

FOR LEASE | OFFICE

1500 SAINT GEORGES AVENUE

1500 Saint Georges Avenue | Avenel, NJ 07001



PROPERTY SUMMARY

Available SF:

Lease Rate:

Building Size:

Cross Streets:

±

N/A

± 19,658 SF

Peach Street

PROPERTY OVERVIEW

Former doctor's office in medical office building

LOCATION OVERVIEW

Located in Peach Plaza on heavily traveled Saint Georges Avenue with easy access to Routes 1, 9 and the Garden State Parkway

PROPERTY HIGHLIGHTS

- Conveniently located close to RWJ Hospital in Rahway, Raritan Bay Medical Center in Perth Amboy and JFK Medical Center in Edison
- On-site owner
- One large office with private lavatory plus two smaller offices
- All exam rooms and lab area have plumbing
- Lunch room with lavatory
- One handicapped lavatory
- Large conference room with secondary entrance/exit
- Large reception area and staff bullpen area at front entrance
- ground sign in addition to highly visible pylon
- Suitable for all office uses -- medical, dental, physical therapy, lawyers, accountants, insurance
- Excellent highway signage

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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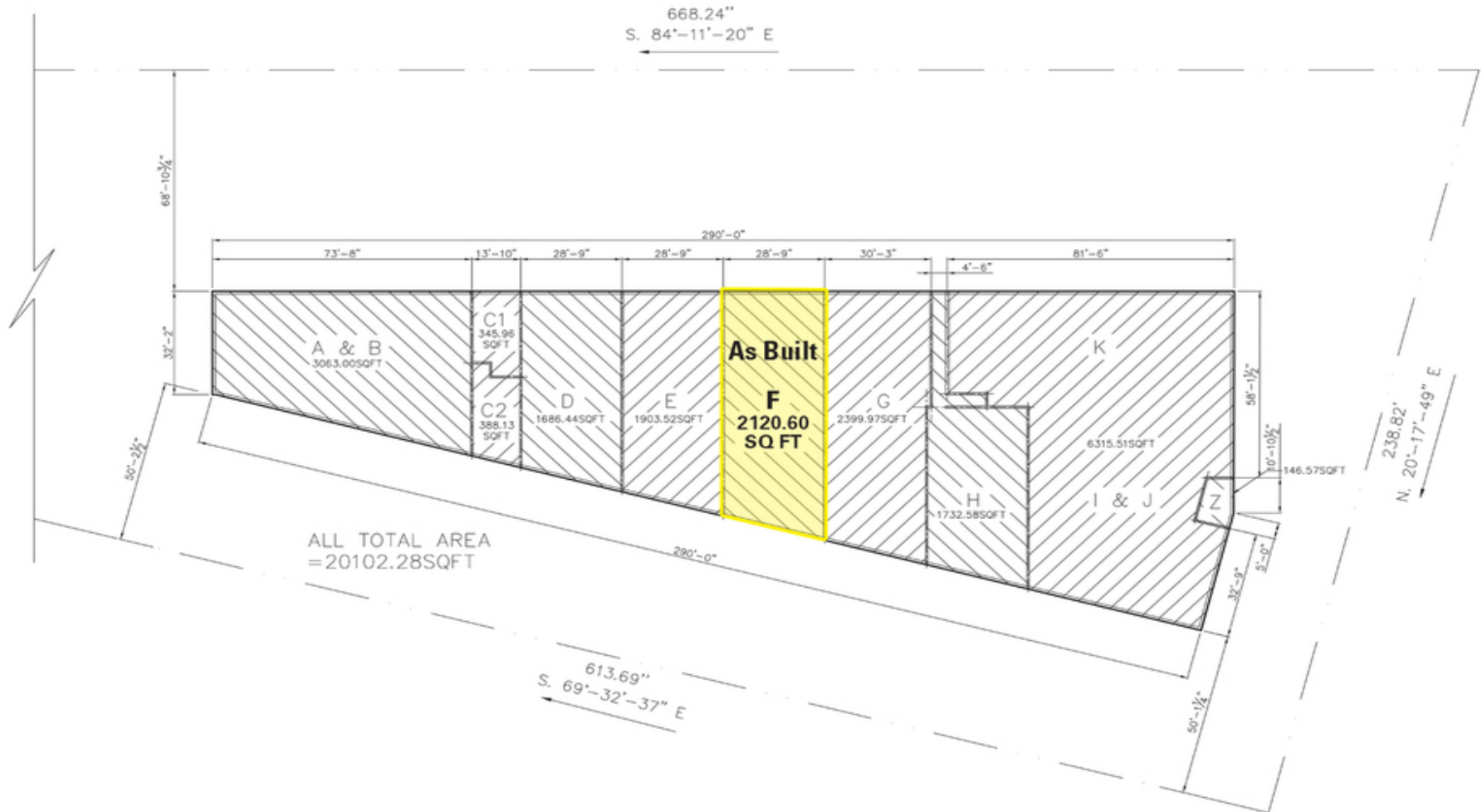


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REF:

1. SURVEY DRAWING FOR LOT 1.04, BLOCK 761.01
PREPARED BY TITUS SURVEYING & ENGINEERING,
PC DATED JAN 11, 2017.

1

FLOOR PLAN

SCALE: 1/16" = 1'-0"

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Sitar
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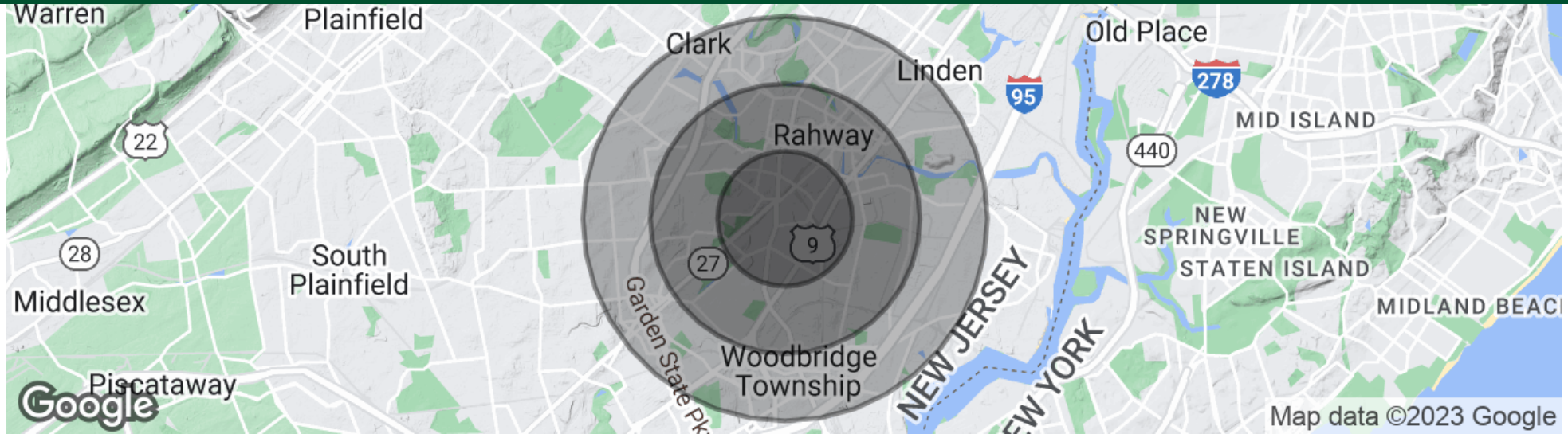


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	18,530	69,054	138,473
Average age	35.8	38.8	39.3
Average age (Male)	33.8	37.0	37.8
Average age (Female)	36.6	40.1	40.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,474	24,220	49,150
# of persons per HH	2.9	2.9	2.8
Average HH income	\$84,880	\$85,939	\$87,182
Average house value	\$366,884	\$363,910	\$364,907

* 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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