




±36,400 Sq. Ft.
NEWLY RENOVATED
Supermarket Space Available



Area Demographics			
			
1 Mile	19,507	6,818	\$103,241
3 Miles	125,945	40,384	\$101,015
5 Miles	293,900	95,643	\$102,175

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

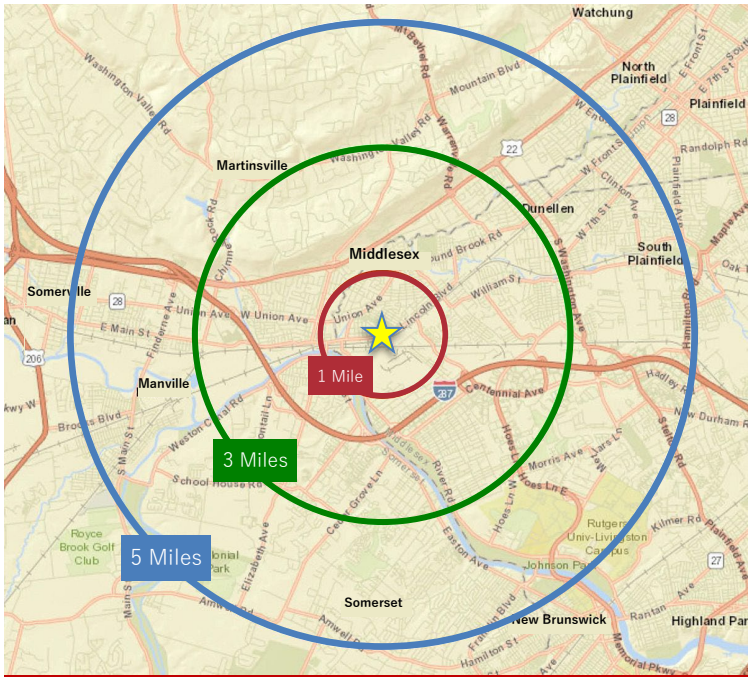


242 Lincoln Boulevard

Middlesex, New Jersey

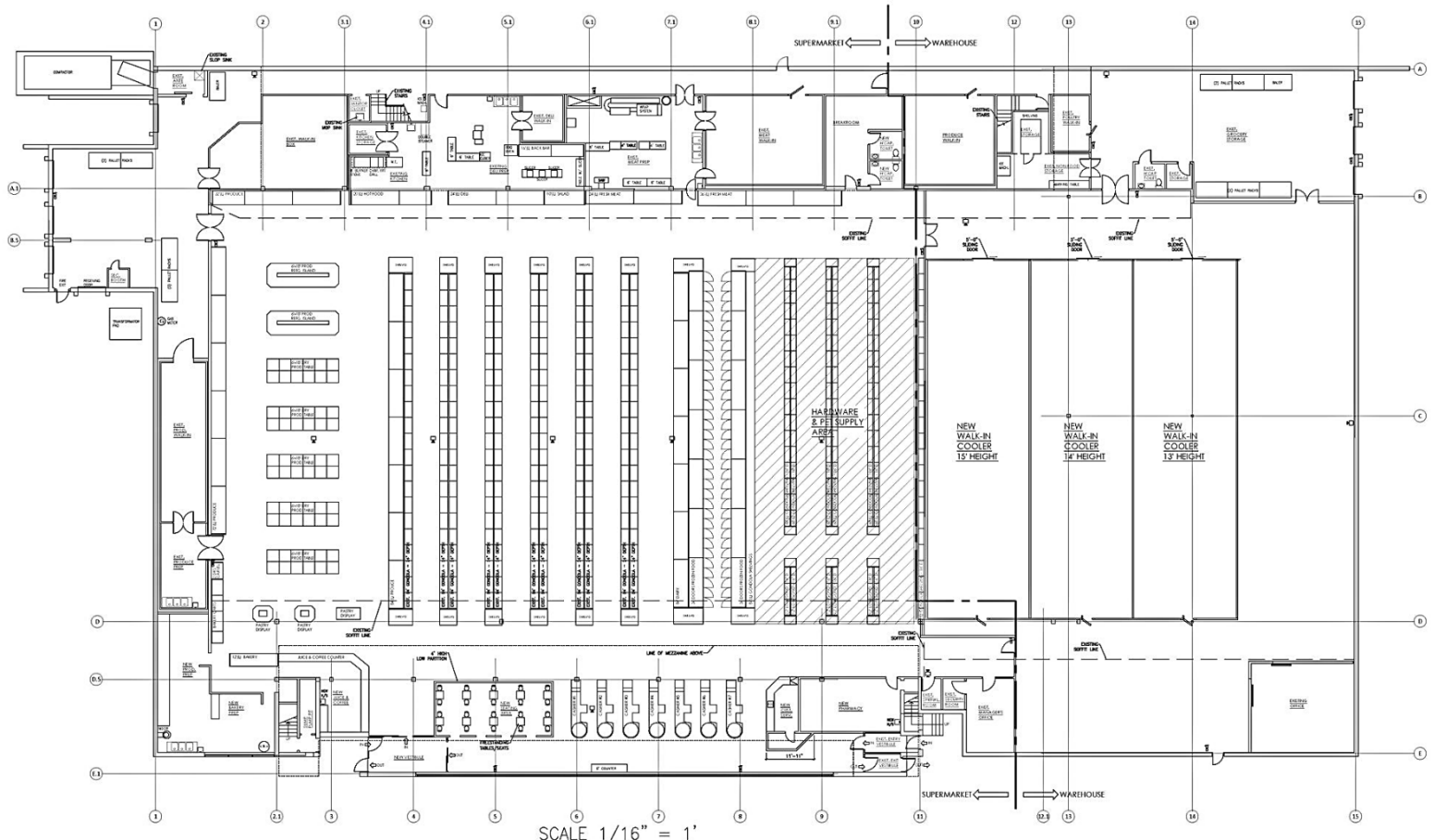
PROPERTY FEATURES

- ±69,750 sf retail shopping center available for lease
- Newly renovated (2018)
- Vacant ±54,000 sf supermarket space features 36,400 sf retail space including fully built out pharmacy, 6,897 sf cold storage area, 10,203 sf dry storage area, 7 loading docks and compactor pad
- 6,000 sq. ft. currently leased to liquor store
- Situated on 3.90 acres providing ample parking (200+ spaces)
- Good traffic count (12,000 vehicles per day)
- Strong demographics
- Located on heavily travelled commuter corridor



Situated adjacent to the newly constructed The View apartment complex (200 Units) and only ¼ mile from The Lofts at Middlesex apartment complex (146 units).

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AREA	SQUARE FOOTAGE
SUPERMARKET SPACE	36400
OFFICE SPACE SUPERMARKET 2ND FL	6300
PHARMACY	335
COLD STORAGE AREA*	17100
OFFICE SPACE	3500
LIQUOR STORE	6115
TOTAL	69750

*COLD STORAGE AREA BREAKDOWN	SQUARE FOOTAGE	CUBIC FOOTAGE
WAREHOUSE	10203	
COLD STORAGE WEST	2293	34406
COLD STORAGE MIDDLE	2293	32112
COLD STORAGE EAST	2311	30051
TOTAL	17100	

