



## PRIME RETAIL SPACE

510 ROUTE 18, EAST BRUNSWICK, NJ 08816



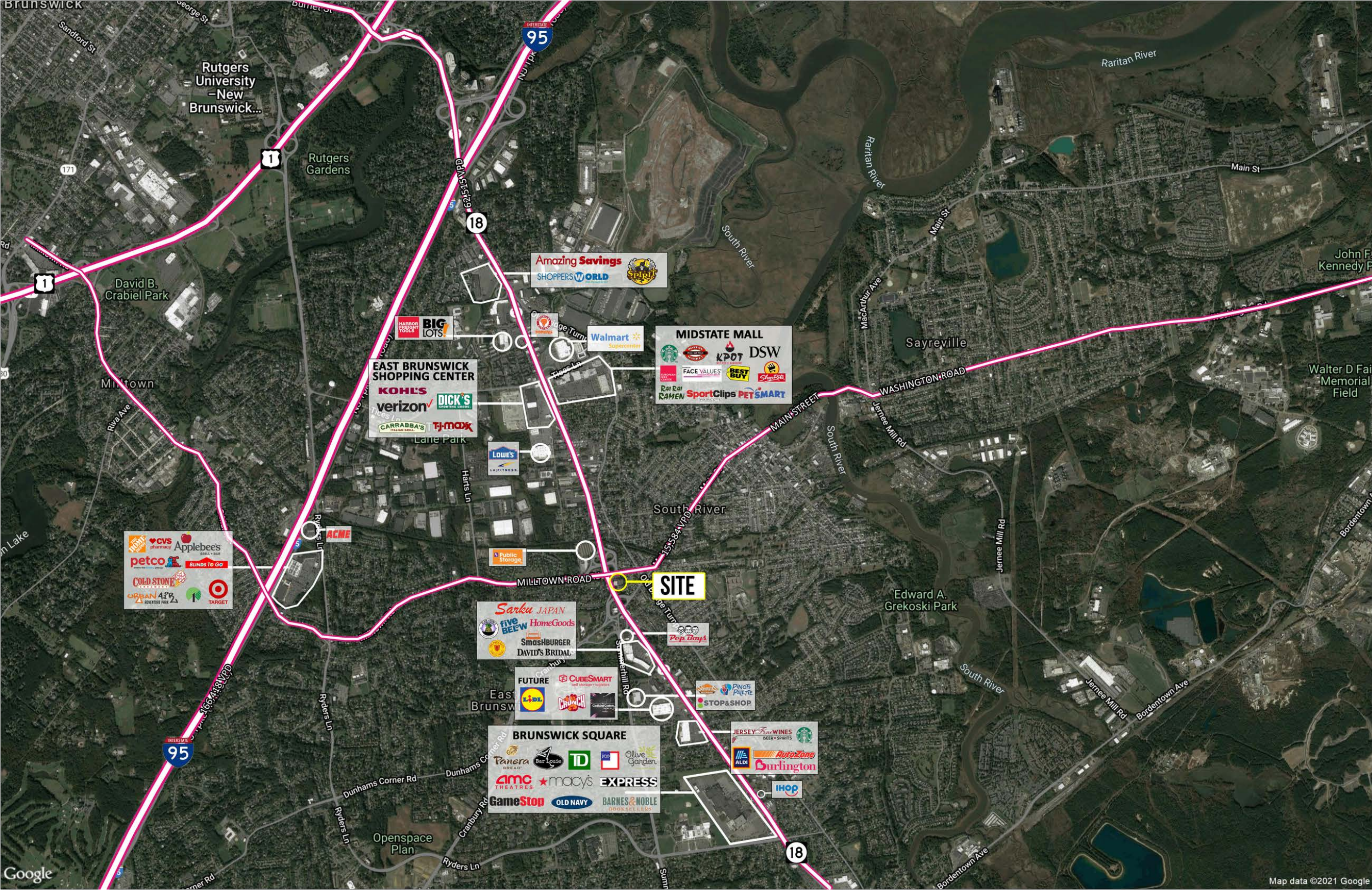
# PARKING LOT & BUILDING AERIAL OVERVIEW



# BIRD'S EYE AERIAL OVERVIEW



# TRADE AREA OVERVIEW



# PROPERTY DESCRIPTION



# HIGHLIGHTS

112 private parking spaces

160 feet of frontage on Route 18

Route 18 has a traffic count of 76,100 vehicles per day

Best pylon/parking situation

SITE DATA	
GLA	Approximately 11,697 SF
PRICE	\$3,428,171.00
NOI	\$239,972.00
CAP RATE	7%
BLOCK/LOT	91.02/4.07
PROPERTY TAX	\$63,110.50
ZONING	HC2
ACRES	1.33



## FINANCIAL INFORMATION

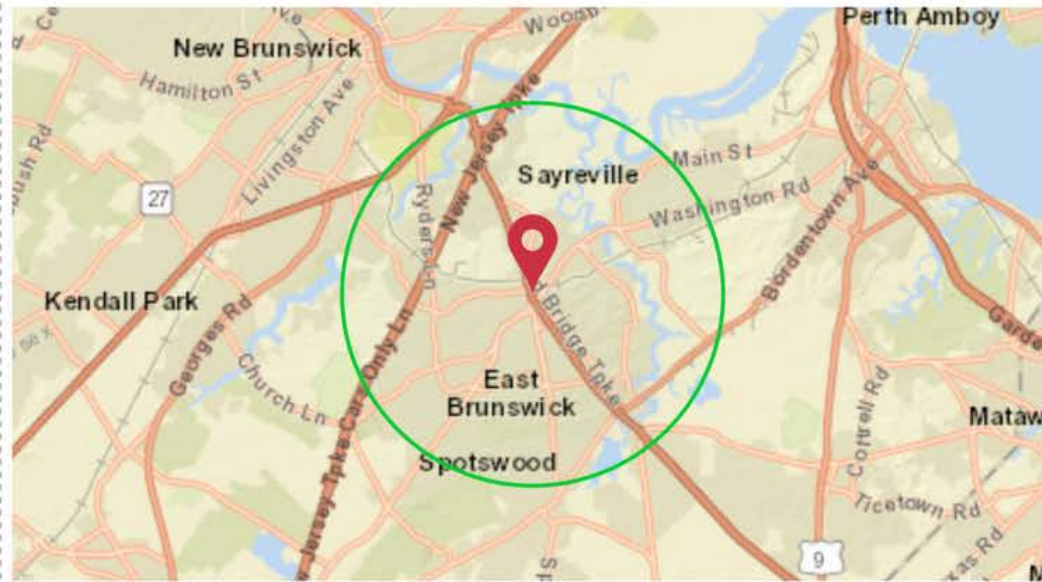
SPACE	SIZE (SF)	RENT	TRIPLE NET
GSV Veterinarians	3,980	\$23.50	\$93,530.00
FitStop	2,232	\$15.00	\$33,480.00
ProFysio Physical Therapy	2,458	\$19.77	\$49,122.00
Tiger Schulmans	3,000	\$21.28	\$63,840.00
<b>TOTAL</b>	<b>11,697</b>		<b>\$239,972.00</b>

EXPENSES	
TOTAL CAM AND INSURANCE	\$24,826.00
TAXES	\$63,772
<b>TOTAL</b>	<b>\$88,598.00**</b>

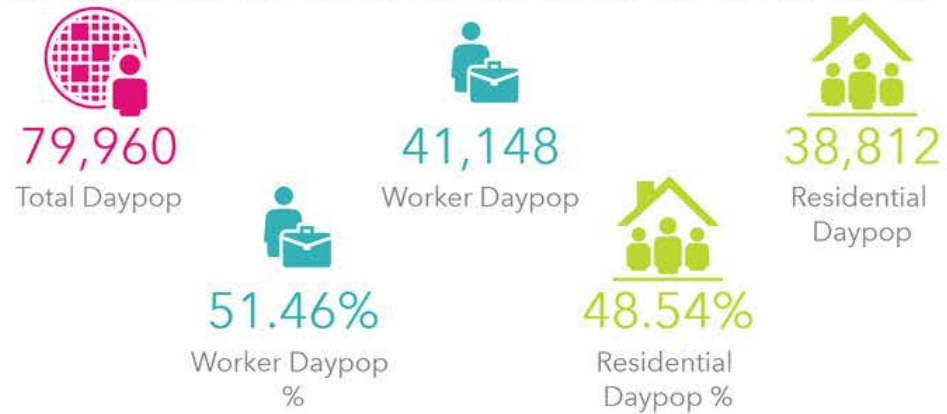
\*\* 15% of CAM and Insurance collected as management fee.



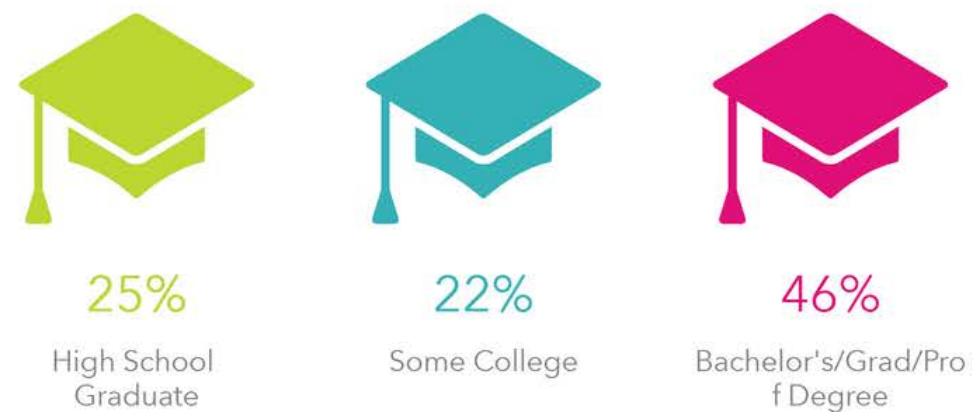
# DEMOGRAPHIC SUMMARY



DAYTIME POPULATION



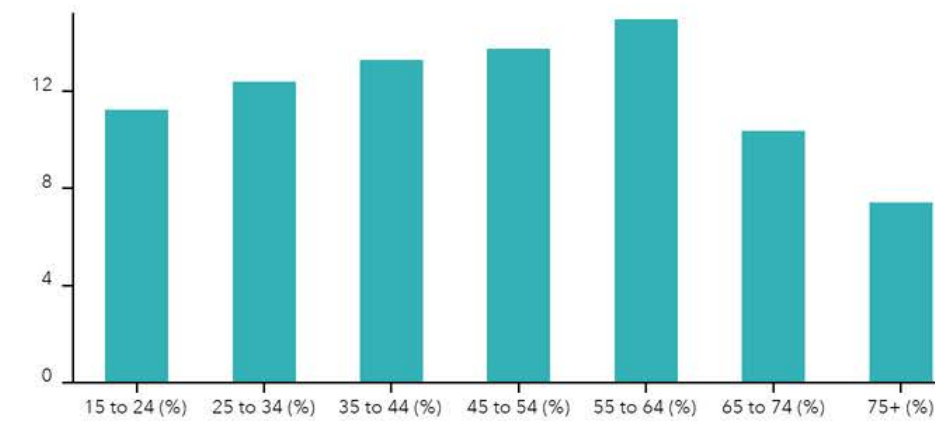
EDUCATION



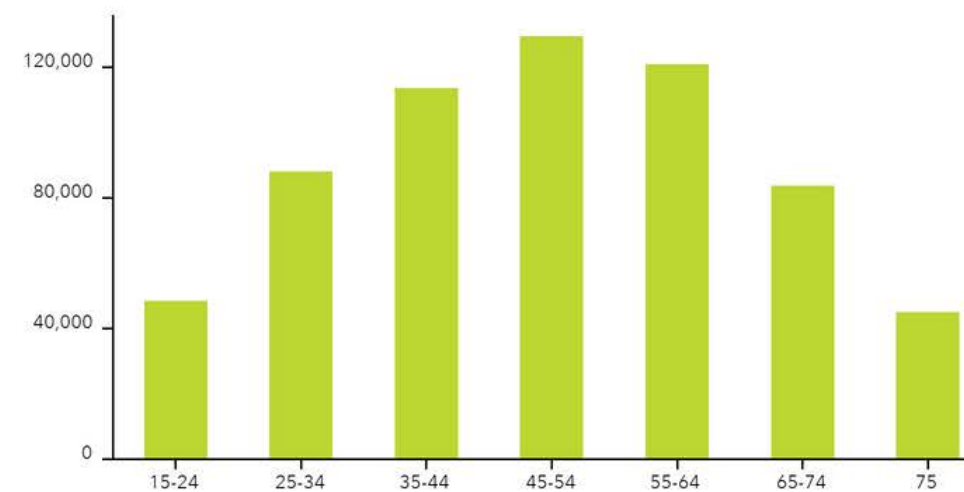
Tapestry Segments

2B	<b>Pleasantville</b> 10,056 households	<b>34.1%</b> of Households	▼
1D	<b>Savvy Suburbanites</b> 6,892 households	<b>23.4%</b> of Households	▼
8A	<b>City Lights</b> 2,273 households	<b>7.7%</b> of Households	▼

% of Adult Population by Age

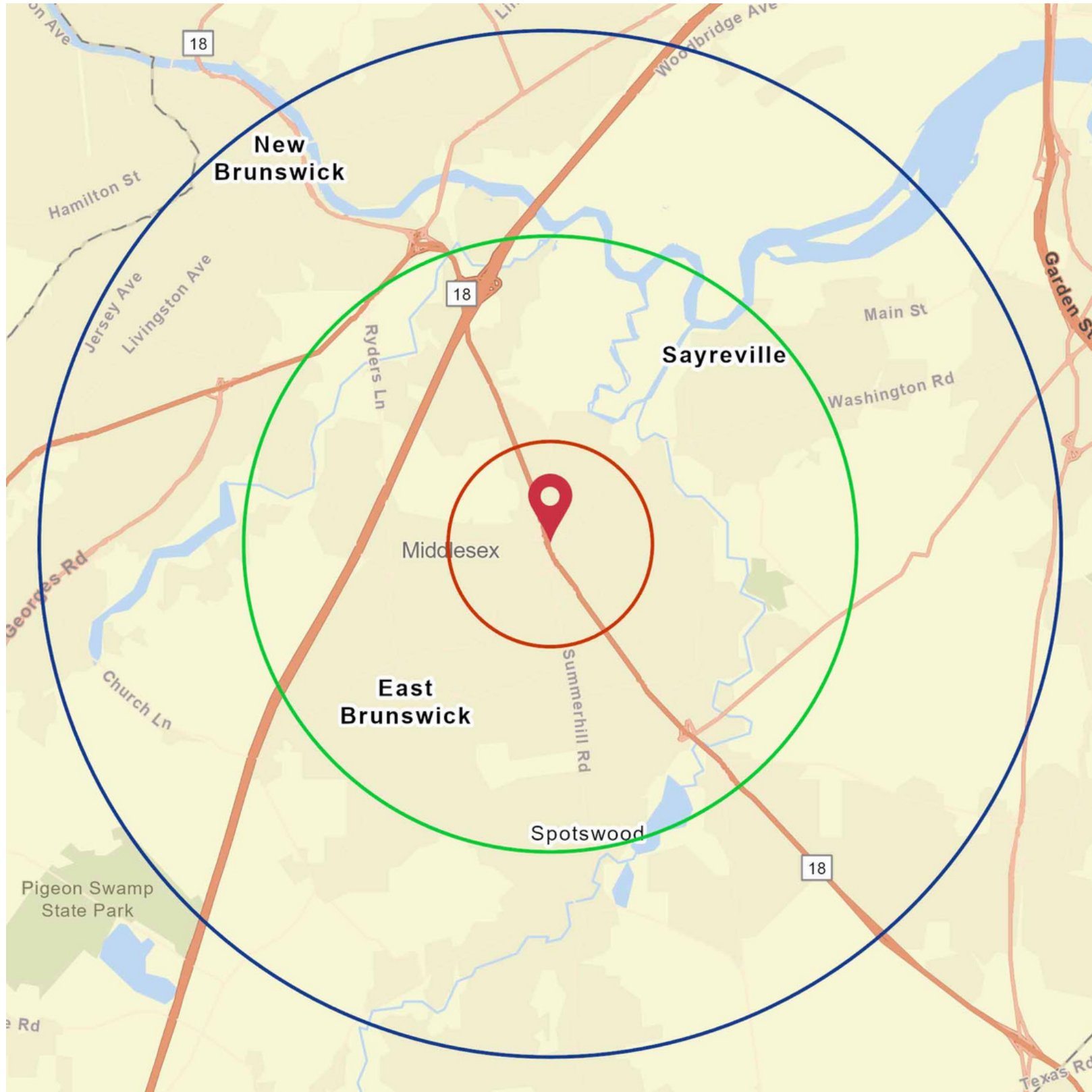


2017 Income by Age (Esri)





# DEMOGRAPHIC SUMMARY



	1 MILE	3 MILES	5 MILES
Population	14,497	82,217	231,172
Median HHI	\$83,357	\$100,883	\$87,336
Daytime Pop	13,312	79,960	219,382
Households	5,019	29,508	78,795
Median Age	40.8	42.3	37.5



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