

FOR LEASE | RETAIL

497-501 LINCOLN HIGHWAY

497-501 Lincoln Highway | Iselin, NJ 08830



PROPERTY SUMMARY

| | |
|----------------|-------------------|
| Available SF: | ± |
| Lease Rate: | N/A |
| Building Size: | ± 9,500 SF |
| Cross Streets: | Auth and Talmadge |

PROPERTY OVERVIEW

Brand new restaurant and bar space available

LOCATION OVERVIEW

Located on Highway 27 and close to the entrance ramps at Exit 132 of the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Space consists of +/- 3,000 sq. ft. basement area approved for prep station and storage; +/- 3,000 sq. ft. first floor restaurant and kitchen area; and an additional +/- 1,000 sq. ft. on the second floor for banquet or private parties.
- Seating for +/- 60
- Liquor license can be made available
- Elevator inside building for second floor access
- +/- 40 on-site parking spots with additional street parking in back
- Excellent exposure on Route 27, next to Casa Giuseppe's upscale restaurant
- Signage on building front

FOR MORE INFORMATION, PLEASE CONTACT:

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Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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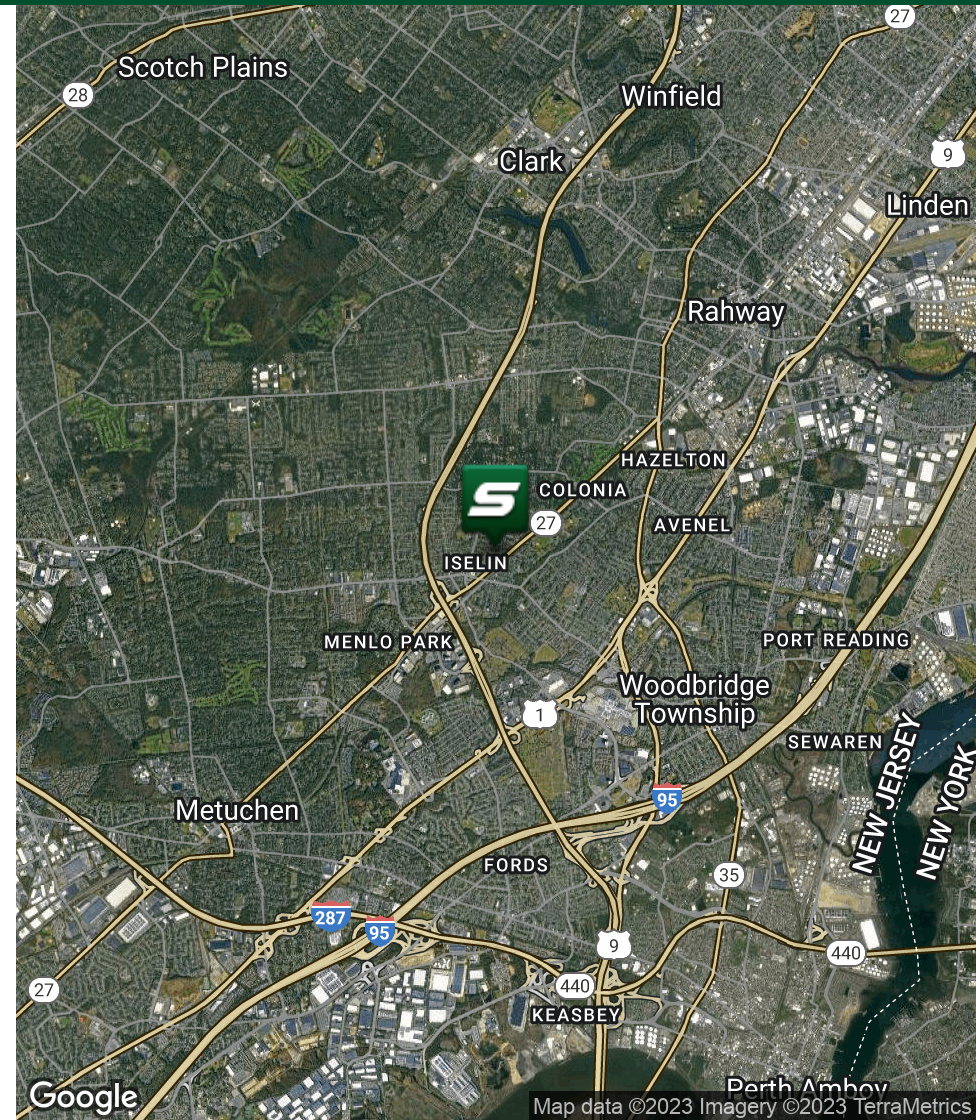
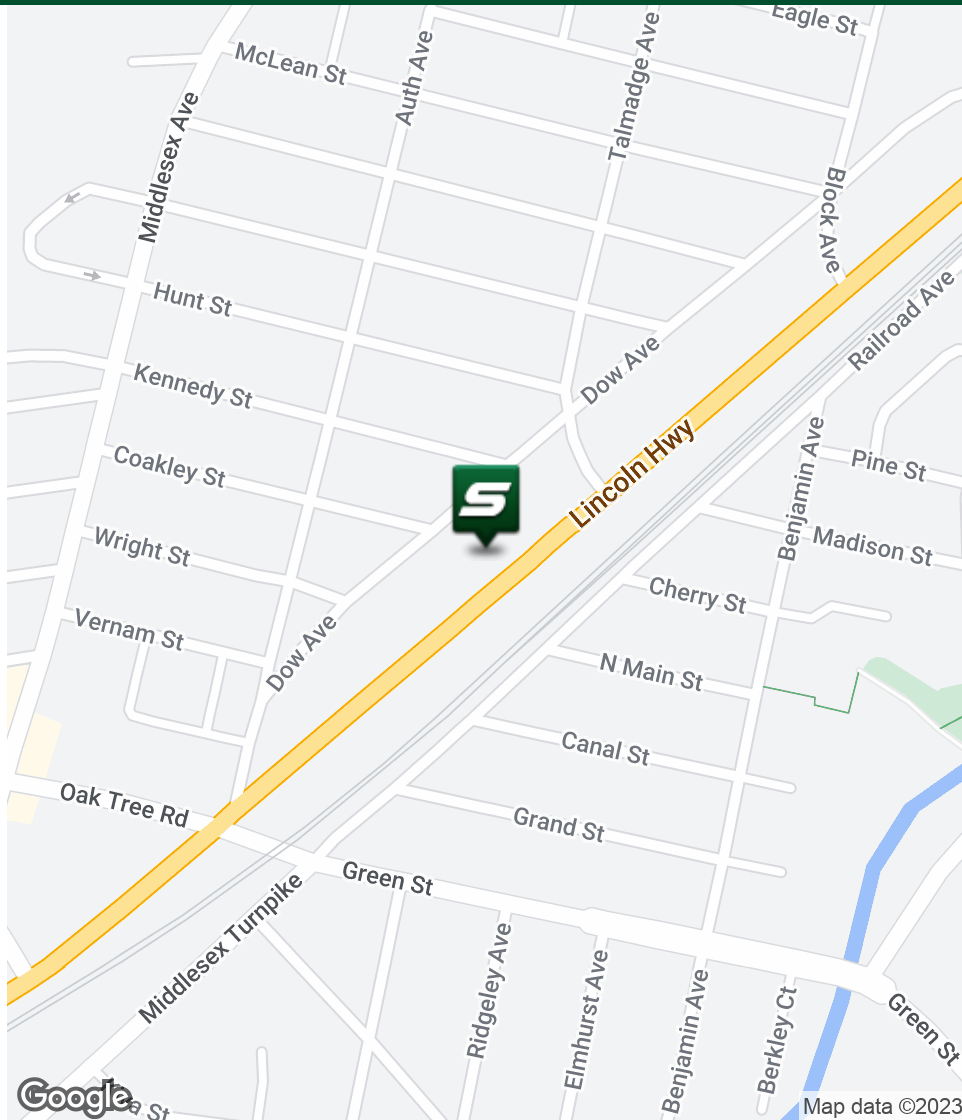


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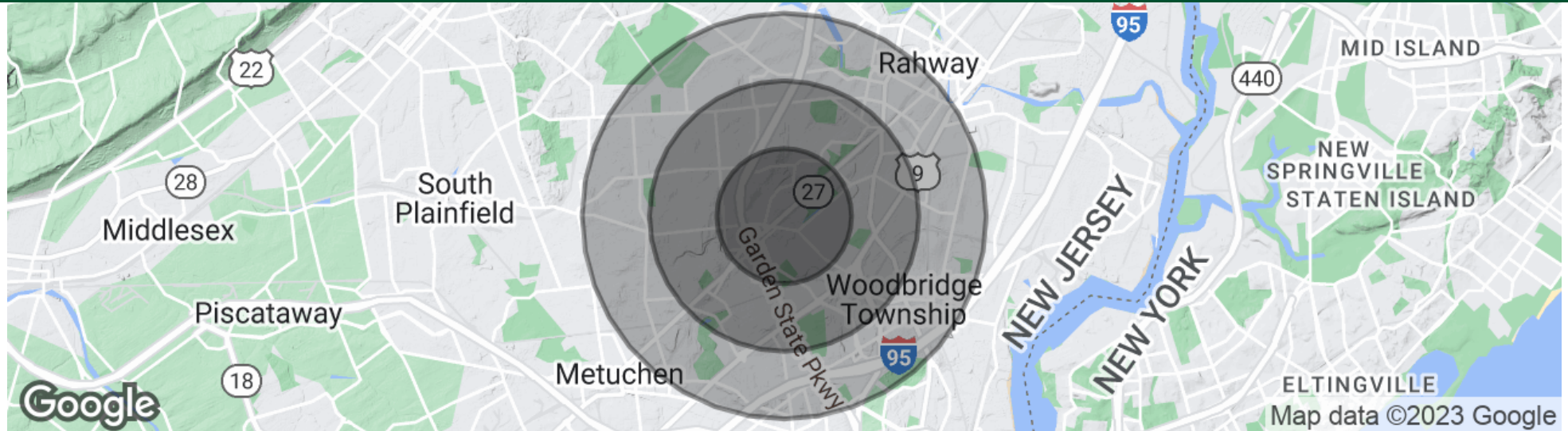


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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,780 | 66,007 | 145,549 |
| Average age | 39.8 | 39.1 | 39.7 |
| Average age (Male) | 38.8 | 38.7 | 38.9 |
| Average age (Female) | 40.6 | 39.5 | 40.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,820 | 22,810 | 50,642 |
| # of persons per HH | 2.9 | 2.9 | 2.9 |
| Average HH income | \$99,872 | \$99,673 | \$98,771 |
| Average house value | \$349,026 | \$389,679 | \$394,306 |

* 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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