

FOR INFORMATION CONTACT:

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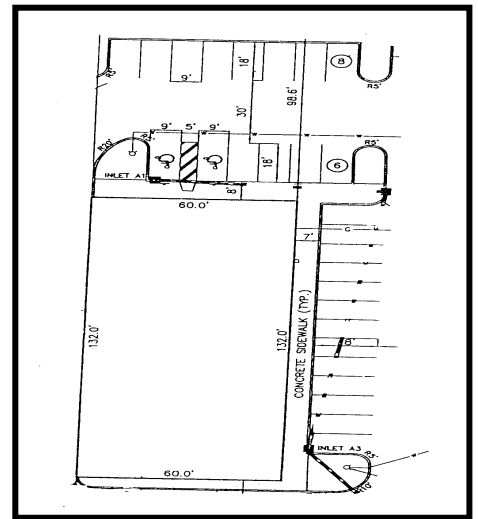
**GREEN BROOK, NJ
65 ROUTE 22 EAST
8,000+/- SQUARE FEET ~ FOR LEASE**

Acreage:	1.5 Acres +/-
Availability:	Immediate
Net Rental Rate:	\$16.00 PSF, Triple Net
Parking:	Ample / Existing
Frontage:	165'
Traffic Count:	55,000 cars pass daily
Taxes / CAM:	\$32,860 / 2008
Daytime Pop:	153,573



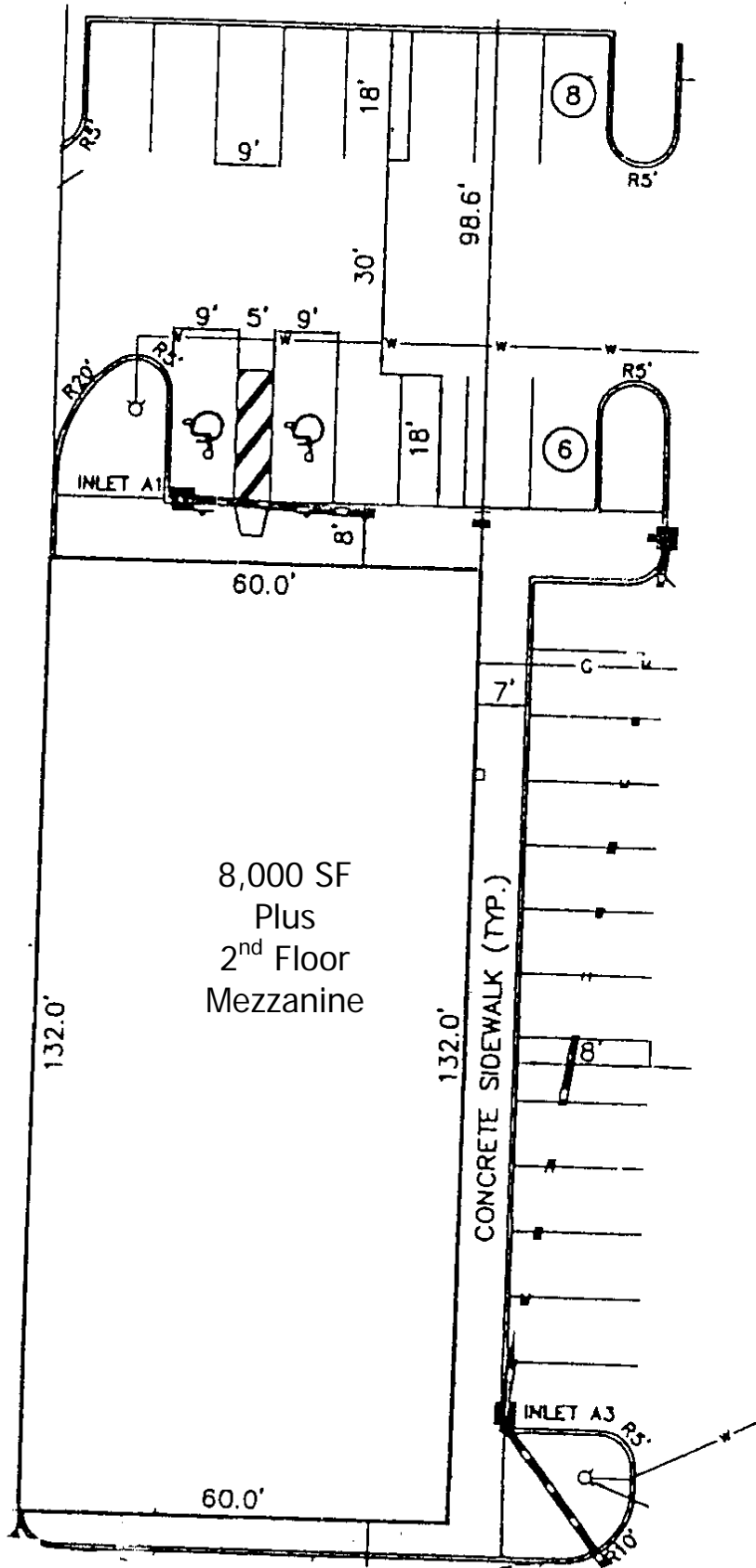
Neighboring Retailers: CVS, TD Bank, K-Mart, McDonalds, Burger King, Target, Pathmark, Exxon, Mobil, BJ's Wholesale, Home Depot, Outback Steak, Bonefish Grill and a 650,000 square foot regional mall within 2 miles of this site.

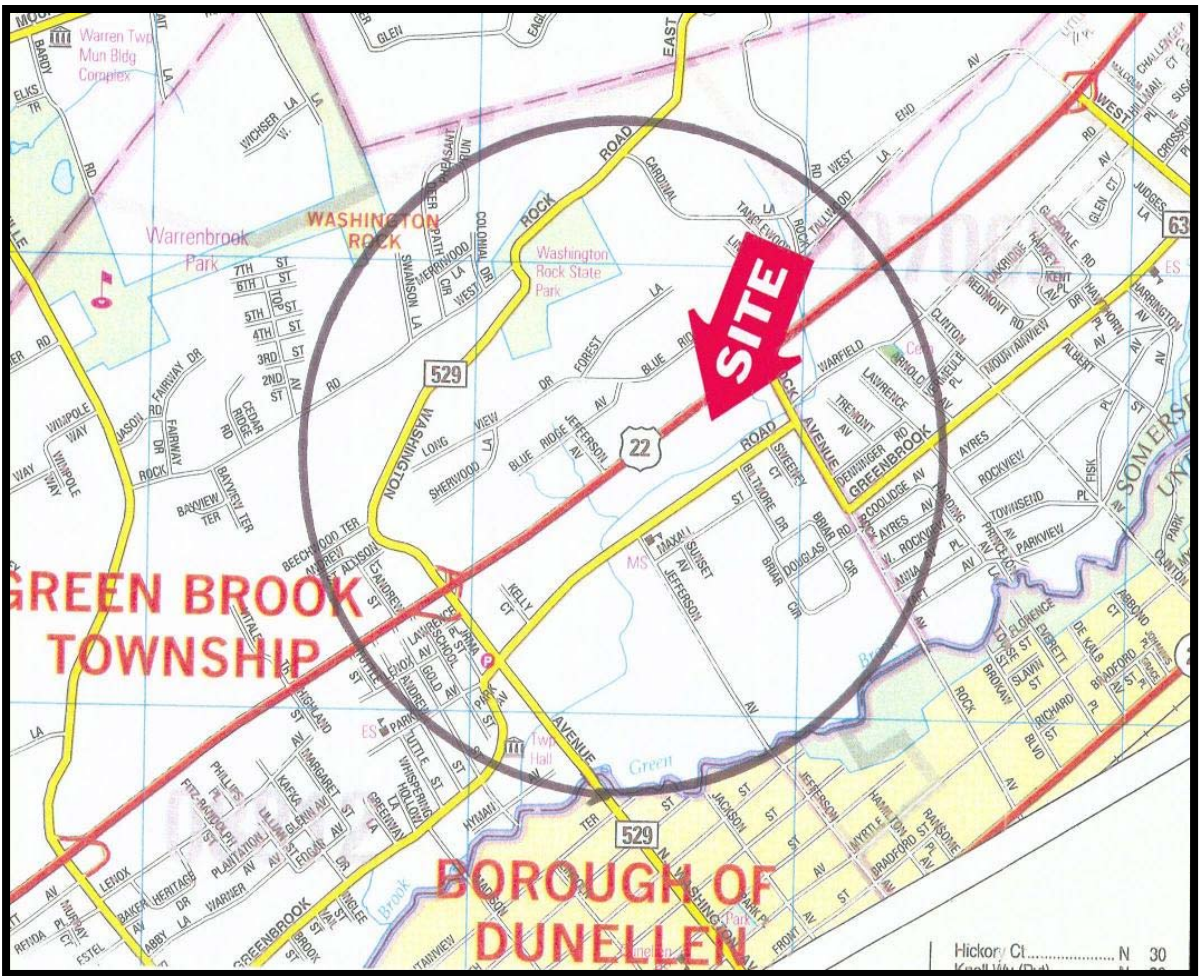
Notes: Adjacent to a 4 acre development site.



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







65 Route 22, Green Brook:



**57-71 Route 22, Green Brook
(encompassing 65 Route 22):**

