



FOR SALE

435 Route 18 South  
East Brunswick, NJ

AVAILABLE:  
**1,840 SF Building (.26 Acres)**

Overall, the property is in excellent condition, and ready for move in.

Convenient and wide turn off Route 18 for deceleration and access to the parking lot from the low-speed road.

Prominent Pylon Sign

The building has been renovated with a new roof, new thermal and sound-reducing windows and doors, new lighting, a kitchen, three offices, one of which has sink facilities, two restrooms, one of which has a shower, a washer and dryer, and new flooring.

The parking lot is in very good condition, and there are 11 Parking Spaces plus street parking. Convenient U-turns to and from the Premises from .33 miles to the north and .25 miles to the south.

Zoned HC2, link to ordinance code is <https://ecode360.com/34759848>

Seeking medical and general office use, service companies requiring both office and vehicle parking, Retail stores and sales, Banks and financial institutions, and Health, Fitness, Yoga, and Personal Training Facilities.

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	32,214	144,379	289,638
HH Income:	\$104,411	\$119,016	\$138,332
Daytime Pop	32,108	155,683	306,845

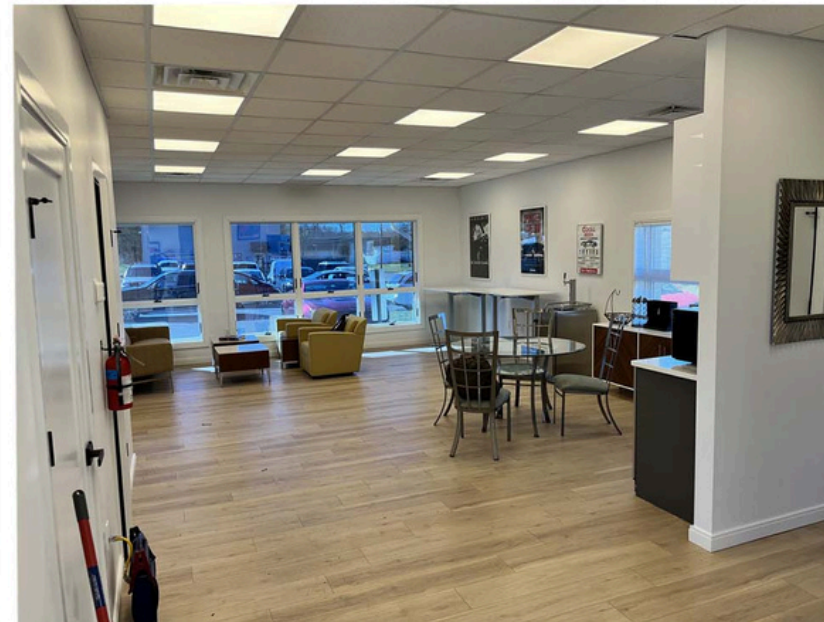
**Total GLA**

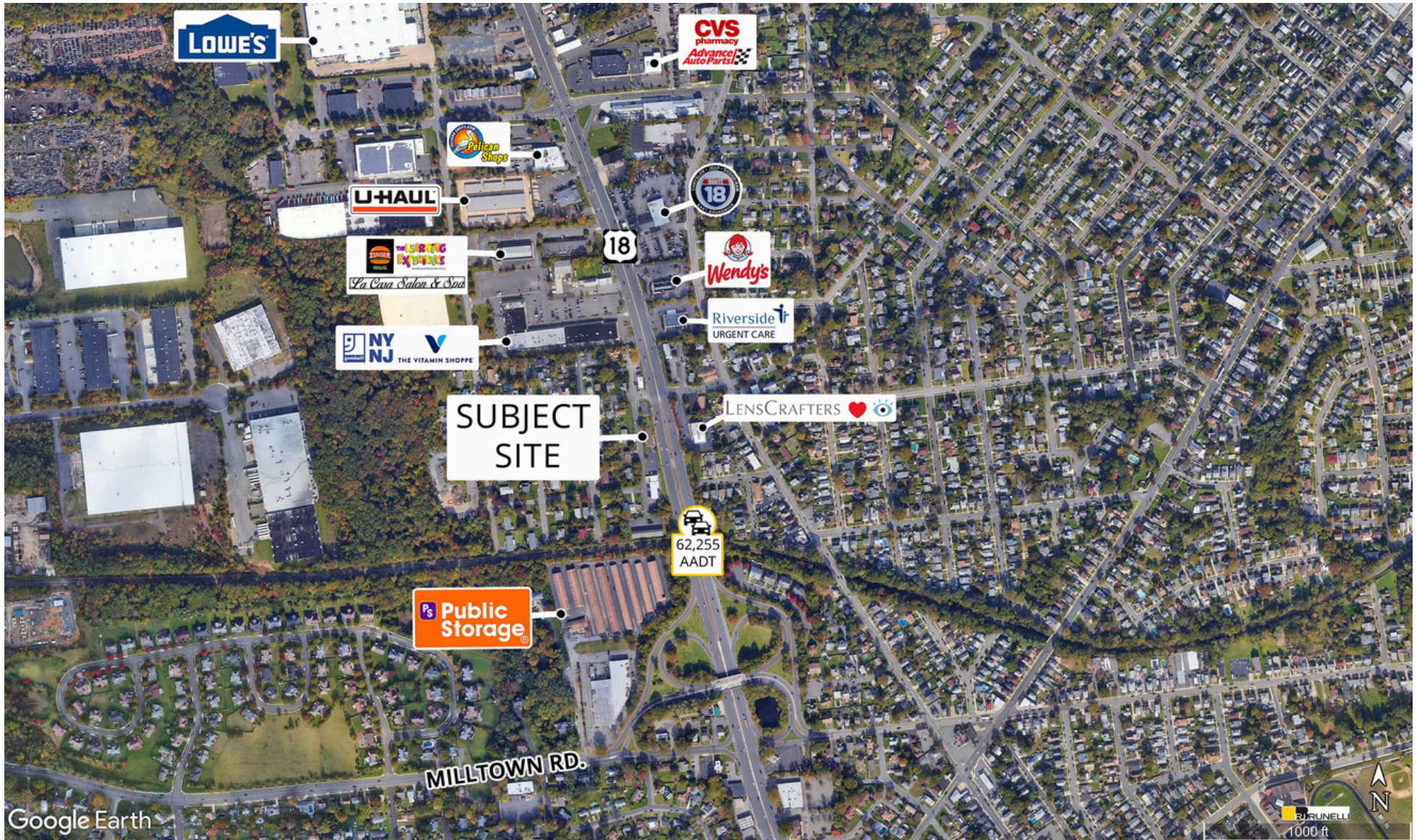
1,840 SF

**Traffic Counts**

Route 18 62,255 Cars Per Day









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# CONNECT WITH US TODAY

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