

FOR LEASE | OFFICE

# 65 MILLTOWN ROAD

65 Milltown Road | East Brunswick, NJ 08816



## PROPERTY SUMMARY

Available SF:	± Fully Leased
Lease Rate:	N/A
Building Class:	C
Cross Streets:	Grant and Green Acres Avenues

## PROPERTY OVERVIEW

600 SF Office Unit, Second Floor

## LOCATION OVERVIEW

Located on Milltown Road, just off of Route 18 with convenient access to the New Jersey Turnpike.

## PROPERTY HIGHLIGHTS

- Perfect for small professional businesses, lawyers, accountants and advisors
- Unit consists of 2 private offices
- First floor conference room available for tenants
- 14 parking spaces available plus street parking
- Easy access to Route 18 North and South and New Jersey Turnpike
- Immediate occupancy
- Fully furnished unit

FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Bogash** | P: 732.623.2159 | C: 732.319.4680 | [bogash@sitarcompany.com](mailto:bogash@sitarcompany.com)

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

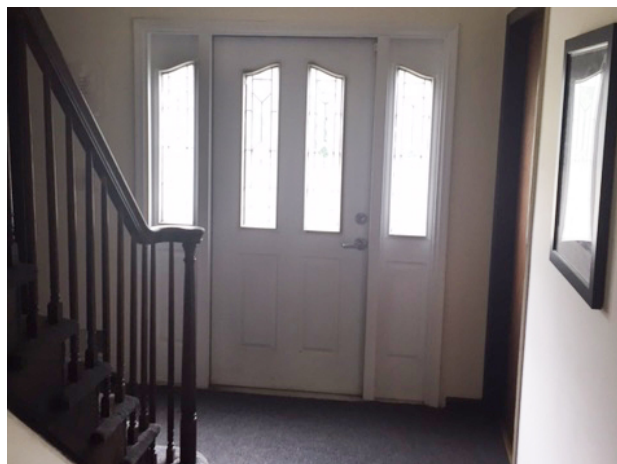


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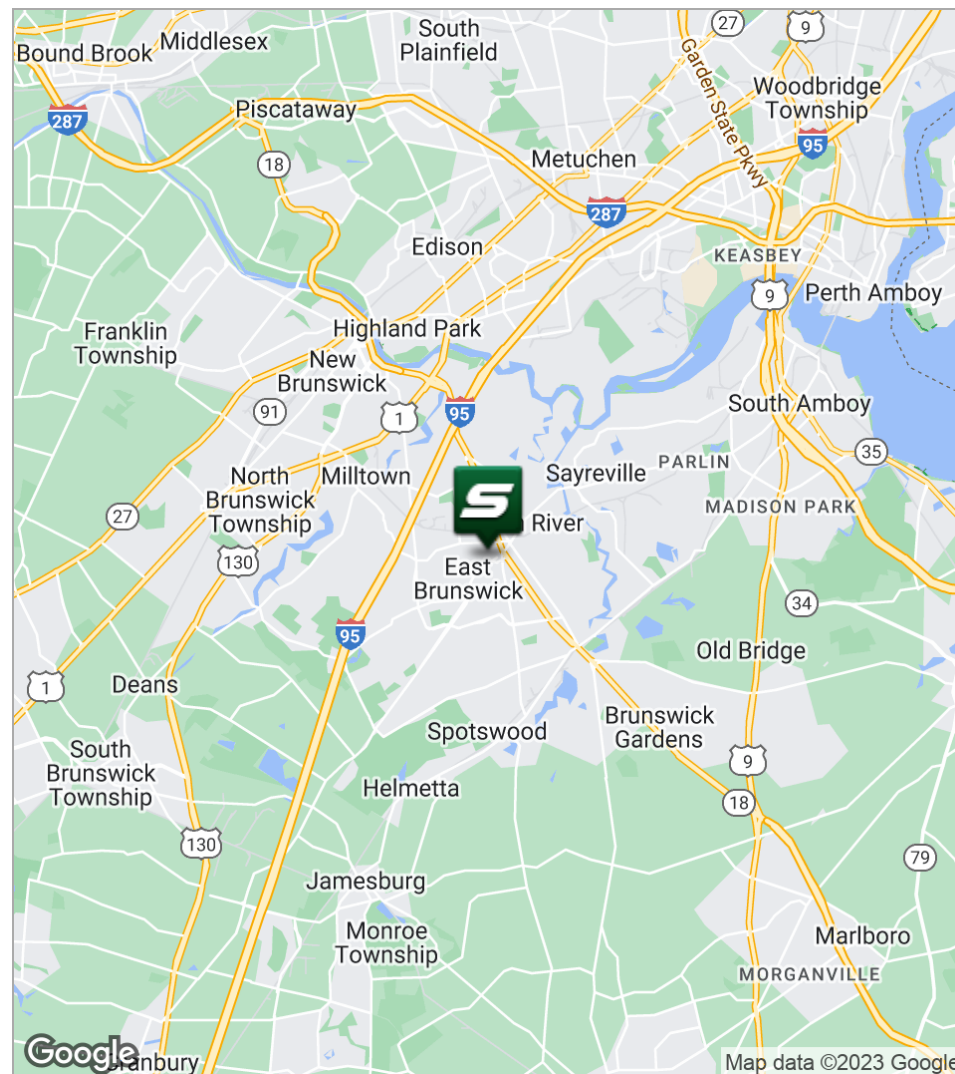
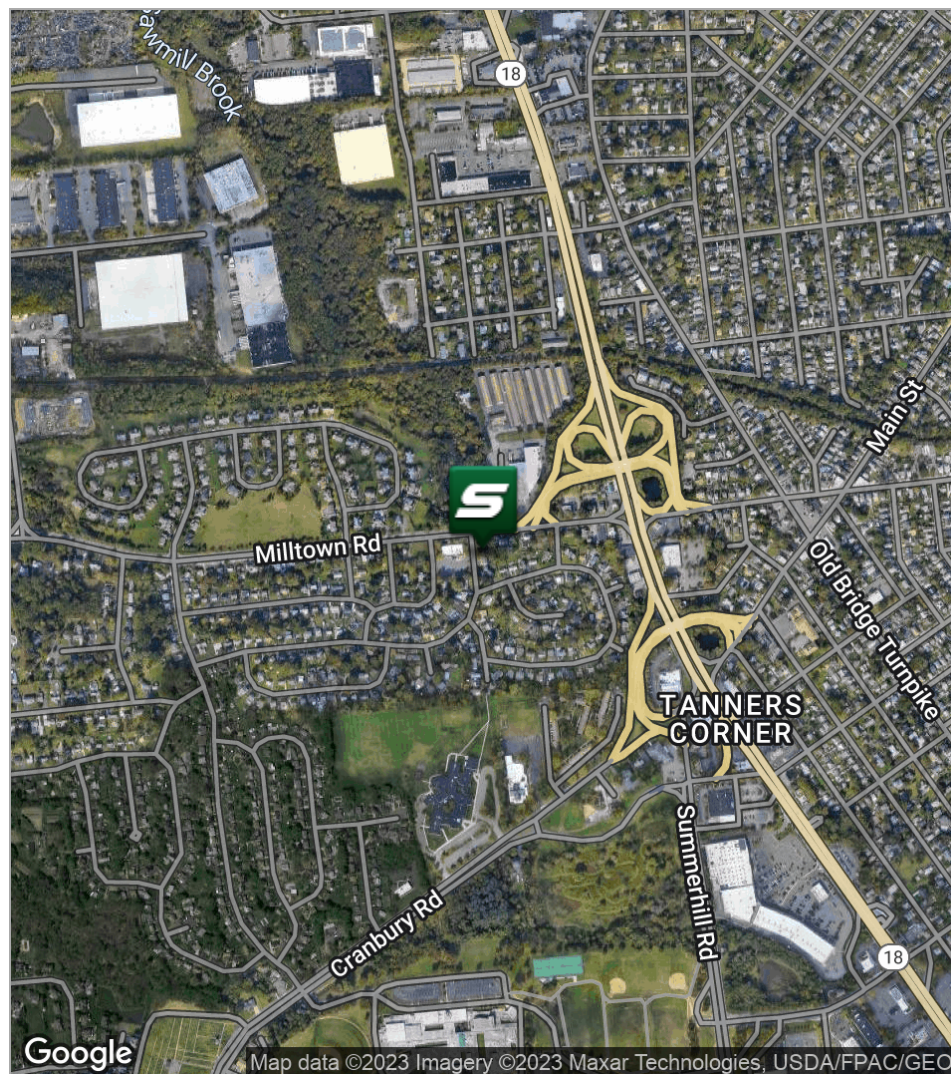
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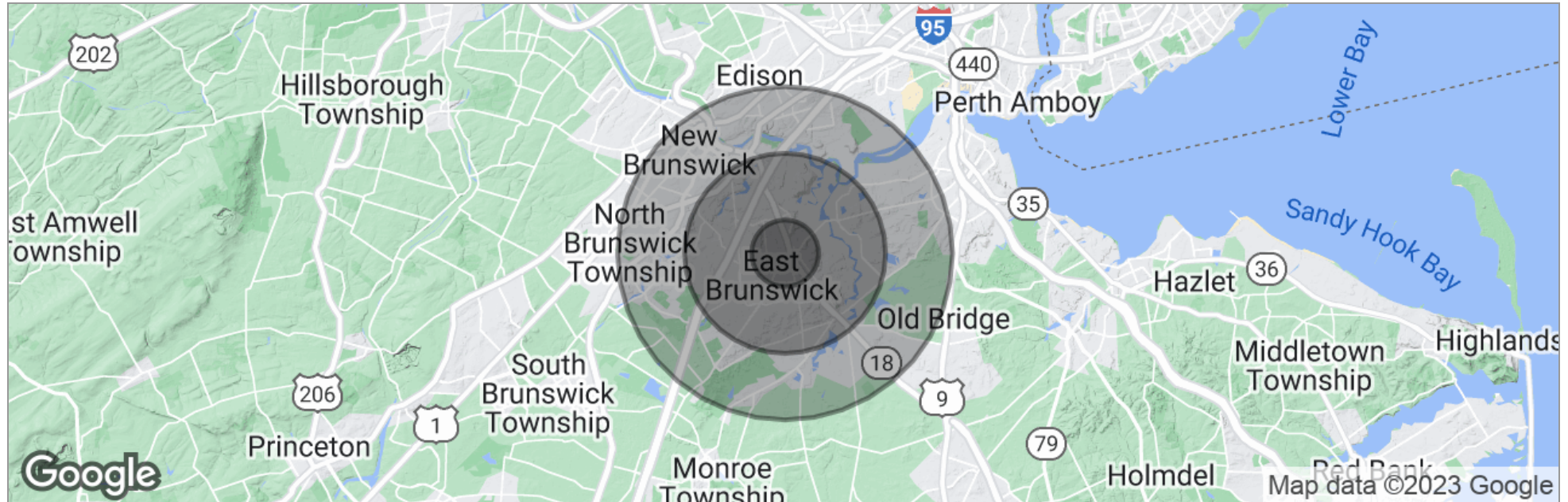
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	1 Mile	3 Miles	5 Miles
Total Population	11,418	84,549	227,397
Population Density	3,634	2,990	2,895
Median Age	40.2	40.0	36.9
Median Age (Male)	38.6	38.4	35.5
Median Age (Female)	41.3	41.1	38.2
Total Households	4,063	29,581	78,243
# of Persons Per HH	2.8	2.9	2.9
Average HH Income	\$95,478	\$100,143	\$91,594
Average House Value	\$381,856	\$385,366	\$367,694

\* 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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