



- 1.91 Acres Available For Ground Lease or BTS
- Currently a Gas Station
- Traffic Count (Route 1 South): 57,139 VPD
- Zone: Highway Commercial (C-3) : [For More Info Click Here](#)
- **National Neighboring Tenants:**
Costco, BJ's, Target, Burger King, Dunkin Donuts, Starbucks, Wendy's and many more.

**FOR MORE INFORMATION
PLEASE CALL
EXCLUSIVE BROKER:**

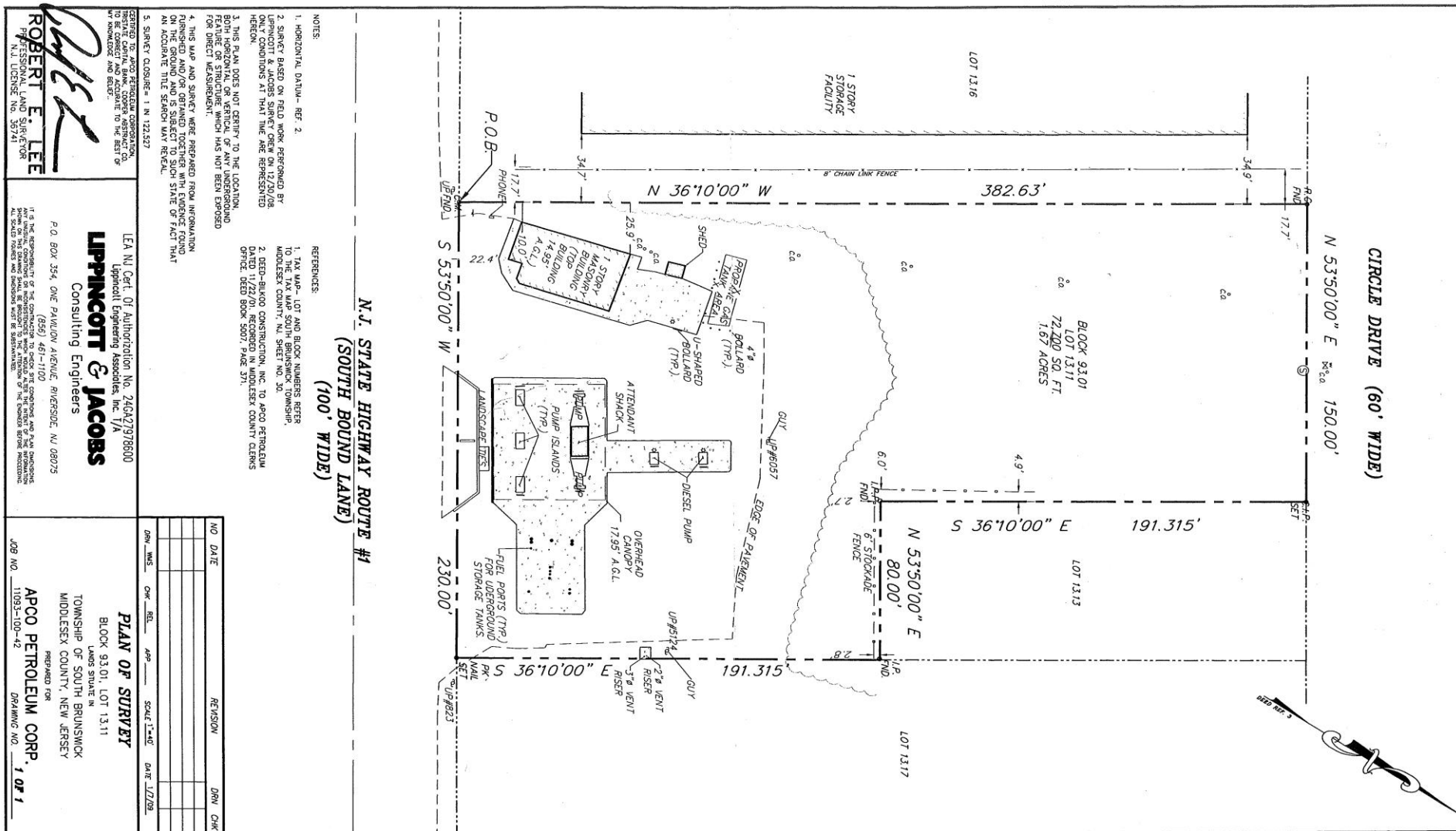
Urszula Zoltek
973.798.6130 Ext 1001
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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler St, Totowa, NJ 07512 * T: 973.798.6130

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COMMERCIAL REAL ESTATE SERVICES

1.91 Acres Available For Ground Lease or BTS
3817 Route 1, Monmouth Junction, NJ 08852



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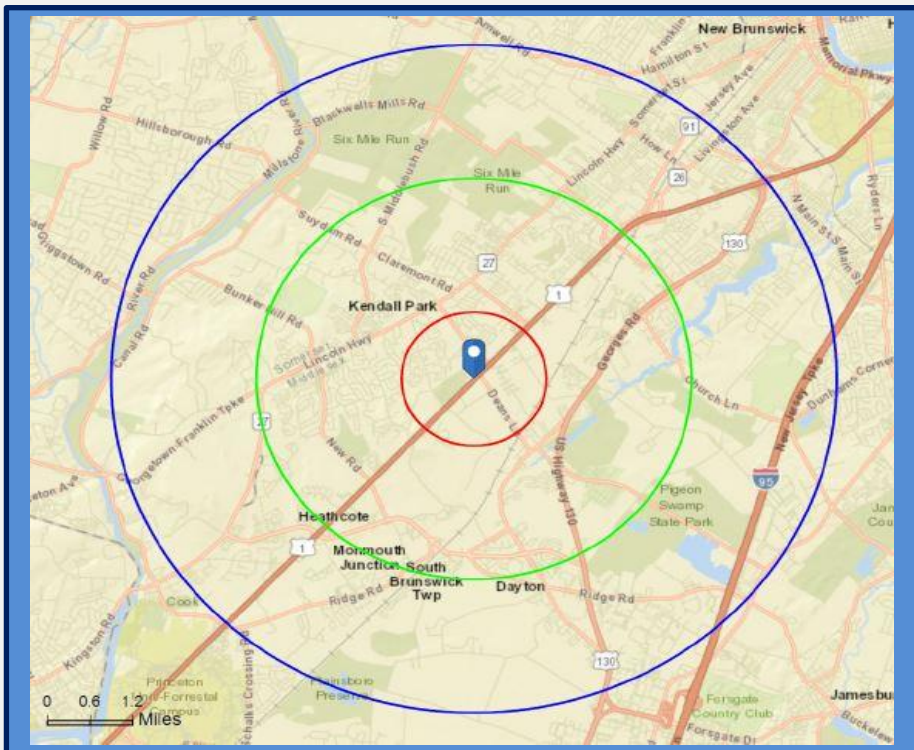
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,874	69,768	116,180
Daytime Pop.	1,152	15,020	34,902
Households	2,213	24,735	40,537
Average Age	38.3	37.4	38.5
Average HH Income	\$163,453	\$144,089	\$148,698

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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