

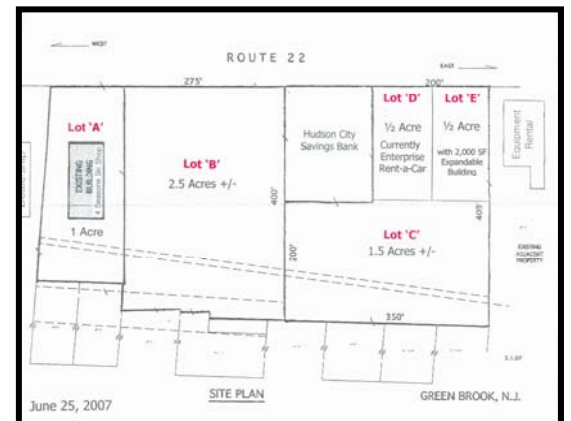
**For Information Contact:**

Bruce Jeffery  
 116 Route 22  
 North Plainfield, NJ 07060  
 Phone: 908 226-0123 ext. 216  
 Fax: 908 226-7426  
 E-Mail: [bjeffery@netproperties.us](mailto:bjeffery@netproperties.us)



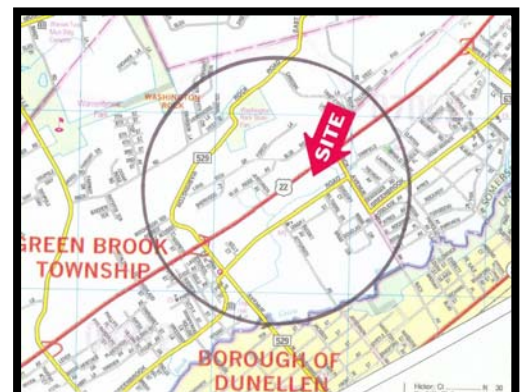
**FOR SALE / FOR LEASE OR BUILD TO SUIT**  
**GREEN BROOK, NEW JERSEY**  
**47 ROUTE 22**

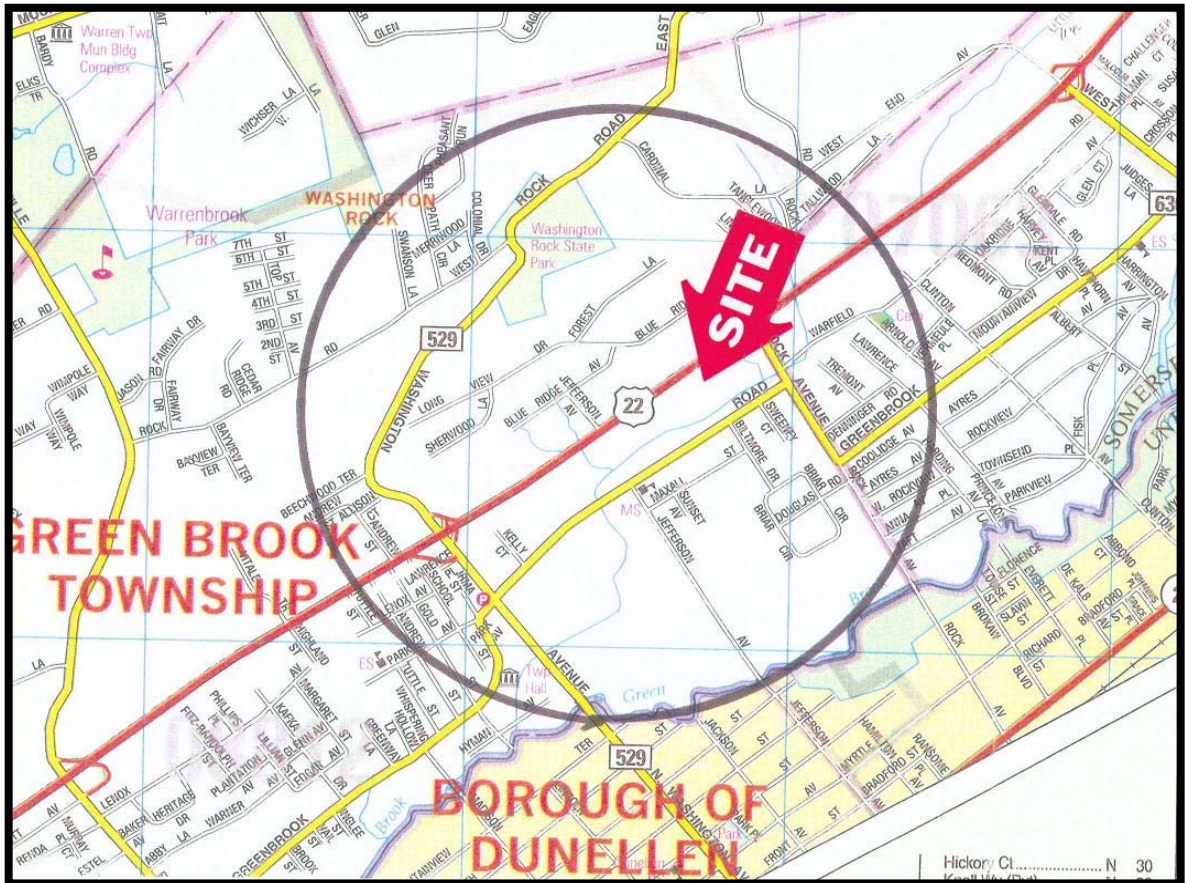
<b>Zoning:</b>	Highway Commercial All retail uses permitted including fast food with drive-thru
<b>Acreage</b>	1/2 Acre <b>Lot E</b> former auto use 2,000 square feet expandable building.
<b>Availability:</b>	Immediate Availability
<b>Rental Rate:</b>	\$65,000 Per Year, Triple Net, "As Is"
<b>Sale Price:</b>	\$550,000.00
<b>Current Taxes:</b>	\$6,967.66 (2011)
<b>Parking:</b>	To be determined
<b>Traffic Count:</b>	55,000 cars per day
<b>Daytime Pop:</b>	153,573
<b>Frontage:</b>	100'
<b>Neighboring Retailers:</b>	CVS, TD Bank, McDonald's, Burger King, K-Mart, Pathmark, Exxon, Target, BJ's Wholesale, Home Depot, Outback Steak, Bonefish Grill and a 830,000 square foot regional mall within 2 miles of this site.



**Notes:** Adjoining half-acre of land is also available (Lot D / 49 Route 22).

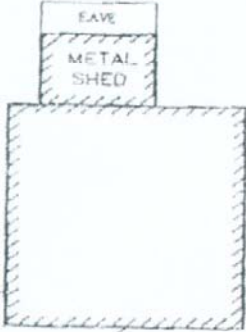
<b>Demographics:</b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
<b>Population</b>	8,876	105,658	215,077
<b>Households (est)</b>	3,107	35,383	73,134
<b>HH Income</b>	\$98,850	\$93,202	\$105,992





Lot E

1/2 Acre  
contiguous lot  
also available



JEFFERSON AVENUE

651.37'

NEW JERSEY STATE HIGHWAY ROUTE 22  
(90' WIDE)

WEST

ROUTE 22

EAST

275'

200'

**Lot 'A'**

EXISTING BUILDING  
4 Seasons Ski Shop

1 Acre

**Lot 'B'**

2.5 Acres +/-

Hudson City Savings Bank

**Lot 'D'**

1/2 Acre  
Formerly  
Enterprise Rent-a-Car

**Lot 'E'**

1/2 Acre  
with 2,000 SF  
Expandable  
Building

Equipment  
Rental

**Lot 'C'**

1.5 Acres +/-

EXISTING  
ADJACENT  
PROPERTY

400'

200'

409'

350'

3.1.07

Dealership

SITE PLAN

GREEN BROOK, N.J.

June 25, 2007