



AVAILABLE FOR SALE OR LEASE
ASKING PRICE UPON REQUEST

366 ROUTE 18

East Brunswick, NJ, 08816 | Middlesex County

2.2 ACRES FOR SALE OR LEASE GREAT REDEVELOPMENT OPPORTUNITY

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **366 Route 18** — East Brunswick, NJ (the 'Property').

The Property offers a great redevelopment opportunity on 2.2 acres of commercial land. 366 Route 18 offers a prime commercial land opportunity located along one of Central New Jersey's most heavily traveled retail corridors. Positioned with excellent visibility and direct frontage on Route 18, the site provides exceptional access to a dense residential population, strong daytime workforce, and established regional retail draw. The property is suitable for a variety of commercial uses, including retail, medical, automotive, and service-oriented businesses, and is available for sale or lease.

Its strategic location places it minutes from major transportation routes, including the New Jersey Turnpike (I-95), Route 1, and Route 9, enabling convenient regional connectivity. Surrounded by national retailers, shopping centers, and community amenities, the site benefits from consistent traffic volume and strong consumer demand.

This property presents a rare opportunity to secure a well-positioned parcel in a highly desirable trade area with long-term growth potential.

PROPERTY SUMMARY

THE OFFERING

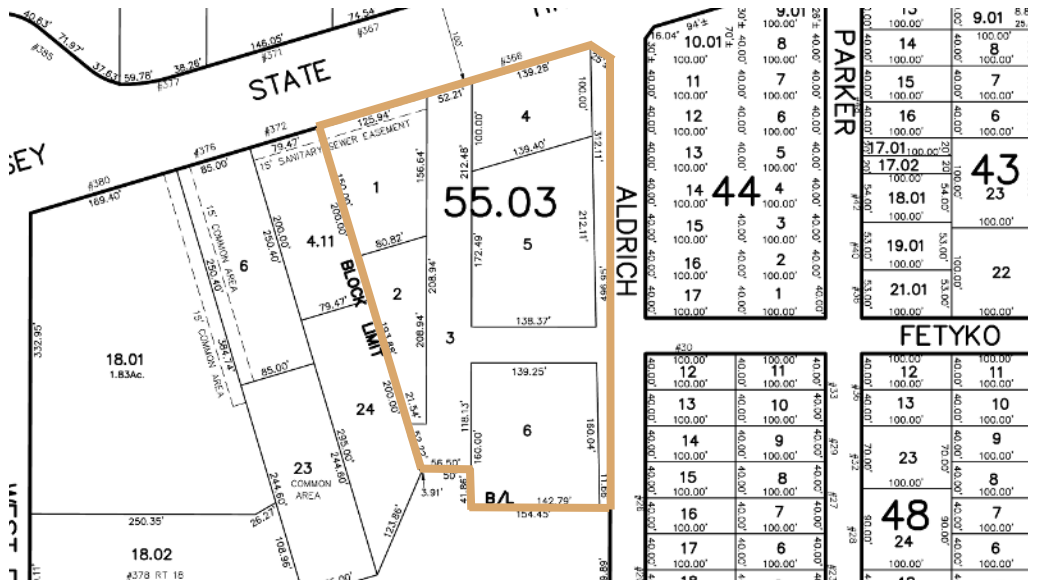
Property Address	366 Route 18
Neighborhood	East Brunswick, NJ
County	Middlesex
Block / Lot	55.03/1,2,3,4,5,6
Gross Lot Sq. Ft.	103,673 SF
Lot Size	2.2 acres

ZONING INFORMATION

Zoning	HC2
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TAX INFORMATION

Assessment (2025)	\$322,200
Tax Rate	12.177
Property Tax	\$39,234.29



MARKET OVERVIEW

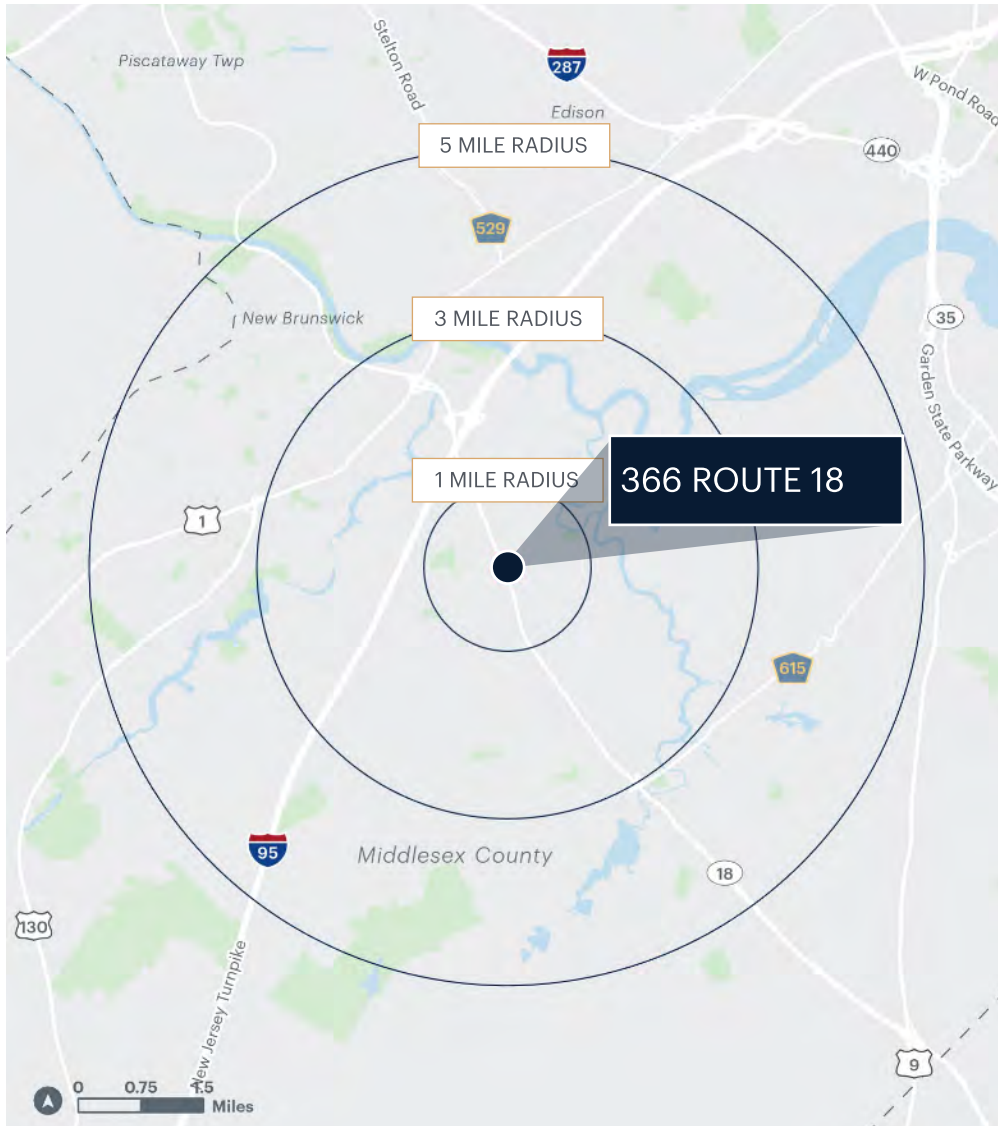
East Brunswick, NJ is a well-established suburban hub in Middlesex County, known for its strategic location and strong regional connectivity. The township benefits from immediate access to major transportation corridors, including the New Jersey Turnpike (I-95) and Routes 18 and 1, which position it as a key gateway between Central and Northern New Jersey. This accessibility supports steady commercial activity and makes the area attractive to a wide range of users who rely on regional mobility. East Brunswick's well-developed infrastructure and convenient commuter routes enhance its appeal as a central point for retail, service, and mixed-use development.

Beyond its transportation advantages, East Brunswick offers a high-quality suburban environment with strong community amenities, a stable residential base, and an active local economy. These attributes contribute to a supportive environment for commercial growth, particularly for development that aligns with daily-needs retail, healthcare, and community-oriented uses. With its established character, diverse consumer base, and sustained investment appeal, East Brunswick provides a strong foundation for long-term commercial land value.



**366 ROUTE 18
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	13,310	81,291	256,967
Number of Households	5,064	28,459	89,495
Average Household Income	\$127,360	\$155,100	\$138,006
Median Household Income	\$102,054	\$119,804	\$105,013
College Graduates	3,986	26,164	74,327
Total Businesses	751	2,923	8,835
Total Employees	7,248	30,268	102,362
Daytime Population	14,629	77,109	250,350

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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.