



4000 US-1, South Brunswick-Monmouth Junction, NJ

4.28 Acres Available For Ground Lease or BTS

- Highly Visible Area
- Zoning OP (Office Park): [Click Here For More Info](#)
- Traffic Count Route 1: 53,574 VPD
- National Neighboring Tenants: Target, Shoprite, La-Z-boy Home Furnishings & Decor, The Home Depot, Extra Space Storage, Days Inn, McDonalds, Burger King, Taco Bell, White Castle and many more.

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

**Urszula Zoltek
973.896.8377**

Urszula@ZoltekCRE.com

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES



Woodlot Park

Metro Self Storage

McDonald's
BURGER KING
WOODSPRING SUITES

Days Inn

TACO BELL

White Castle

THE HOME DEPOT

KAPADOKYA MARKET & BAKERY

LA Z BOY

SITE

Viking LIQUOR

Lightbridge Academy Day Care

ExtraSpace Storage

CIRCLE K

ShopRite

target

KinderCare Pre-school

Oak Woods Senior Residence

CIL Woods Apartment Complex

Southridge Woods Apartment Complex

Stonehenge Condos & Town Homes

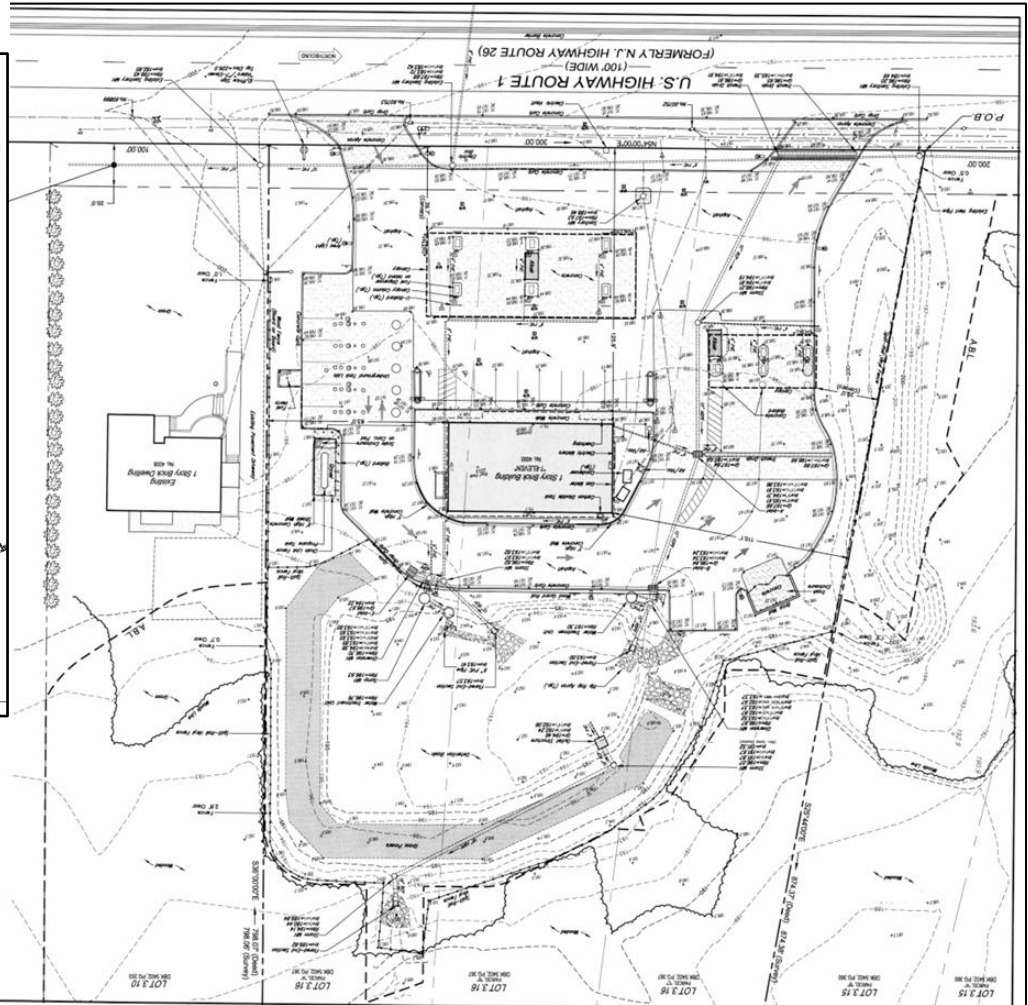
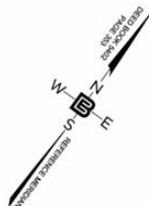
Elite Signs

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

522 COUNTY

522 COUNTY

522 COUNTY





DEMO-GRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	4,844	54,648	109,075
Daytime Population	1,134	13,172	50,738
Households	123,312	152,789	152,829
Average Age	39.4	42.4	41.4
Average HH Income	\$123,312	\$152,789	\$152,829

**FOR FURTHER INFORMATION PLEASE
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