



R *Another Remco Exclusive Offering!* **R**



Comments: This property best serves the general commercial type users, who may need a retail showroom for displays. The ground floor serves as retail, while the lower level can be used for assembly. The lower level has 2 drive-in doors, and can also be rented out to help offset your mortgage, providing for a great user investor opportunity.

The building was formerly home to **National Pools & Spas**, and was built with concrete flooring over top of structural steel to support the weight of hot tubs.

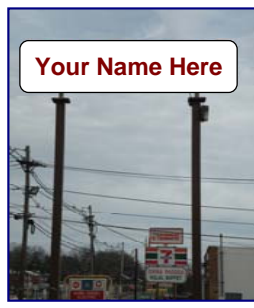
Ideal Uses: Pools & Patio, Flooring & Tile, Glass Installer, Electronics, Kitchen & Bath, Fireplaces, Railings & Metal Fabrication, Overhead Doors, Sign Company, Appliances, Engineering Firm, HVAC, Plumbing & Electrical Contractors, Printing, Lighting Showroom, Pumps & Generators, Equipment Rentals, Party Rentals, Automotive Equipment & Detailing, etc.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice. 001 = Revised: 10/7/13

GREEN BROOK, NEW JERSEY

Former National Pools & Spas

25 Route 22 Eastbound - Near Rock Avenue



Loading Area



SALE / LEASE = 7,500sf. Free-Standing Retail Bldg.

- Property Features:*
- ❖ 7,500sf. (75'x100') Retail / Commercial Bldg.
 - ❖ **Bonus!!** 7,500sf basement with bathrooms
 - ❖ Basement has 2 Drive-in doors & can be rented
 - ❖ Huge Highway Pylon Signage
 - ❖ 35 Car Parking & large rear yard for vehicles
 - ❖ Serving: Green Brook, Bridgewater & Middlesex
 - ❖ Close to Routes; 202, 206 & Interstates 78 & 287

Area Retailers Include:



Please Contact:
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| 2010 = DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|---|----------|----------|
| Total Population | 7,715 | 94,276 | 217,771 |
| Total Households | 2,744 | 32,357 | 75,842 |
| Median Household Income | \$98,485 | \$93,929 | \$94,180 |
| Traffic Count: US. Route 22 | AADT: 54,560 (NJ-DOT) Demos by: Geolytics | | |



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