

FOR SALE | RETAIL / LAND

APPROVED FOR CONVENIENCE STORE

415 New Brunswick Avenue | Fords, NJ 08863



PROPERTY SUMMARY

Sale Price: \$600,000

Lot Size: ± 12,500 SF

APN #: Block 59.07, Lots 3-7

Cross Streets: Hornsby Street

PROPERTY OVERVIEW

Redevelopment site with approvals to convert the 2-1/2 story building into a mixed-use building with a proposed sandwich shop/fast food restaurant for the ground floor, and the residential apartment on the 2nd and third floors will continue on the site and will contain four bedrooms plus one storage room and one bathroom. The commercial building on the southern portion of the site will be enlarged to be 3,250 SF, 125' wide and 26.5' deep and will be converted into a convenience store.

PROPERTY HIGHLIGHTS

- Located within the New Brunswick Avenue Rehabilitation Area and the B-2 Central Business Zone
- See attached plans and resolution
- Permitted uses include retail sales and services, restaurants, offices, medical offices, fiduciary institutions, and more
- Drive-through establishments are not permitted
- Real estate taxes - \$19,074.48 (2018)
- Traffic count 16,322 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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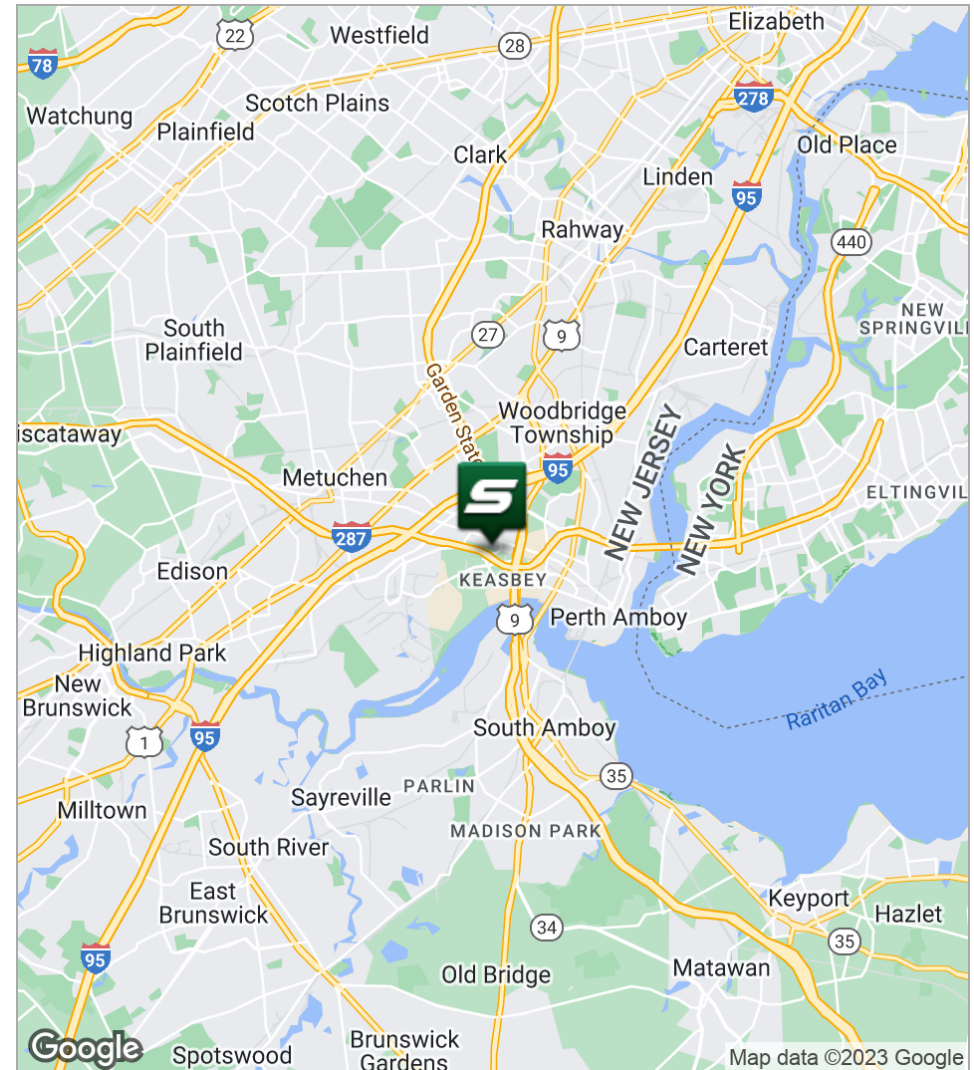
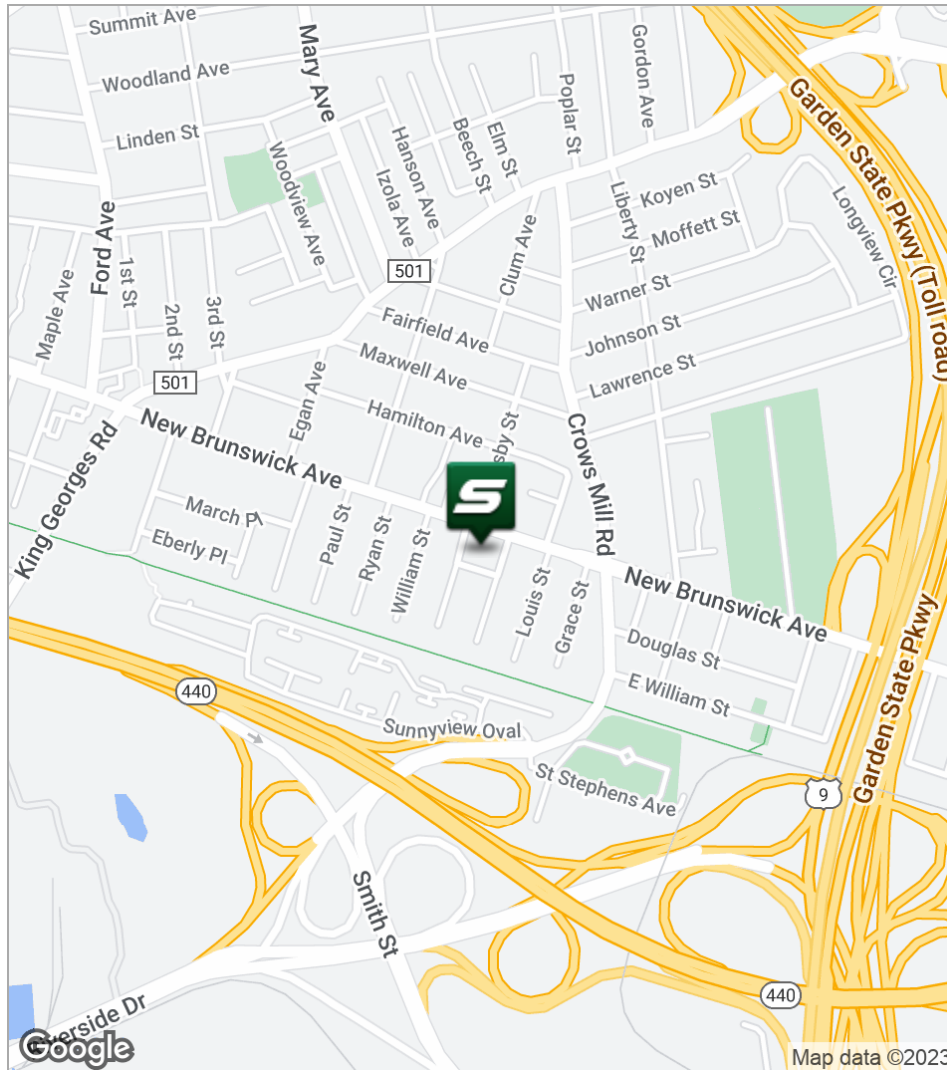


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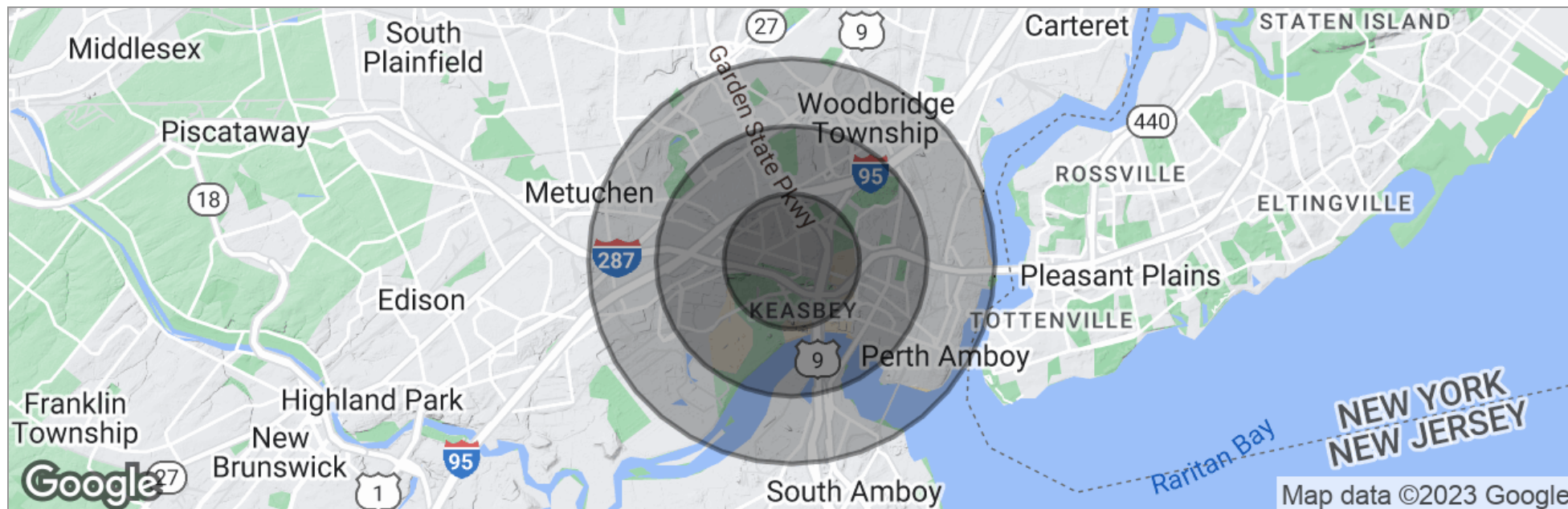


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	1 Mile	2 Miles	3 Miles
Total Population	12,018	47,399	119,986
Population Density	3,825	3,772	4,244
Median Age	38.4	37.0	36.5
Median Age (Male)	36.6	35.8	35.3
Median Age (Female)	41.0	38.1	37.2
Total Households	4,422	17,530	42,674
# of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$77,900	\$77,623	\$77,589
Average House Value	\$324,424	\$336,003	\$334,334

* 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.

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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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