



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

**Supermarket Space Available** 

<sup>±</sup>36,400 Sq. Ft.

NEWLY RENOVATED



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

732 985 3000 ext. 230

mdileo@naidb.com





## 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<sup>+</sup> spaces)
- Good traffic count (12,000 vehicles per day)
- Strong demographics
- Located on heavily travelled commuter corridor



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For Further Information, Please Contact Exclusive Broker: Matthew DiLeo Marc Shein Associate Senior Vice President

732 985 3000 ext. 212

mshein@naidb.com

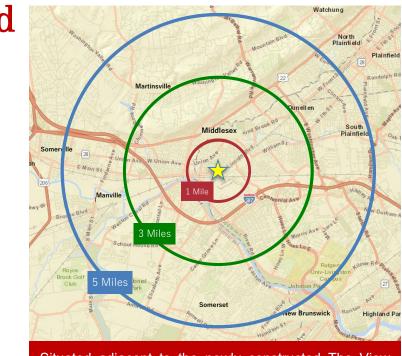
Robert V. DiLeo Associate

> 732 985 3000 ext. 207 rvdileo@naidb.com

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## FOR LEASE **Retail Shopping Center**



Situated adjacent to the newly constructed The View apartment complex (200 Units) and only 1/4 mile from The Lofts at Middlesex apartment complex (146 units).

For Further Information, Please Contact Exclusive Broker:

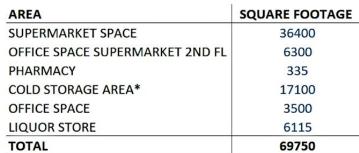
Marc Shein Senior Vice President Matthew DiLeo Associate

732 985 3000 ext. 230 mdileo@naidb.com

Robert V. DiLeo Associate

732 985 3000 ext. 207 rvdileo@naidb.com





| *COLD STORAGE AREA BREAKDOWN | SQUARE FOOTAGE |
|------------------------------|----------------|
| WAREHOUSE                    | 10203          |
| COLD STORAGE WEST            | 2293           |
| COLD STORAGE MIDDLE          | 2293           |
| COLD STORAGE EAST            | 2311           |
| TOTAL                        | 17100          |

INFOSCIMENT ELECTRIC MET GAS METER WATER METER WATER VILLE GAS VILLE GAS VILLE GAS VILLE VILLE VILLE VILLE GAS VILLE VILLE VILLE CARLE TV TREE SIRUB DEPRESED C

SCN TRE HIDRANT BOLLAR MONTORING HELL HELL MUHOLE 1 2<sup>-</sup>-RLET 1 2<sup>-</sup>-RLET 1 2<sup>-</sup>-RLET 1 2<sup>-</sup>-RLET 1 4<sup>-</sup>RD MLET 1 4<sup>-</sup>RD MLET

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## 242 Lincoln Boulevard Middlesex, New Jersey

