

# TWO FREESTANDING BUILDINGS FOR SALE OF LEASE

**Green Brook, NJ**  
47 - 49 Route 22

**(1) 2,400 SF & (1) 1,500 SF**  
**1/2 or 1 Acre**

**AGGRESSIVE  
LEASE RATES**



## CONTACT

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## DEMOGRAPHICS

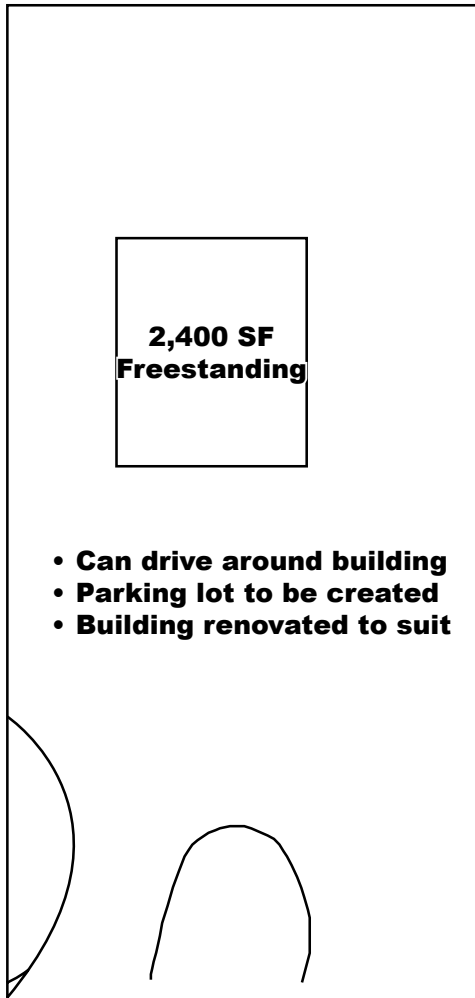
	1 mile	3 miles	5 miles
Population:	9,156	104,514	216,186
Households (est):	87,868	71,573	76,186
Household Income:	\$98,850	\$93,202	\$105,992



**JEFFERY REALTY**  
Retail Specialist



### 47 Route 22



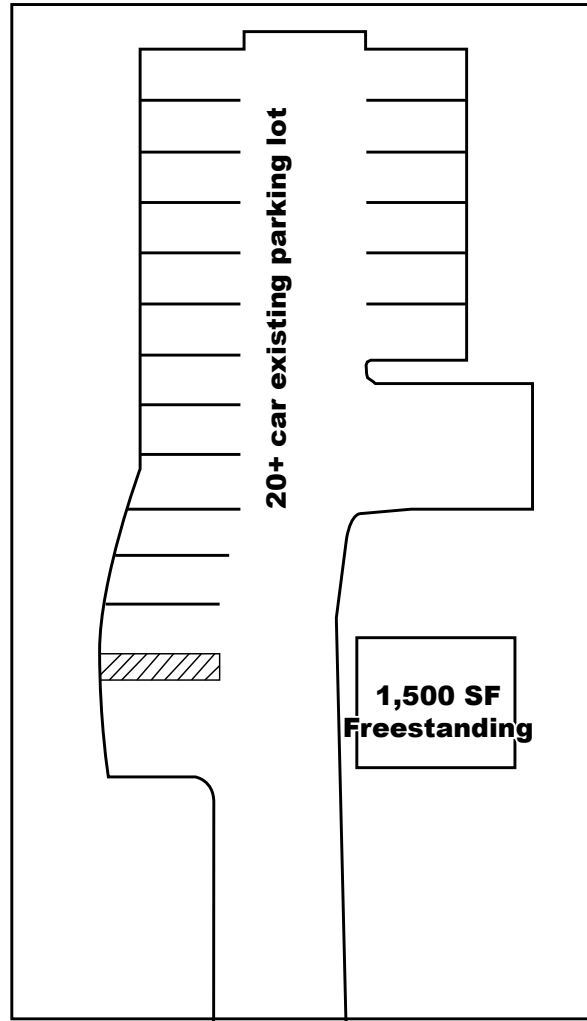
- Can drive around building
- Parking lot to be created
- Building renovated to suit

East



West

### 49 Route 22



20+ car existing parking lot

1,500 SF Freestanding

### Building Size

1,500 to 2,400 SF

### Acreage

1/2 - 1 Acre

### Availability

Immediate

### Rental Rate

Available upon request - aggressive lease pricing

### Frontage

100' total

### Traffic Count

55,000 cars pass the site daily

### Daytime Population

153,573

### Neighboring Retailers

CVS, TD Bank, McDonald's, Burger King, K-Mart, Pathmark, Exxon, Target, BJ's Wholesale, Home Depot, Outback Steakhouse, Bonefish Grill, and a 650,000 SF regional mall with 2 miles of this site

### Notes

- Land for development and existing 2,400 SF freestanding building for renovation or expansion
- Complete renovation to suit
- Both properties can be combined for the right deal