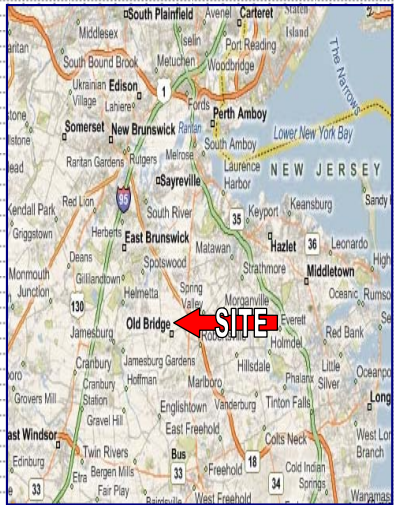




R *Another Remco Exclusive Offering!* **R**



Comments: Located on County Route 516, the East / West traffic connector between Routes 9 and 18, the subject property benefits from both high visibility and daytime population.

The property is located directly across the street from the 95,000sf **Browtown Shopping Center**, and is surrounded by several traffic generators such as: the **Glenwood Apartments** (1168 units) the **Brynwood Gardens Apartments** (150 units) as well as several Retail, Industrial, Office and Medical buildings.

The property is also located just 15 minutes from the Old Bridge Campus of the **Raritan Bay Hospital** (a member of Meridian Health) which provides care to the residents of Monmouth and Middlesex Counties.

Ideal Uses: Restaurants, retail, vision, medical, or dental practices, real estate & insurance agencies, engineering, legal & architectural firms, child & adult care centers and banquet hall facilities.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDENTLY 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

OLD BRIDGE, NEW JERSEY

Restaurant - Medical - Professional - Retail

2658 Route 516 (west) - Near Gaub Road



Pylon Signage



94 Car Parking Lot



FOR SALE or LEASE = 6,000sf. Free-Standing Building

- ❖ Former Restaurant known as; *Old New York*
- ❖ 6,000sf. Retail / Commercial Bldg.
- ❖ Brand new roof installed last year
- ❖ Restaurant / Medical / Professional / Retail
- ❖ **Liquor license available (priced separately)**
- ❖ Large Two Panel Pylon Signage
- ❖ Land area = 1.93 acres with 94 car parking
- ❖ Zoned: CC (Community Commercial)
- ❖ Close to Routes; 9, 18, 34, 35, 36, & 79
- ❖ Property Taxes = \$25,118.50 (2016)

Please Contact:
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2015 = DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,626	54,197	176,339
Total Households	4,021	19,482	63,066
Median Household Income	\$87,021	\$93,316	\$97,244
Traffic Count: US. Route 516	AADT: 22,779 (NJ-DOT) Demos by: Geolytics		



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