

Green Brook, NJ

I-16

Location: 57-71 Route 22

Gross Leasable Area: 36,000 SF

County: Somerset

Anchor Space: To Be Determined

New Construction: Summer 2007

Acres: 4.5 Acres

Parking Spaces: 125

Traffic Count: 50,000 cars per day

Frontage: 400'

Property Description: Subject is one of the last large land parcels left undeveloped in Green Brook. Subject contains an existing single-story 8,500 square foot masonry, commercial building, and a 4+/- acre vacant land parcel. The vacant land has a preliminary site plan approval for a 2-story 28,000 square foot retail/office mixed use development.

Demographic Profile:

5 Mile Radius

Population: 198,103

Households: 67,345

Income:

Average Household Income: \$90,906

Per Capita Income: \$31,576

Market Description: The Route 22 corridor from Union to Somerville is comprised of a who's who of national and regional retailers. The site is situated between these two regional markets and is within three miles of the 850,000 SF Watchung Square Mall.

