

FOR SALE | RETAIL

203 ROUTE 22 EAST

203 Route 22 East | Green Brook, NJ 08812



PROPERTY SUMMARY

Sale Price:	Please call for pricing
Lot Size:	± 26,271 SF
APN #:	Block 32, Lot 1
Building Size:	± 14,000 SF
Year Built:	1950
Cross Streets:	Highland Street

PROPERTY OVERVIEW

Price reduced on freestanding retail building for sale on Highway 22.
All Reasonable Offers Considered !!!

LOCATION OVERVIEW

Located on heavily traveled Highway 22, just east of Washington Avenue intersection. Easy access from Highways 28, 78, and 287.

PROPERTY HIGHLIGHTS

- Two floors, each 7,000 SF
- Traffic count 50,215 VPD (2015)
- Large pylon sign
- 22 parking spaces
- Rear overhead door
- Side loading platform
- Lot Size: 142' x 185' Lot
- Real Estate Taxes: \$25,930 (2019)

FOR MORE INFORMATION, PLEASE CONTACT:

Robert Giordano | P: 732.623.2139 | C: 973.202.5079 | giordano@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
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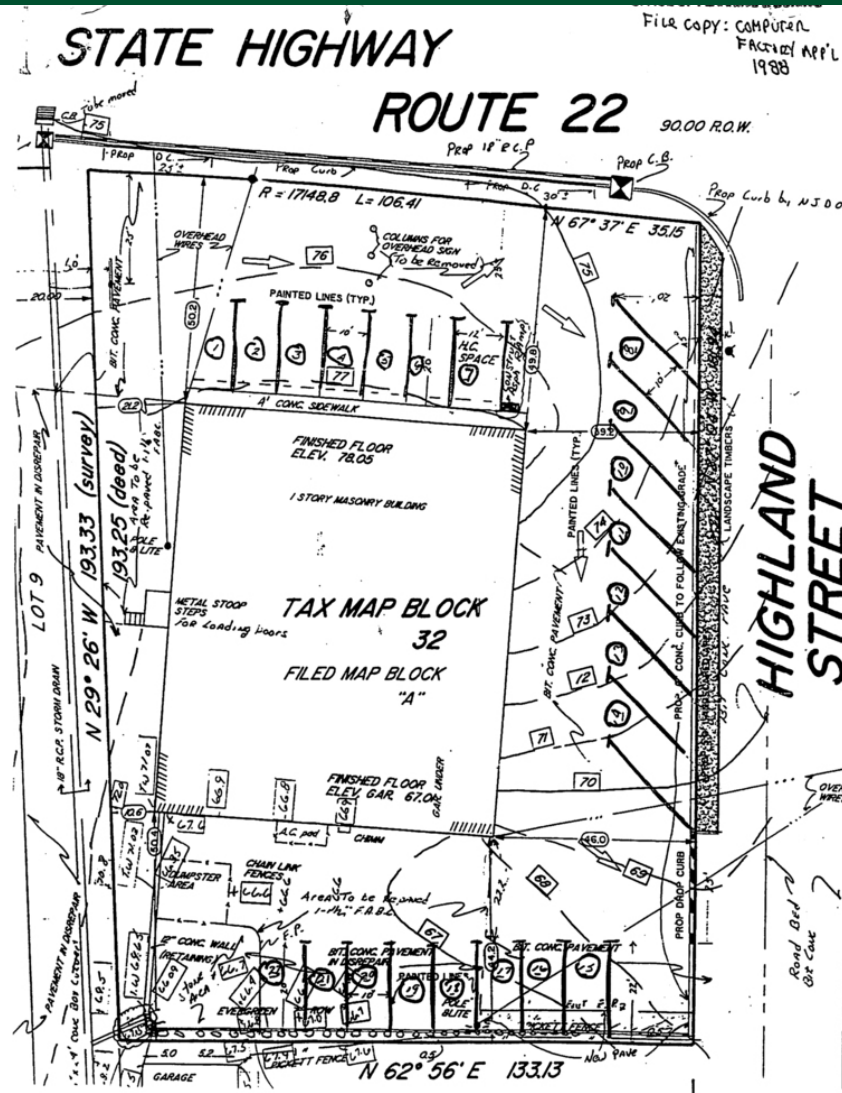


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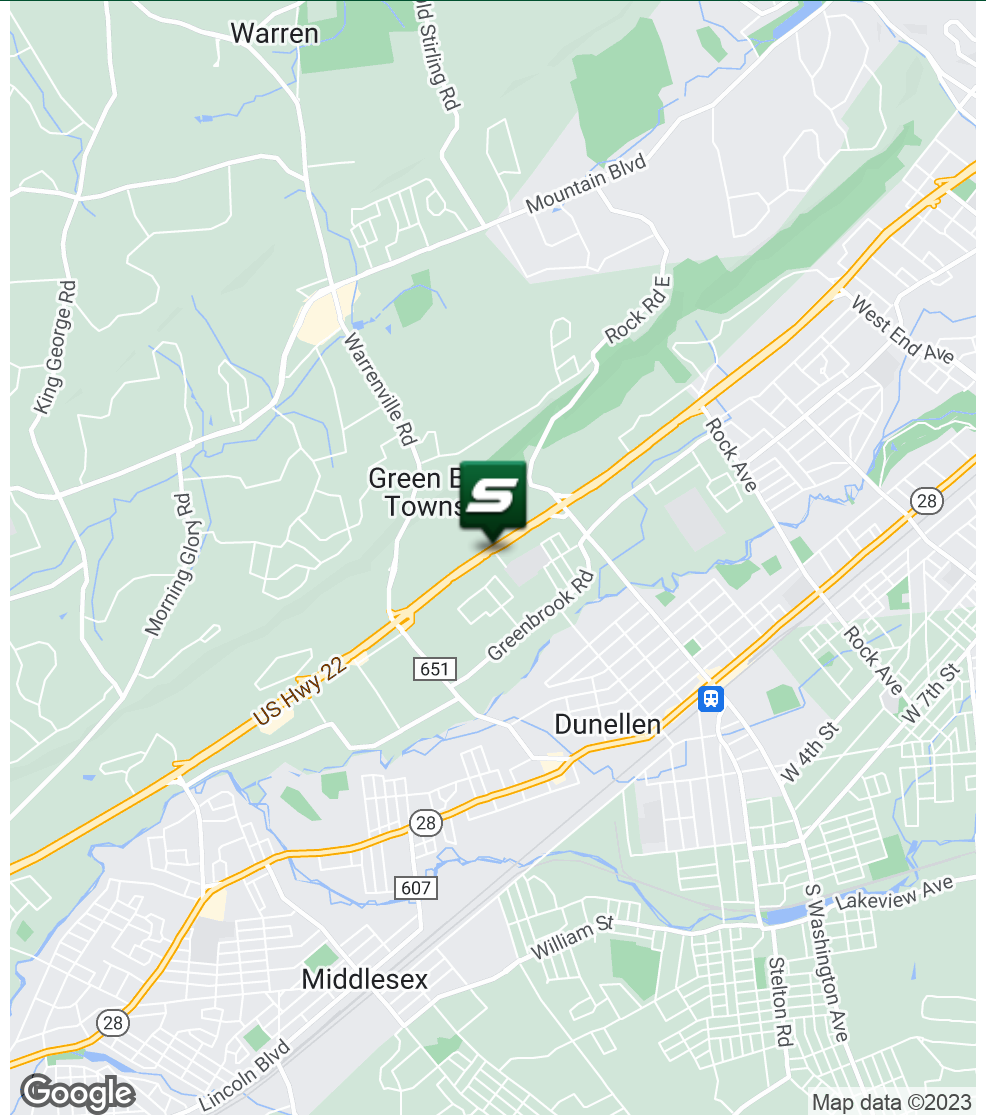
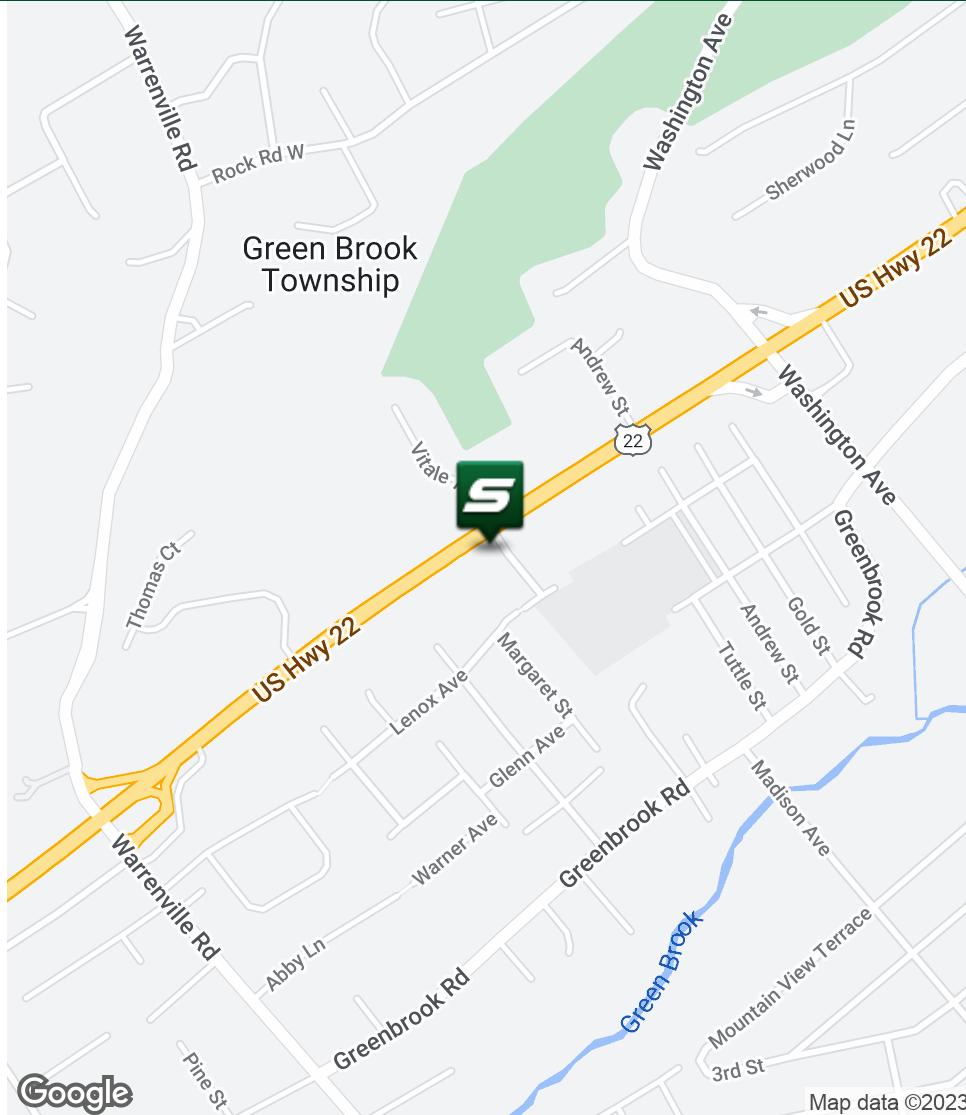


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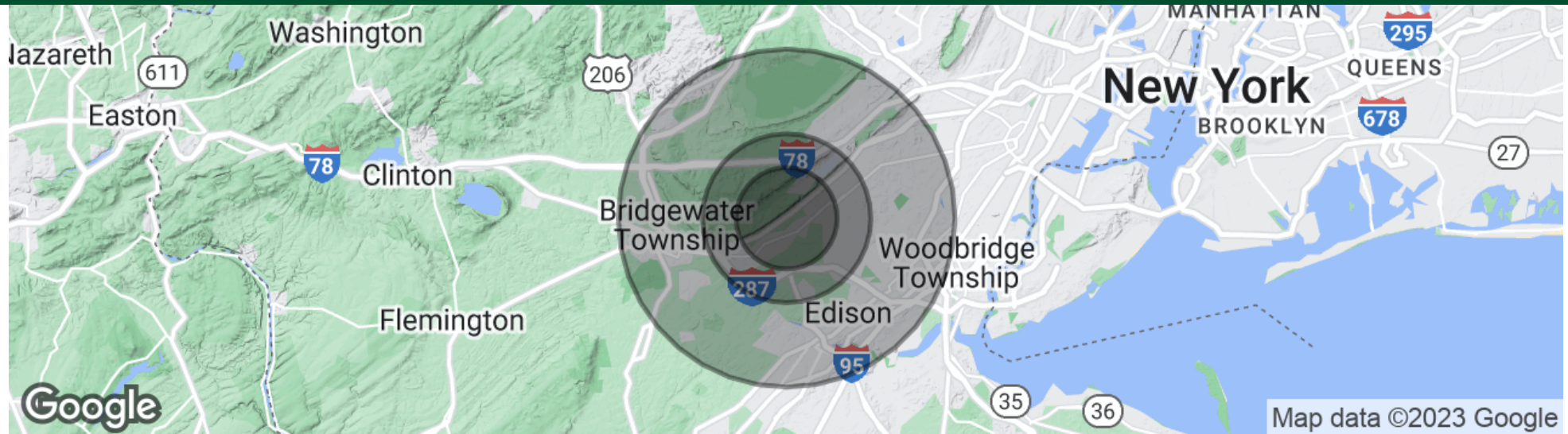


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POPULATION

	3 MILES	5 MILES	10 MILES
Total population	83,961	209,904	776,529
Median age	38.1	37.6	37.2
Median age (Male)	36.5	36.1	36.1
Median age (Female)	39.1	38.7	38.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	28,499	70,396	261,660
# of persons per HH	2.9	3.0	3.0
Average HH income	\$104,257	\$101,940	\$111,263
Average house value	\$389,481	\$406,859	\$466,290

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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