

**0.72 ACRES
AVAILABLE**

FOR LEASE

233 Route 22
Green Brook, NJ

**PYLON
SIGN**

22

**51,947
AADT**

AVAILABLE:

.72 Acres

Prime 0.72-acre pad site on Route 22 East

Excellent access to Route 22, 28 & 287

Pylon signage available for maximum exposure

Proposed ground lease or build-to-suit opportunity for qualified users

Neighboring Retailers & Restaurants: Dunkin, Wonder, CVS, Walgreens, Burger King, Taco Bell, and McDonald's

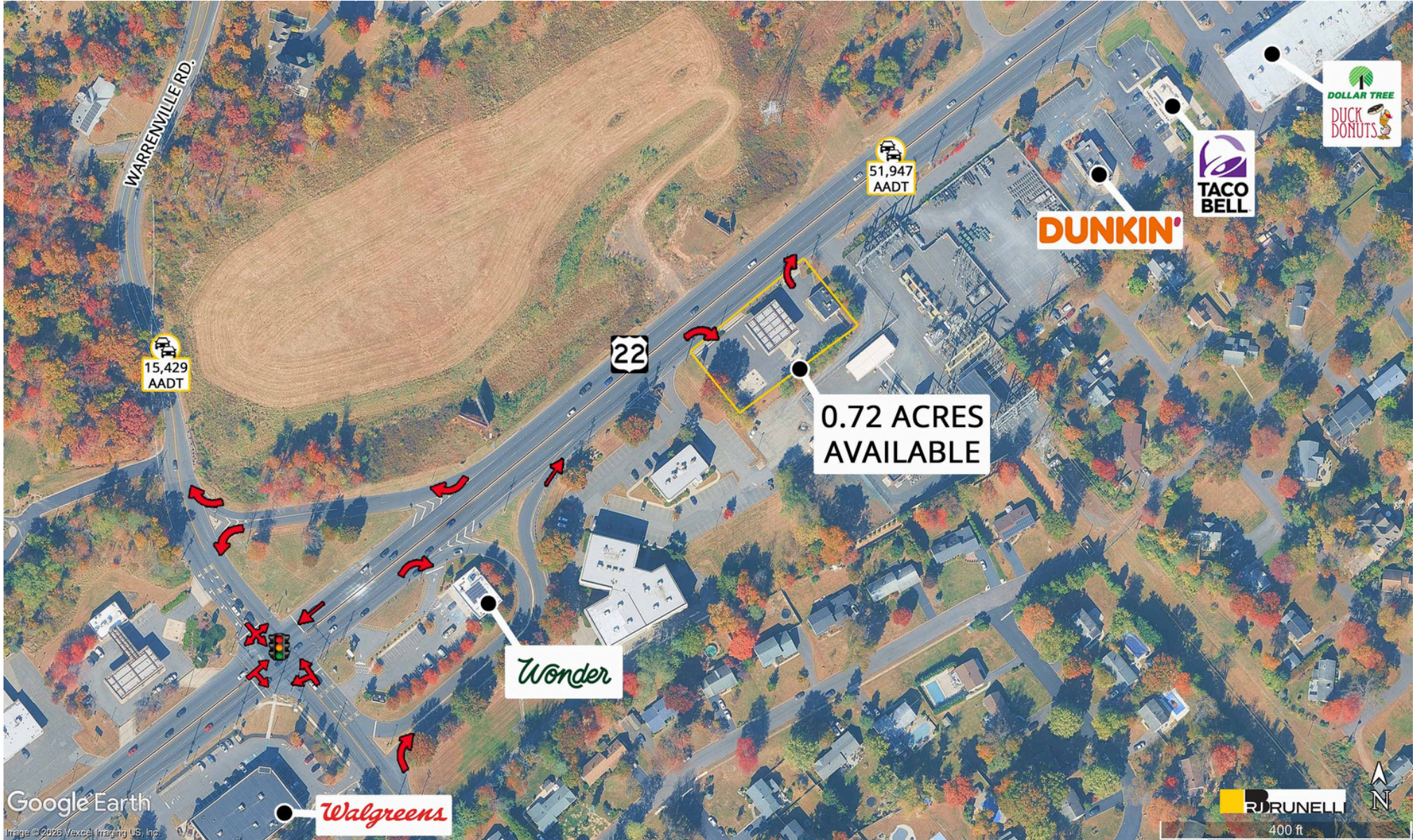
Seeking coffee, retail service, cell phone store, retail food establishment, car wash, car detailing, motor vehicles service station, bank, or fast food restaurant.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	8,322	89,090	221,976
Avg. HH Income:	\$160,275	\$160,878	\$153,739
Daytime Pop	6,830	72,755	210,349

Traffic Counts

Route 22 51,947 Cars Per Day







233 Route 22

AVAILABLE FOR LEASE

CONNECT WITH US TODAY



CHELSEA REIZNER

creizner@rjbrunelli.com

201-724-4931



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

732-721-5800 www.rjbrunelli.com