



695 FT OF HIGHWAY FRONTAGE ON US-130

**PRIME FREE STANDING BUILDING
WITH DRIVE THRU ON 1.1 ACRES**

NORTH BRUNSWICK, NJ

1550 OLD GEORGES ROAD

Between Old Georges Road and Route 130

SIZE

Ground Floor	3,166 SF
Basement	3,166 SF
Total	6,332 SF

ASKING RENT

Upon Request

TERM

Existing Sublease Expiration: 4/30/2026
Long Term Lease Available

POSESSION

Immediate

STATUS

Vacant

NEIGHBORING TENANTS

Shoppes at North Brunswick, Trader Joe's, Target, L.A. Fitness, Aldi, McDonalds, Michaels, Ulta, Talbots, Starbucks, UFC Gym, Macy's, Walmart, Hobby Lobby

CONTACT EXCLUSIVE AGENTS

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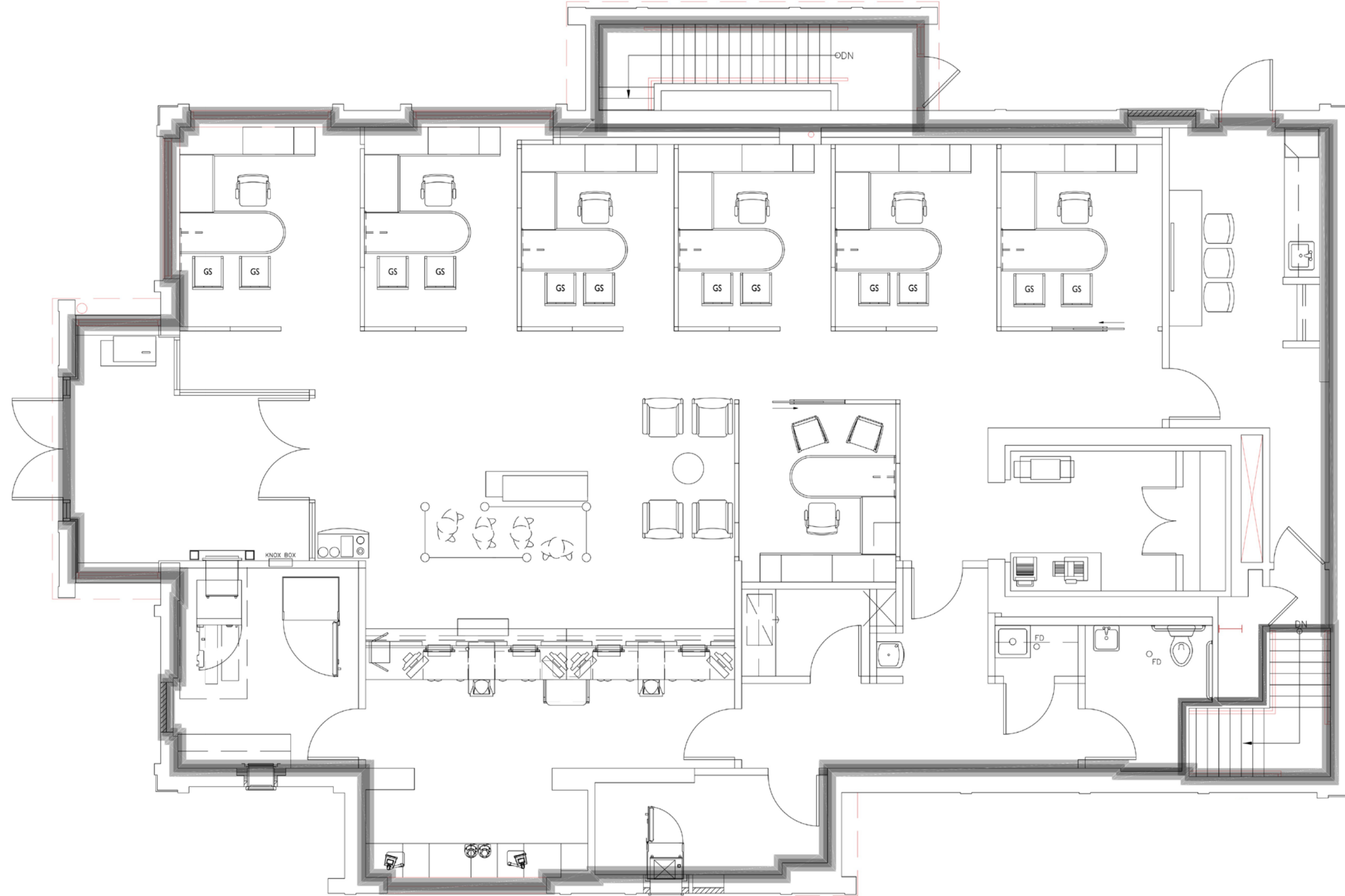
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

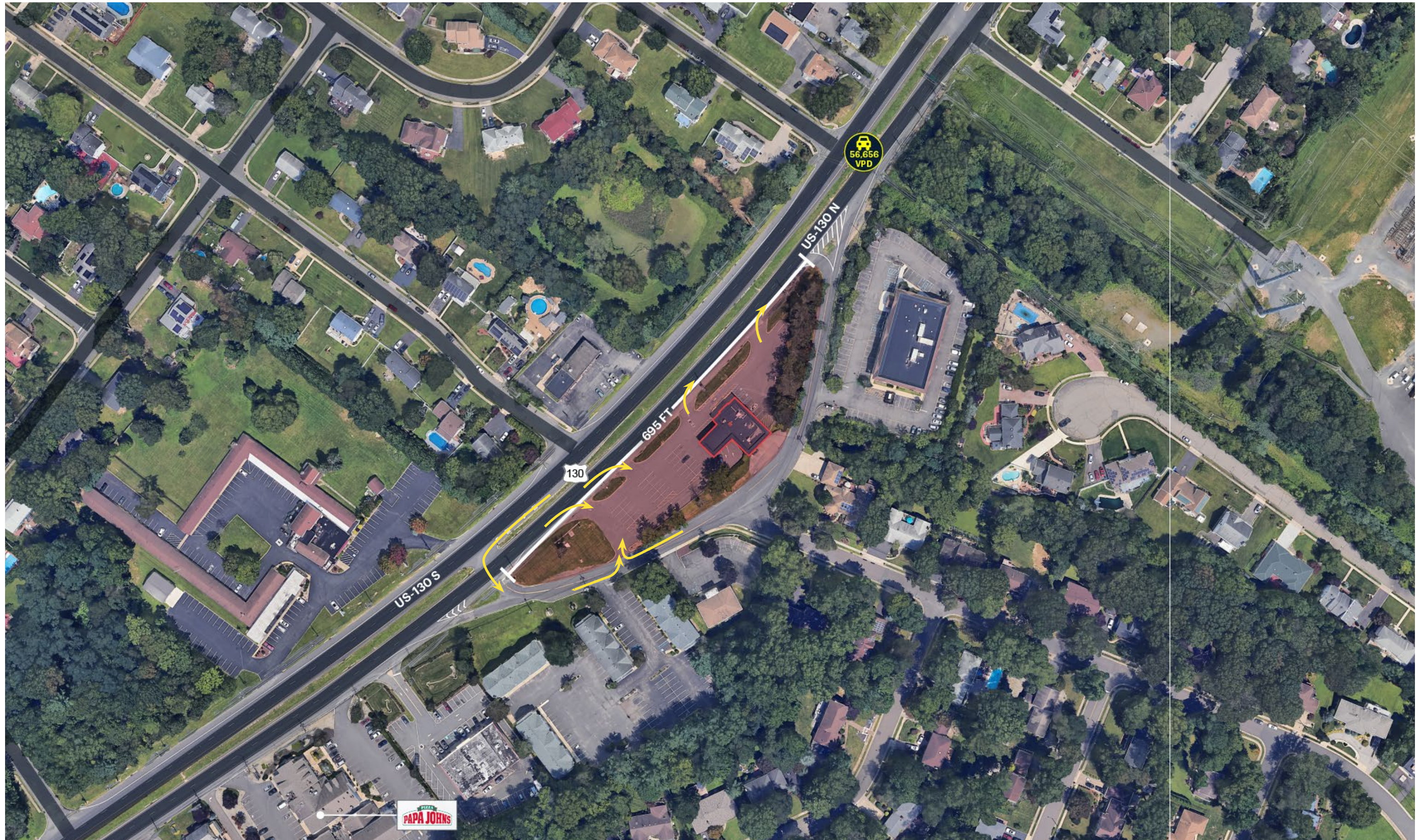
GROUND FLOOR PLAN - 3,166 SF



BASEMENT FLOOR PLAN - 3,166 SF



LOW LEVEL - 695 FT OF FRONTAGE ON US-130



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

9,084

HOUSEHOLDS

3,080

MEDIAN AGE

40.3

COLLEGE GRADUATES (Bachelor's +)

2,919 - 45.5%

TOTAL BUSINESSES

228

TOTAL EMPLOYEES

3,668

AVERAGE HOUSEHOLD INCOME

\$151,847

3 MILE RADIUS

POPULATION

87,523

HOUSEHOLDS

28,945

MEDIAN AGE

37.5

COLLEGE GRADUATES (Bachelor's +)

26,312 - 44.5%

TOTAL BUSINESSES

2,913

TOTAL EMPLOYEES

40,067

AVERAGE HOUSEHOLD INCOME

\$146,396

5 MILE RADIUS

POPULATION

240,632

HOUSEHOLDS

82,813

MEDIAN AGE

36.4

COLLEGE GRADUATES (Bachelor's +)

79,316 - 49.4%

TOTAL BUSINESSES

8,321

TOTAL EMPLOYEES

117,201

AVERAGE HOUSEHOLD INCOME

\$142,533

*2024 estimates