

FOR LEASE | RETAIL/OFFICE

RETAIL/OFFICE SPACE AVAILABLE NEAR METROPARK

1477 Oak Tree Road | Iselin, NJ 08830



OFFERING SUMMARY

| | |
|----------------|-------------|
| Lease Rate: | Negotiable |
| Building Size: | ± 13,154 SF |
| Available SF: | ± 510 SF |
| Year Built: | 2014 |

PROPERTY OVERVIEW

Retail/Office space immediately available with Garden State Parkway visibility and signage

LOCATION OVERVIEW

Located at Exit 132 of the Garden State Parkway on Oak Tree Road near MetroPark. Outstanding exposure both inside and outside of the building to the Garden State Parkway. Excellent location for a retail store or office looking for a central location with easy on and easy off the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Covered parking
- Signage visible to Garden State Parkway
- Elevator
- Room to expand into contiguous space
- LEED's Gold Certified Energy Efficient Building
- Owner is a licensed NJ Real Estate Broker

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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www.sitarcompany.com

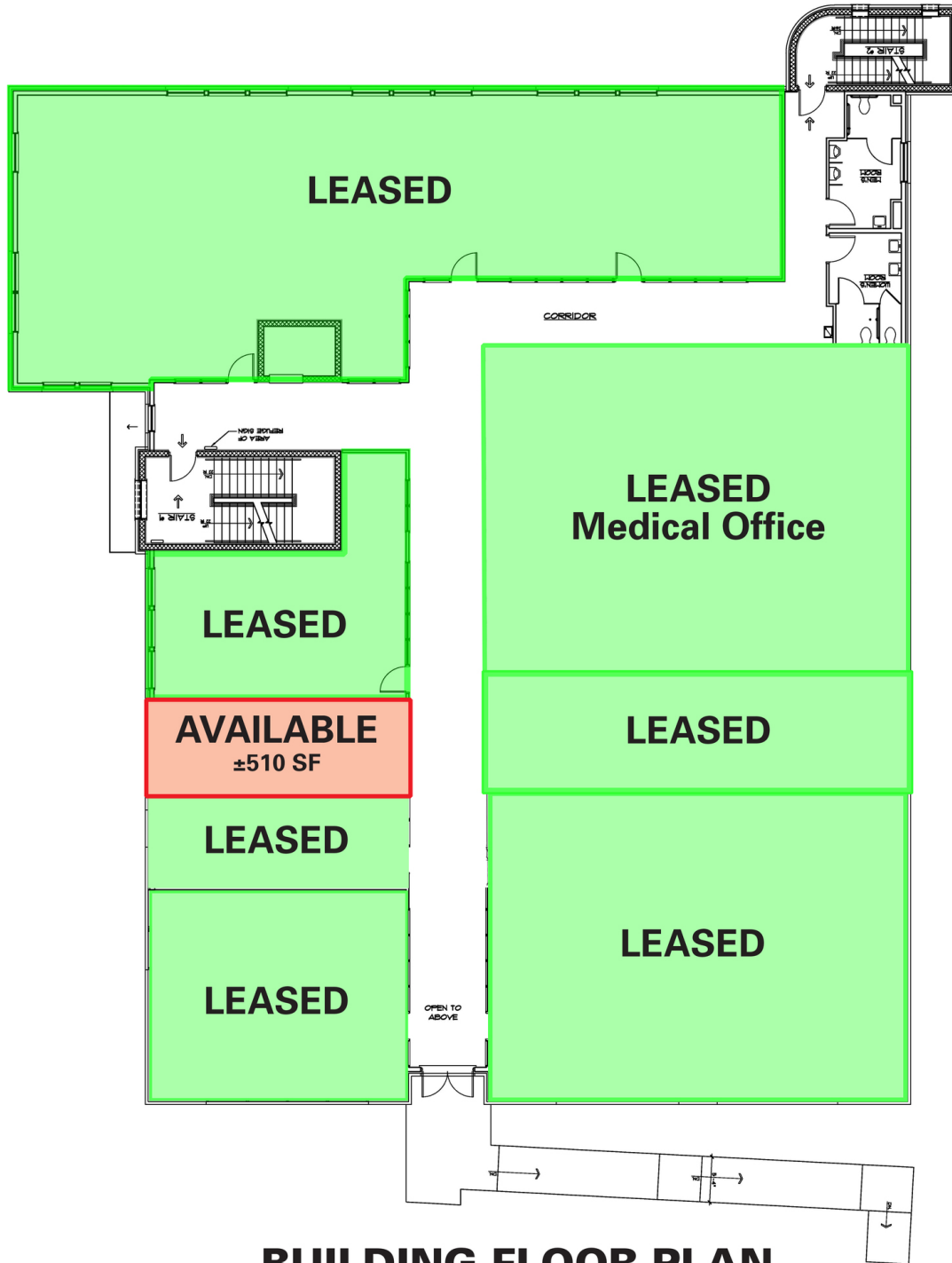


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BUILDING FLOOR PLAN

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Sitar
Realty Company



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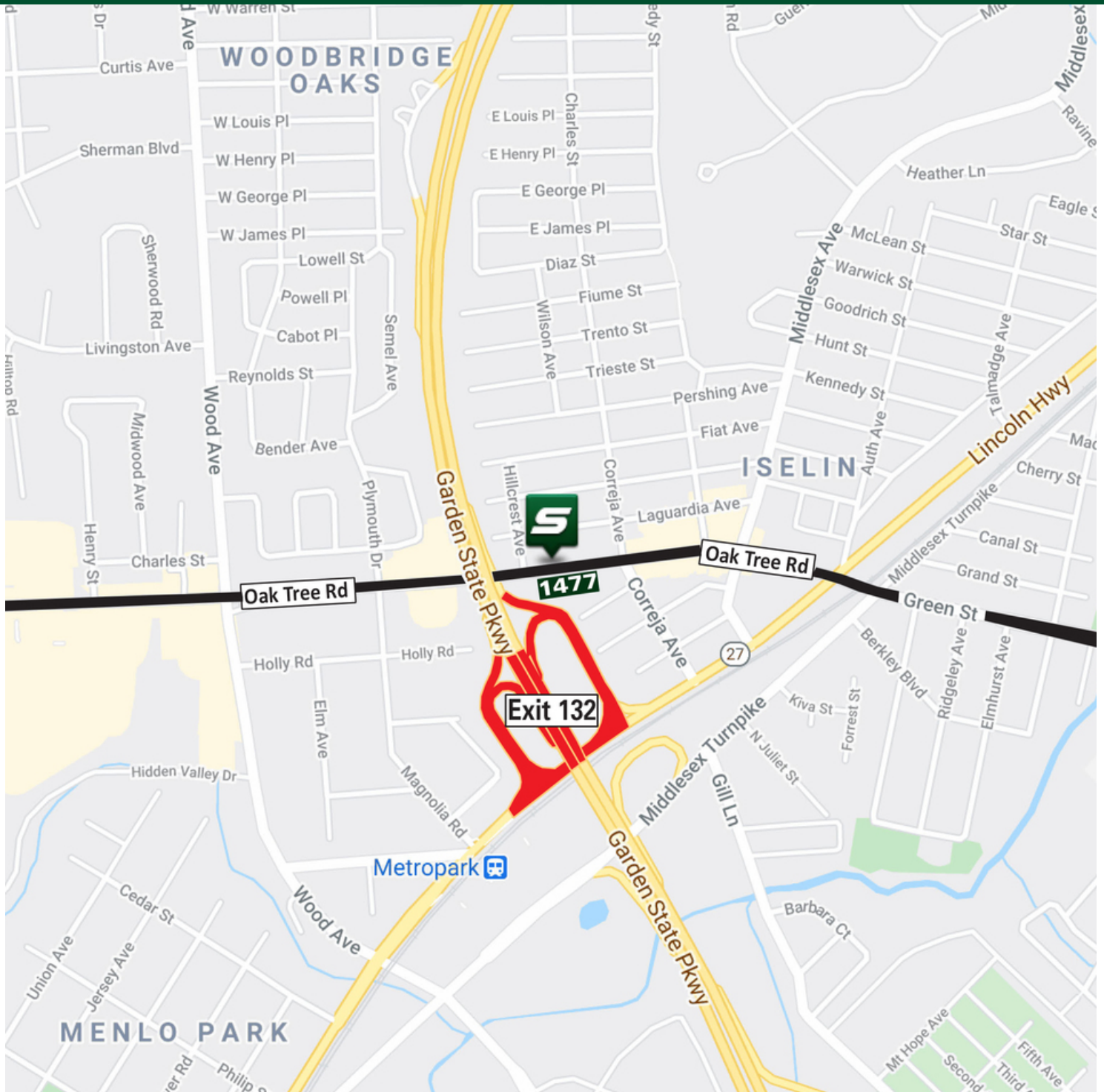
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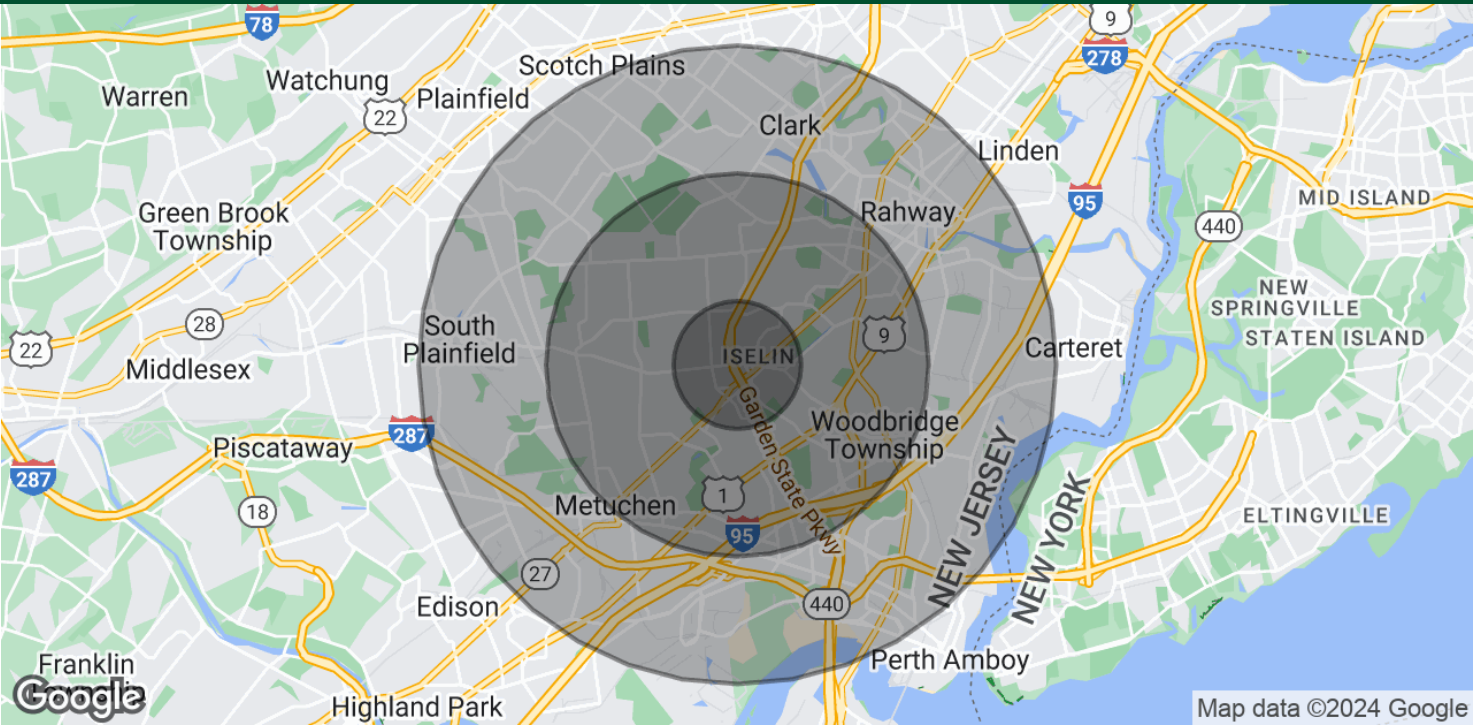
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 15,904 | 133,543 | 317,608 |
| Average Age | 43.3 | 42.2 | 40.9 |
| Average Age (Male) | 41.9 | 41.0 | 39.3 |
| Average Age (Female) | 42.6 | 42.9 | 41.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,609 | 48,893 | 116,321 |
| # of Persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH Income | \$127,928 | \$124,032 | \$116,299 |
| Average House Value | \$492,512 | \$418,946 | \$406,440 |

* Demographic data derived from 2020 ACS - US Census

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