

**400 Raritan Ave.  
Highland Park, NJ**

**Available for Lease:  
+/- 5,480 SF Plus +/- 2,126 SF**



**SOME WINDOWS SHOWN ARE  
NOT CURRENT CONDITION**

- **Traffic-controlled intersection for retail/services in the heart of the Downtown Business District.**
- **Dedicated parking lot (29 spaces) with an access easement to adjacent New Super Fresh Market.**
- **Front and rear entrance (adjacent to Parking Lot).**
- **Area for patio location, both covered and open.**
- **The location draws from downtown New Brunswick and the neighboring Rutgers Campuses.**
- **Seeking: Restaurant, Hardware, Paint and Wallpaper, Sporting Goods, Boutique Clothing, Health and Exercise, and other retail with dedicated parking demand.**

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.

**DEMOGRAPHICS 2023**

MILES	1	3	5
<b>POPULATION</b>	22,876	152,401	163,006
<b>HH INCOME</b>	\$133,414	\$115,380	\$130,687
<b>DAYTIME POP</b>	20,028	156,683	318,588

**TOTAL GLA SF**  
**TRAFFIC COUNT RARITAN AVE. - 17,903 CARS PER DAY**  
**WOODBIDGE AVE. - 2,626 CARS PER DAY**

**Ron DeLuca / CEO**  
 732-721-5800, ext .28  
 rdeluca@rjbrunelli.com

**John Lenaz / Senior Sale Associate**  
 Cell: 732-690-2800  
 jlenaz@rjbrunelli.com

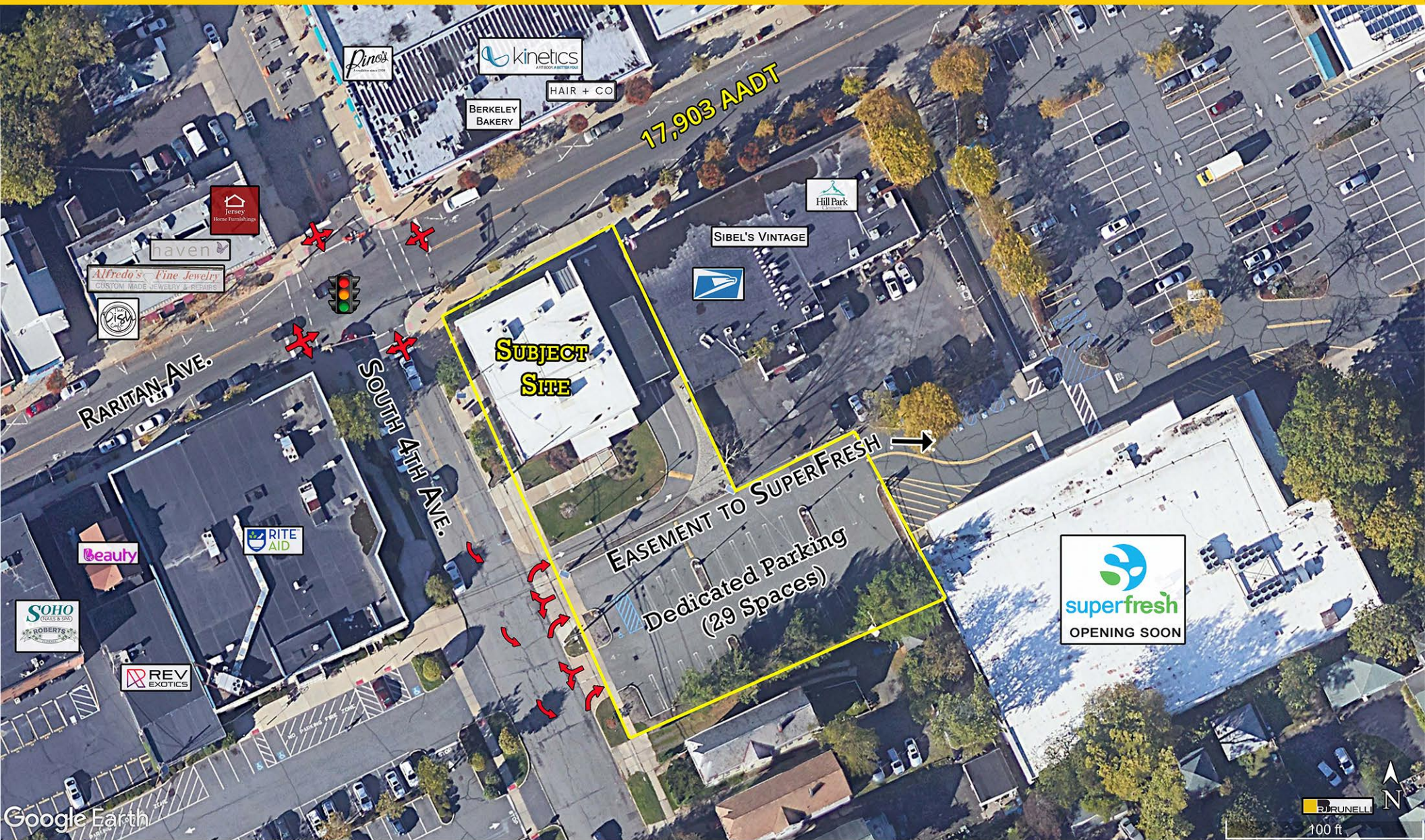


**R.J. Brunelli & Co., LLC**  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

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**FIRST FLOOR**



**BASEMENT**

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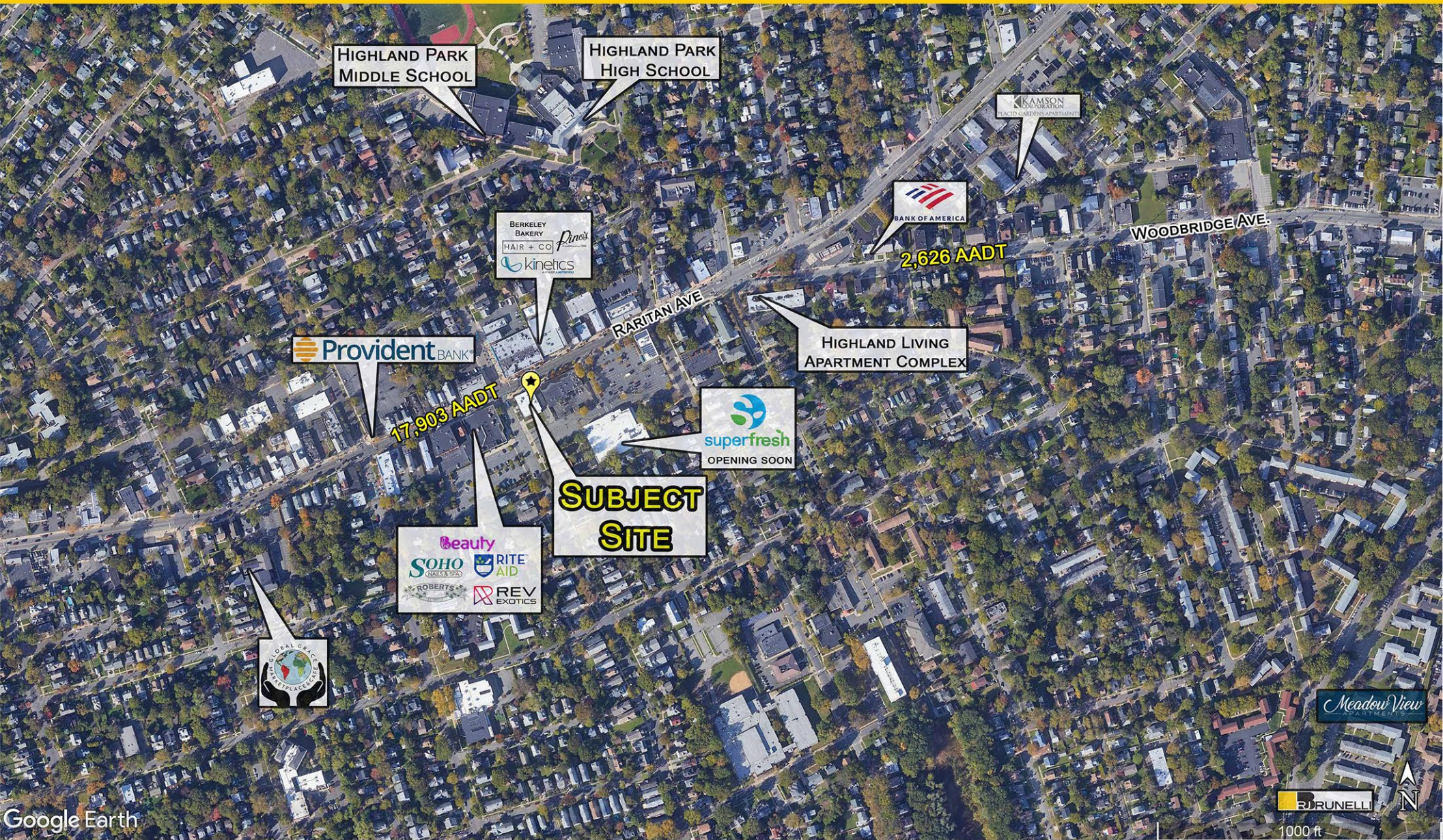


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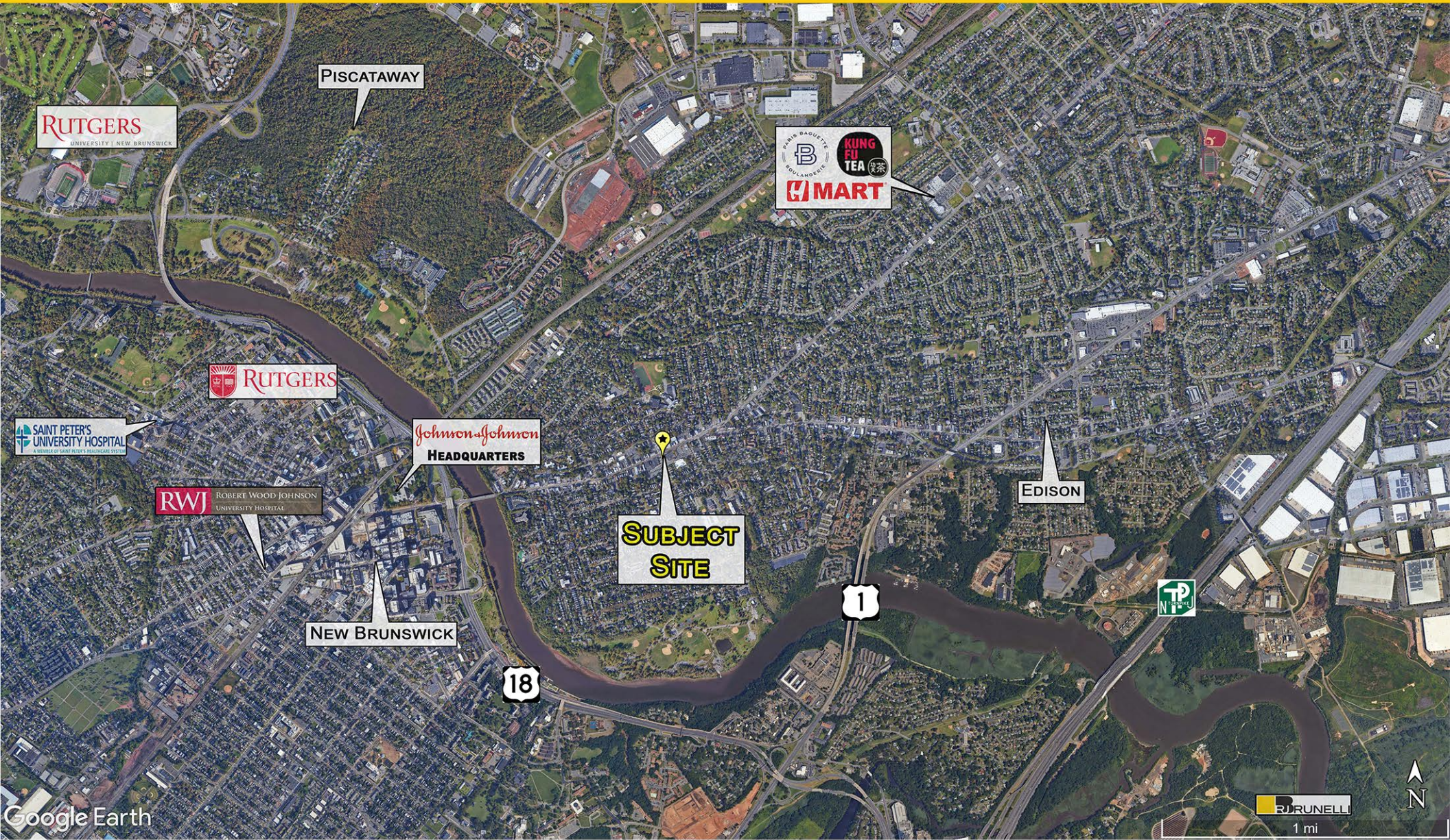


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