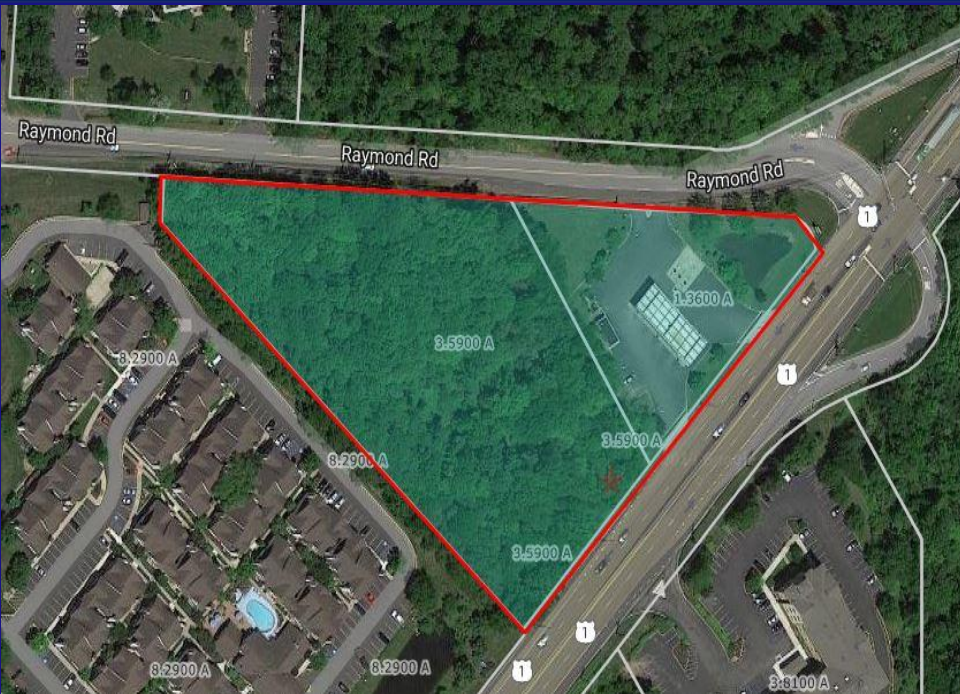


COMMERCIAL REAL ESTATE SERVICES

5 Acres Available For Ground Lease or BTS
4217 US Highway 1
Monmouth Junction, NJ 08852



- 5 Acres Available For Ground Lease or BTS
- Currently a Gas Station
- Located at the Intersection of Rt 1 & Raymond Rd.
- Amazing Location
- Commercial Zone
- Located Near: Dow Jones Employee Federal CU, Wall Street Journal, Miele Experience Center and more.
- **National Neighboring Tenants:**
Target, Shop Rite, Starbucks, CVS, Bob's Discount Furniture and Mattress Store, Dunkin, Chase Bank, Best Western Hotel, Pet Smart, Life Storage, Exxon, The Home Depot, Dollar Tree, Taco Bell, Holiday Inn, Hampton Inn, Double Tree and many more.

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

Urszula Zoltek:
973.798.6130 Ext.1001
Urszula@ZoltekCRE.com

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 *T: 973.798.6130

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COMMERCIAL REAL ESTATE SERVICES

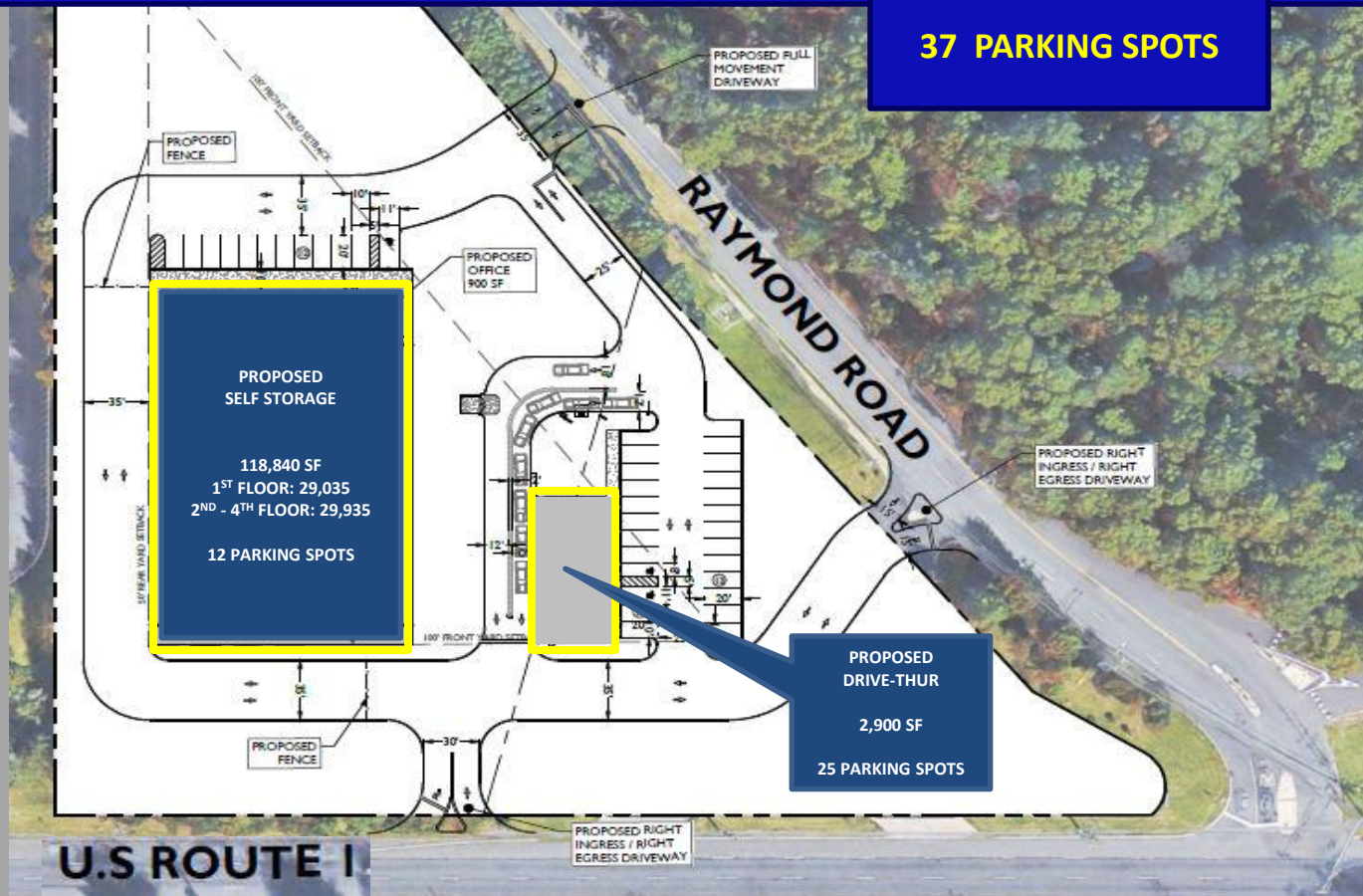
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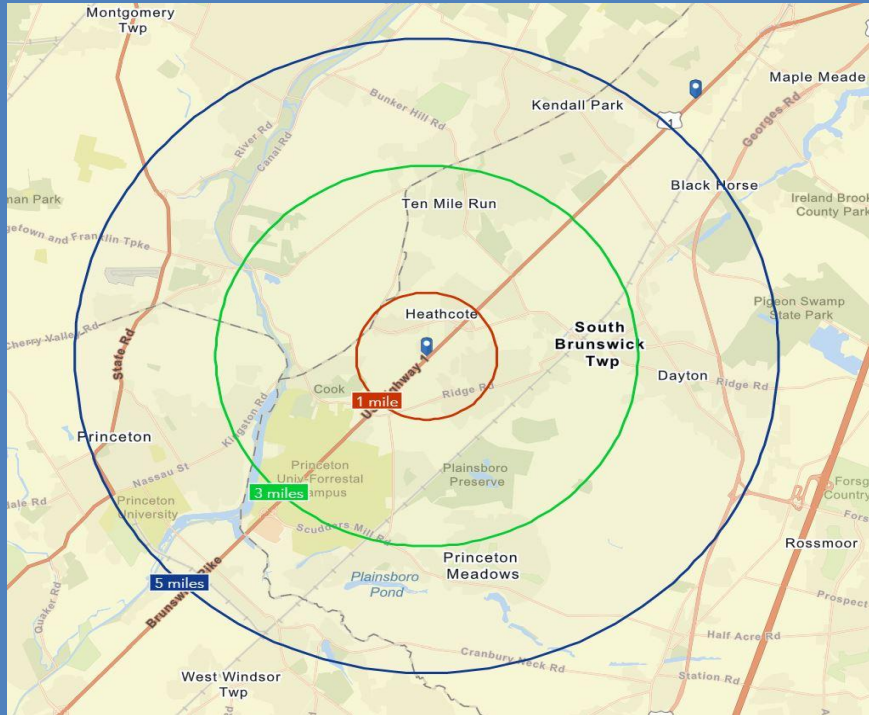
PROPOSED SITE PLANS can be revised depending on tenant requirements.



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,644	33,475	115,916
Daytime Pop.	10,200	44,973	130,470
Households	1,685	12,066	41,656
Average Age	42.4	41	38
Average HH Income	\$180,787	\$161,897	\$161,727

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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