

FOR SALE | MIXED USE

# 3,000 SF RETAIL BUILDING

564-568 West Grand Avenue | Rahway, NJ 07065



## PROPERTY SUMMARY

Sale Price:	\$575,000
Lot Size:	± 0.11 Acres
Building Size:	± 3,000 SF
Cross Streets:	Church Street

## PROPERTY OVERVIEW

100% occupied mixed-use building two stores two large apartments and a two car garage

## LOCATION OVERVIEW

Located on West Grand Avenue, two blocks off St. Georges Avenue (Highway 27). Easy access from the Garden State Parkway and Routes 1 and 9.

## PROPERTY HIGHLIGHTS

- Priced below replacement cost
- Below market rents; upside potential
- Tenants pay own utilities
- On-site parking
- Close to Rahway Train Station

FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Murphy** | P: 732.623.2156 | C: 732.539.3098 | [murphy@sitarcompany.com](mailto:murphy@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SALE | MIXED USE

# 3,000 SF RETAIL BUILDING

564-568 West Grand Avenue | Rahway, NJ 07065

**Sitar**  
Realty Company



FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Murphy** | P: 732.623.2156 | C: 732.539.3098 | [murphy@sitarcompany.com](mailto:murphy@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

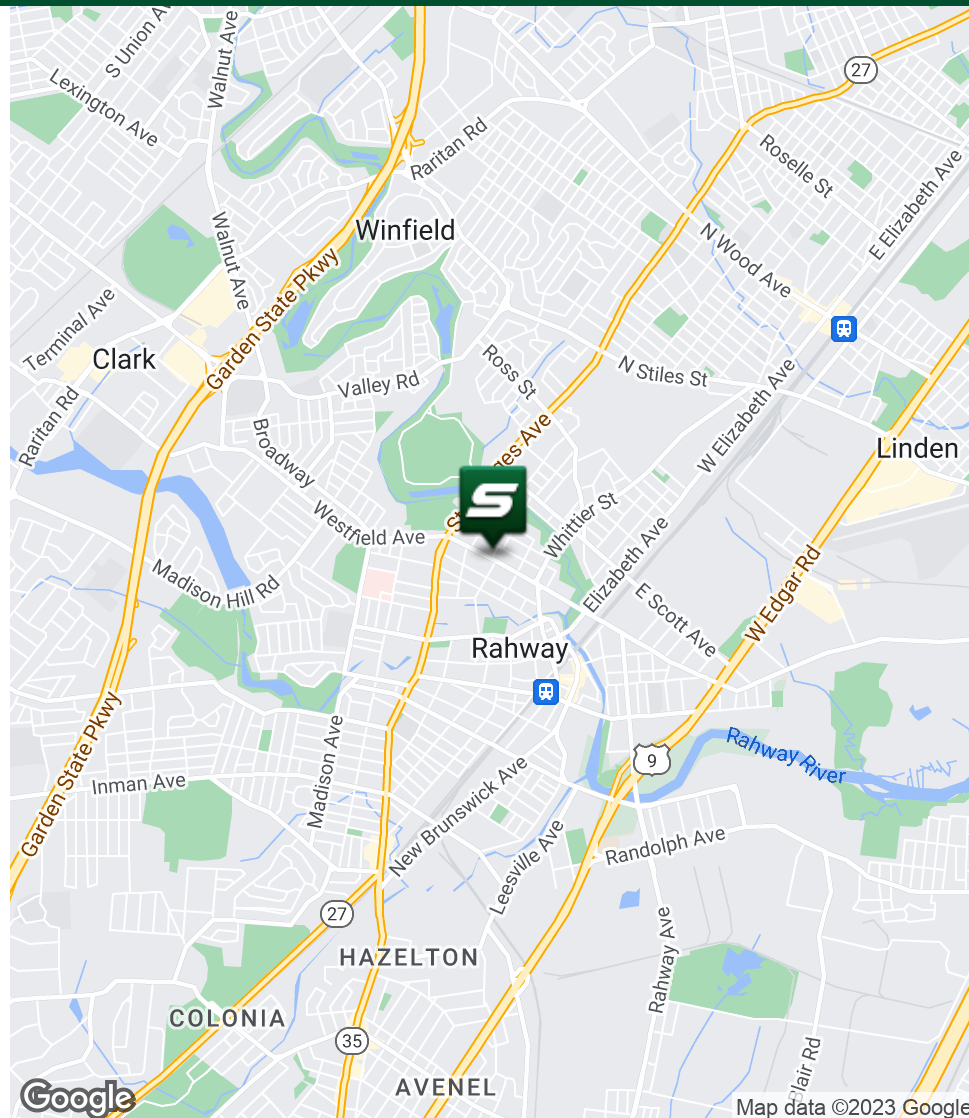
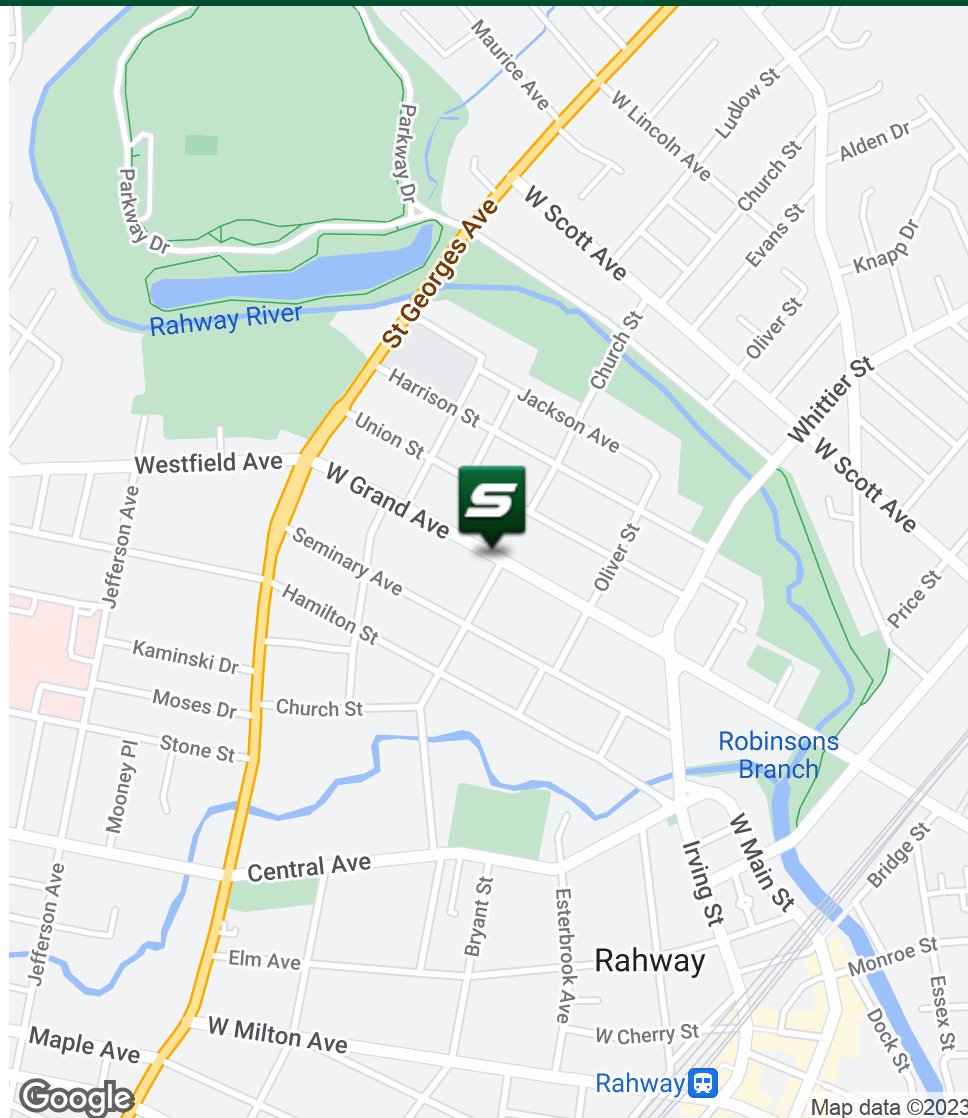
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | MIXED USE

# 3,000 SF RETAIL BUILDING

564-568 West Grand Avenue | Rahway, NJ 07065



FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Murphy** | P: 732.623.2156 | C: 732.539.3098 | [murphy@sitarcompany.com](mailto:murphy@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



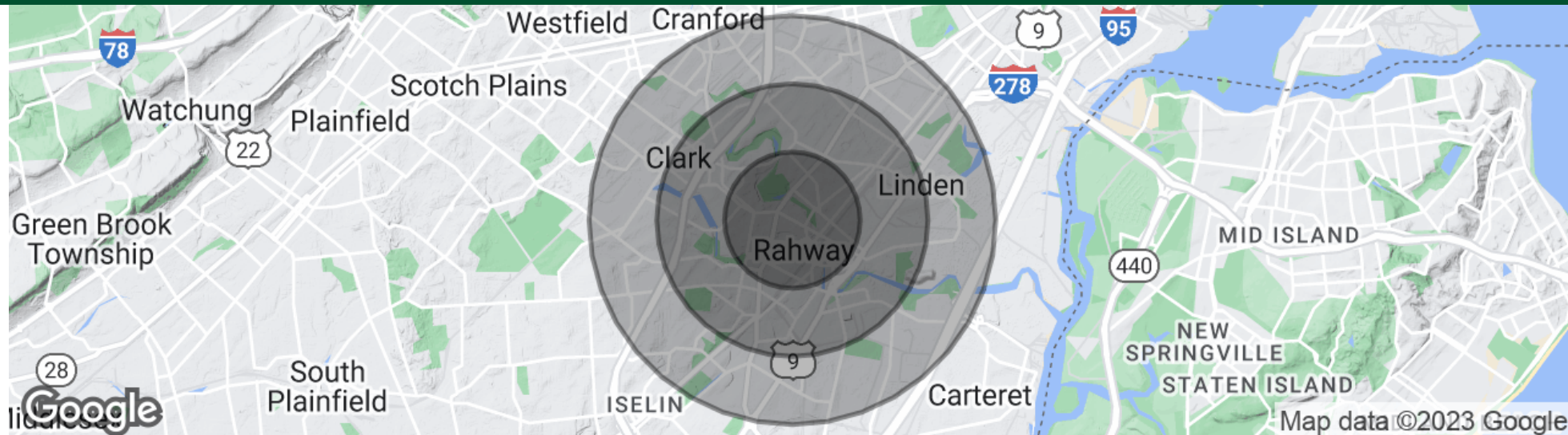
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR SALE | MIXED USE

# 3,000 SF RETAIL BUILDING

564-568 West Grand Avenue | Rahway, NJ 07065



## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	22,792	71,845	149,816
Median age	39.1	39.5	39.5
Median age (Male)	36.9	37.3	37.9
Median age (Female)	41.0	41.9	41.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,658	26,454	54,193
# of persons per HH	2.6	2.7	2.8
Average HH income	\$73,056	\$80,598	\$83,097
Average house value	\$369,991	\$368,046	\$367,583

\* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Murphy** | P: 732.623.2156 | C: 732.539.3098 | [murphy@sitarcompany.com](mailto:murphy@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | MIXED USE

# 3,000 SF RETAIL BUILDING

564-568 West Grand Avenue | Rahway, NJ 07065



## **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.

FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Murphy** | P: 732.623.2156 | C: 732.539.3098 | [murphy@sitarcompany.com](mailto:murphy@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

