



AVAILABLE:
+/- 5,480 SF Plus +/- 2,126 SF

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.

Demographics

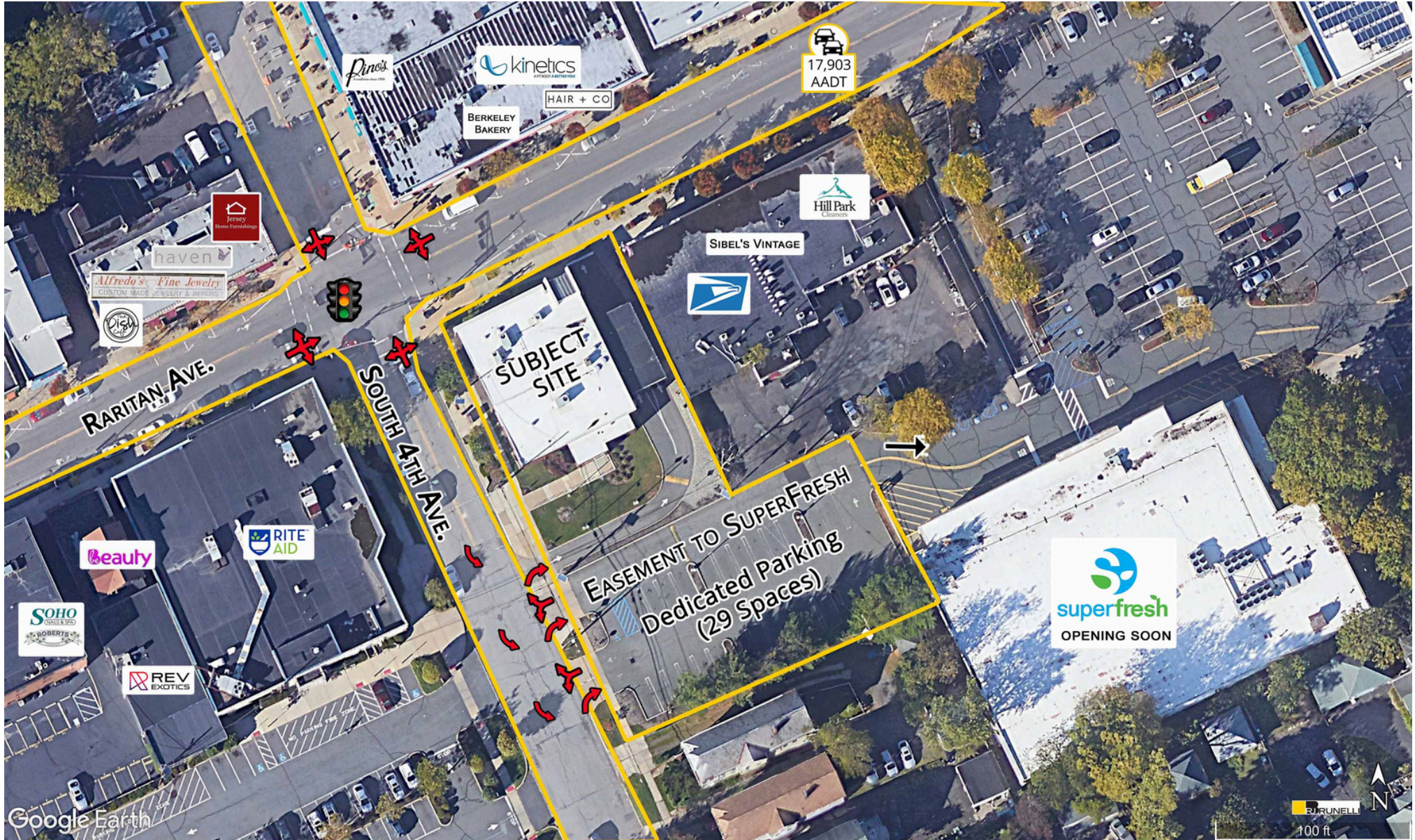
	1 Mile	3 Miles	5 Miles
Population:	22,876	152,401	163,006
HH Income:	\$133,414	\$115,380	\$130,687
Daytime Pop	20,028	156,683	318,588

Total GLA

14,248 SF

Traffic Counts

Raritan Ave.	17,903 Cars Per Day
Woodbridge Ave.	2,626 Cars Per Day













400 Raritan Ave.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



RON DELUCA
rdeluca@rjbrunelli.com
732-721-5800, ext. 28



JOHN LENAZ
jlenaz@rjbrunelli.com
c. 732-690-2800



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com

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 & PA.

12-10-2024