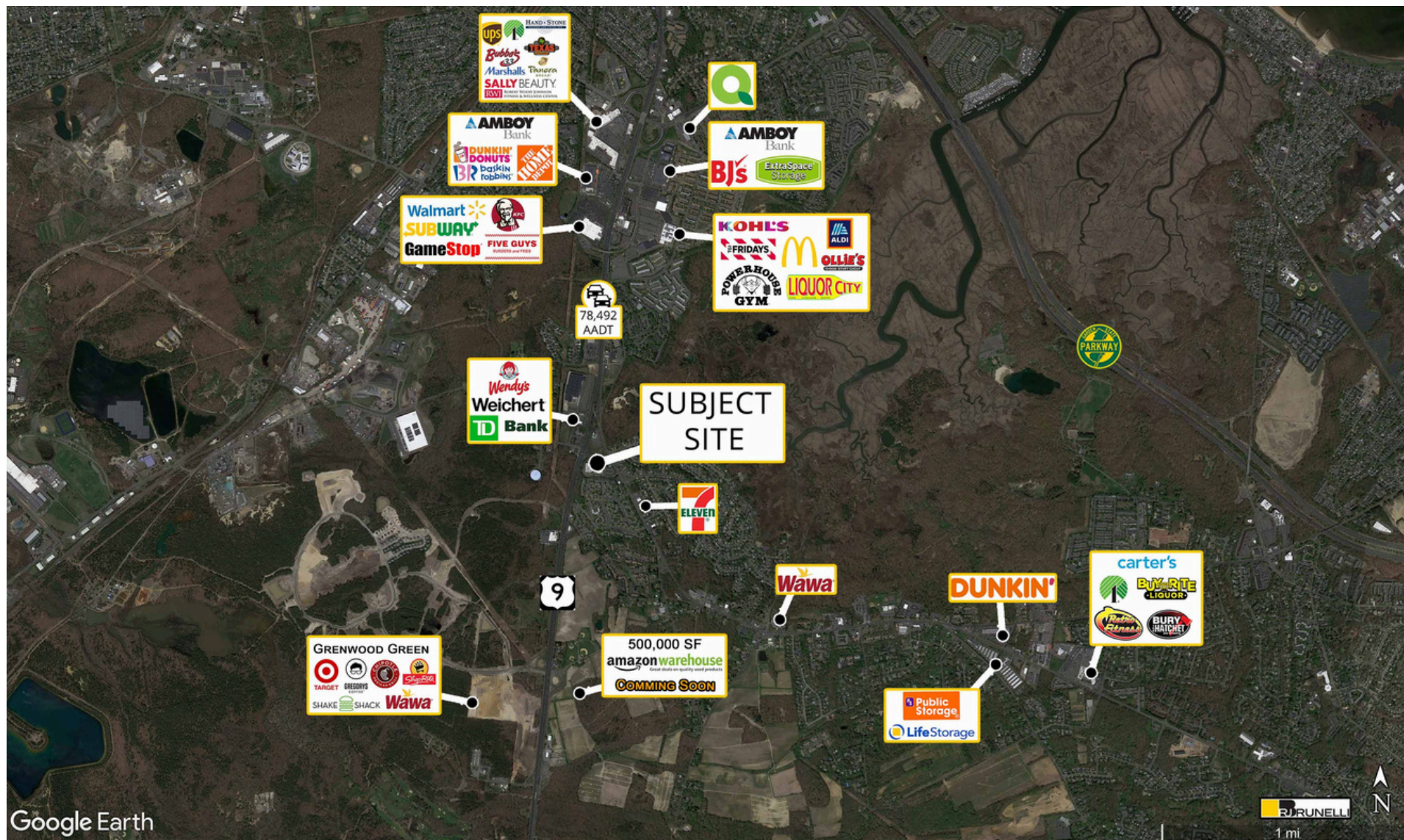
|          |                     |
|----------|---------------------|
| Route 35 | 16,926 Cars Per Day |
| Route 9  | 78,492 Cars Per Day |











400 Perrine Rd.

AVAILABLE FOR SALE OR LEASE

## CONNECT WITH US TODAY

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4/24/25