

Ground Lease
Or Build To Suit



480 Hoes Lane

Piscataway, New Jersey

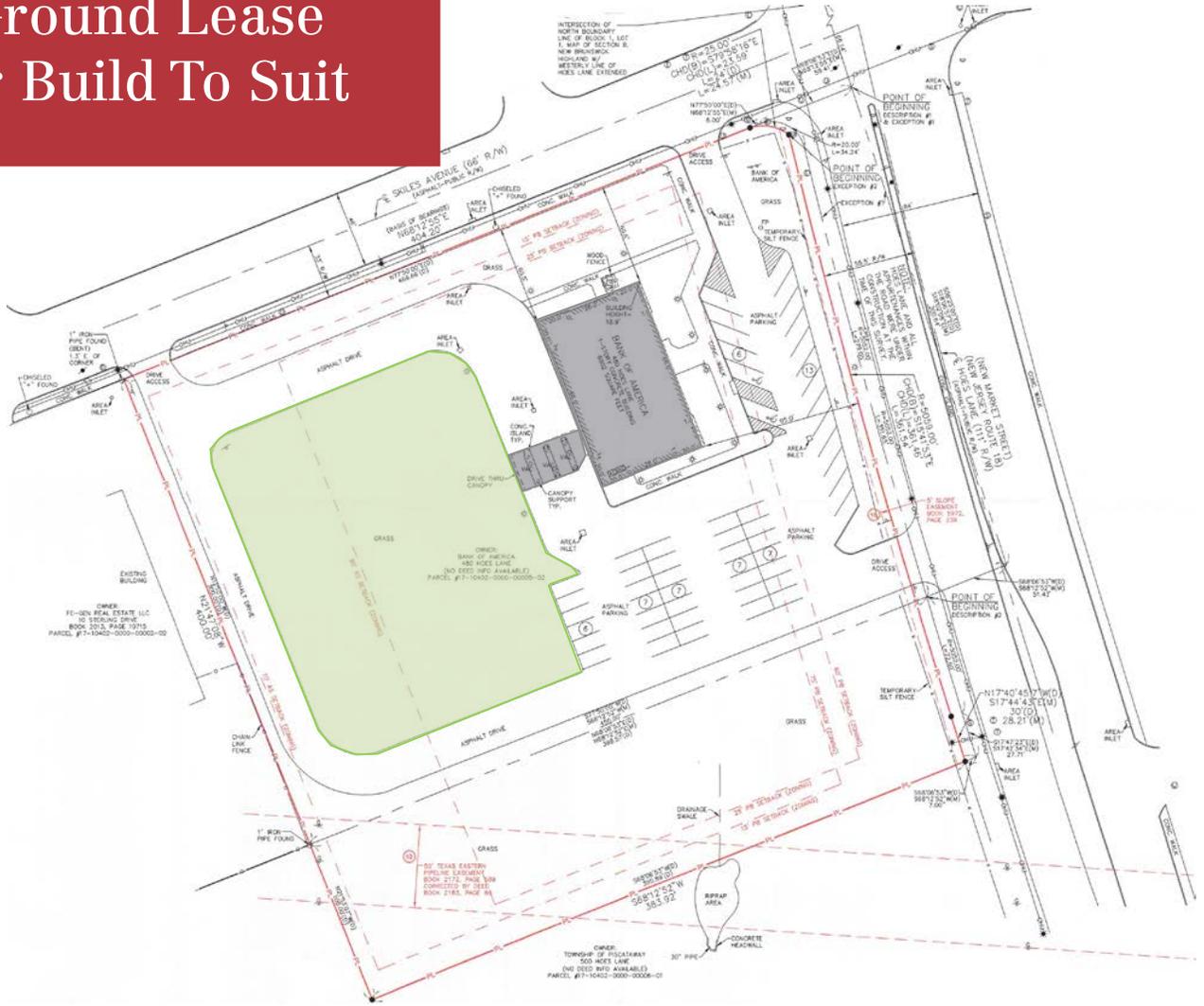
Property Features

- ±6,000 sq. ft. former bank facility located at corner traffic signalized site
- Situated on 3+ acres, providing ample parking
- Located on busy commuter corridor, adjacent to Piscataway Post Office
- Permitted uses include banking, daycare and funeral home
- Excellent area demographics, high traffic counts and strong daytime population

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Population	6,470	92,221	298,375
2016 Total Households	1,965	30,372	97,515
Avg. Household Income	\$89,807	\$87,577	\$77,381
Traffic Count 31,767 Vehicles Per Day			

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Location

- 480 Hoes Lane is now an extension of Route 18 and is located just minutes from Route 287 and the NJ Turnpike.
- The property is surrounded by corporate office and industrial parks, municipal offices, Rutgers University Campuses, and high density residential neighborhoods.
- Area retailers include Sports Authority, Lowe's, Petco, The Olive Garden, Aldi's, Walmart, Panera Bread, TGI Fridays, Shop-Rite and Applebees.

For Further Information Please Contact Exclusive Broker:

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