

FOR SALE | RETAIL

COMMERCIAL BUILDING IN DOWNTOWN WOODBRIDGE



96 Main Street | Woodbridge, NJ 07095



PROPERTY SUMMARY

| | |
|----------------|-----------------------------|
| Sale Price: | \$1,232,500 |
| Cap Rate: | 5.8% |
| NOI: | \$71,485 |
| Lot Size: | 0.09 Acres |
| Building Size: | 4,000 SF |
| Year Built: | 1902 |
| Cross Streets: | Main Street & School Street |

PROPERTY OVERVIEW

Commercial Building for Sale in Busy Downtown Woodbridge

LOCATION OVERVIEW

Located on Main Street in the heart of busy downtown Woodbridge, with easy access to Routes 35, 1 and 9, 440, 287, the New Jersey Turnpike, and the Garden State Parkway. Close to train, bus, major highways, Woodbridge Center mall, variety of shops and restaurants, Metro Park, churches and other amenities.

PROPERTY HIGHLIGHTS

- Great investment opportunity.
- Lower level consists of two retail units of approximately 900 SF each.
- Unit 1 is vacant and completely renovated. Owner will consider lease back if requested.
- Unit 2 was a restaurant.
- Upper level consists of two three-bedroom apartments; currently occupied.
- Ample parking in rear of building and on street.
- Building is gas heated and all units are separately metered

FOR MORE INFORMATION, PLEASE CONTACT:

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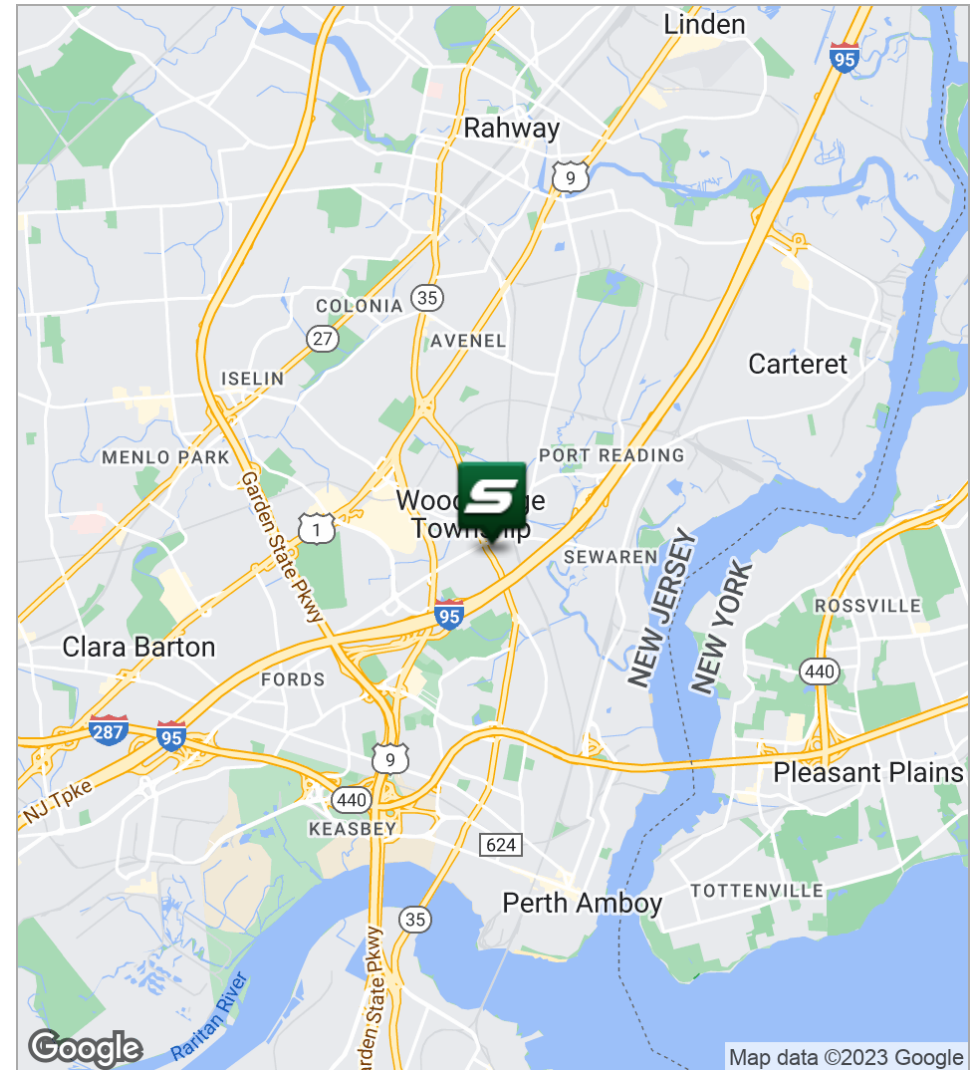
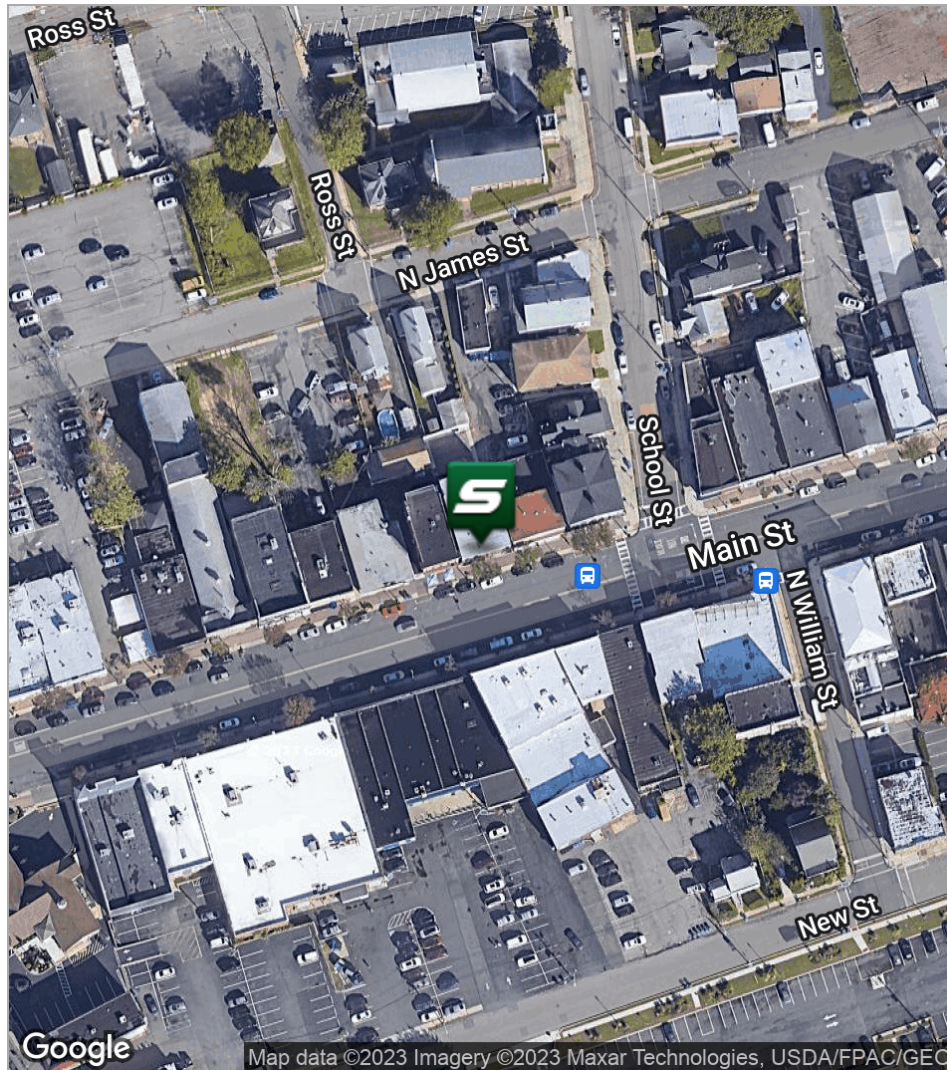
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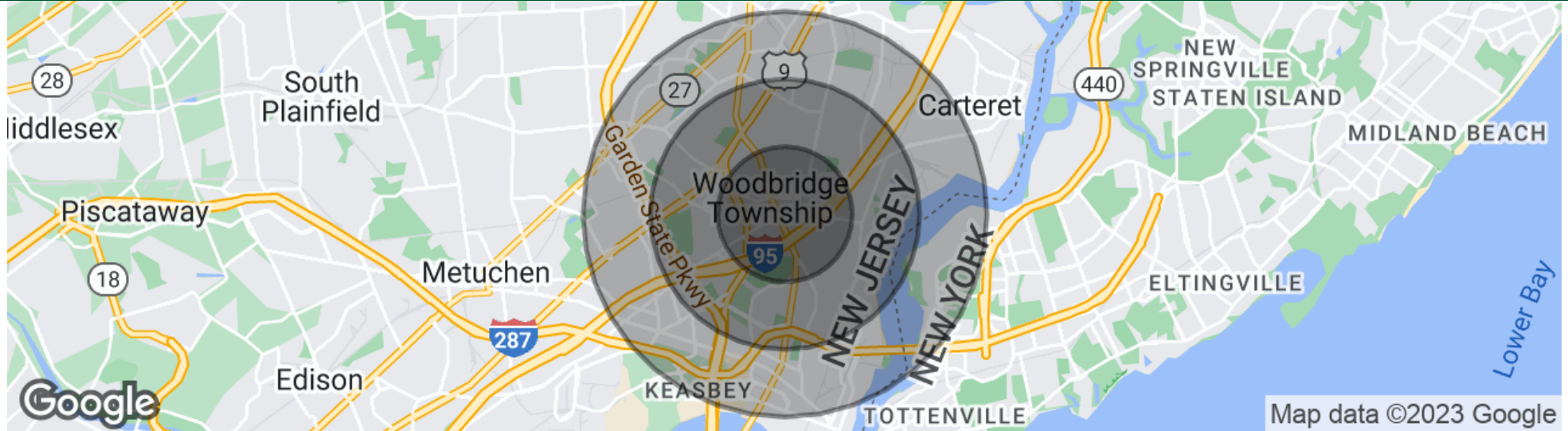
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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,813 | 43,761 | 119,001 |
| Average Age | 39.0 | 40.8 | 39.6 |
| Average Age (Male) | 35.5 | 39.5 | 38.4 |
| Average Age (Female) | 41.6 | 42.1 | 39.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,062 | 16,575 | 42,846 |
| # of Persons per HH | 2.7 | 2.6 | 2.8 |
| Average HH Income | \$94,200 | \$94,539 | \$89,990 |
| Average House Value | \$372,652 | \$359,379 | \$331,806 |

* 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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