

**East Brunswick, NJ****N-21****Location:** 666-678 Route 18**Gross Leasable Area:****County:** Middlesex**Anchor Tenant:** Guitar Center & Golfsmith**Parking Spaces:** 180**Traffic Count:** 62,948 cars per day**Frontage:** 400' on Route 18

**Property Description:** The property consists of two free-standing buildings with ample parking. The property fronts Route 18 with easy access from both north and south bound traffic. The tenants are Guitar Center and Golfsmith and have several years remaining on their leases with regular increases. The GLA of both building is 40,455 square feet.

**Demographic Profile:** 5 Mile Radius**Population:** 196,302**Households:** 67,096**Income****Average Household Income:** \$92,335**Median Household Income:** \$76,784

**Market Description:** Route 18 in East Brunswick, NJ is one of the most vibrant retail markets in New Jersey. Anchored by the Brunswick Mall and several other big box anchored centers, this market will continue to be a coveted home for most national and regional retailers.