

# Former Exxon Station Old Bridge, NJ

ROUTE 516 & WORTH PLACE, OLD BRIDGE, NJ 08857



## • Project Profile

- OG1 Zone; Block 15567, Lot 222
- 1,484 SF Gas Station Building on 1/2 Acre , 2 Repair Bays with Lifts, Office/Waiting area
- Owners are in the process of removing the pumps and tanks. Will be delivered environmentally clean.
- Asking Rent \$5,000/ Month      2011 Taxes: \$11,361      Could also be available for sale

## • Demographics

	1 MILE	3 MILES	5 MILES
• Population	8,767	56,888	179,116
• Day Population	7,903	46,383	150,189
• Avg Household Income	\$90,837	\$97,787	\$95,729
• Med Household Income	\$77,004	\$81,111	\$78,754
• Median Age	36	34	36
• Household Growth '00 - '09	5.95%	6.16%	9.36%

## • Traffic Counts

- Average Daily Traffic Route 516                      21,926 Cars ('08 Count .6Mi/W))

## • Generators

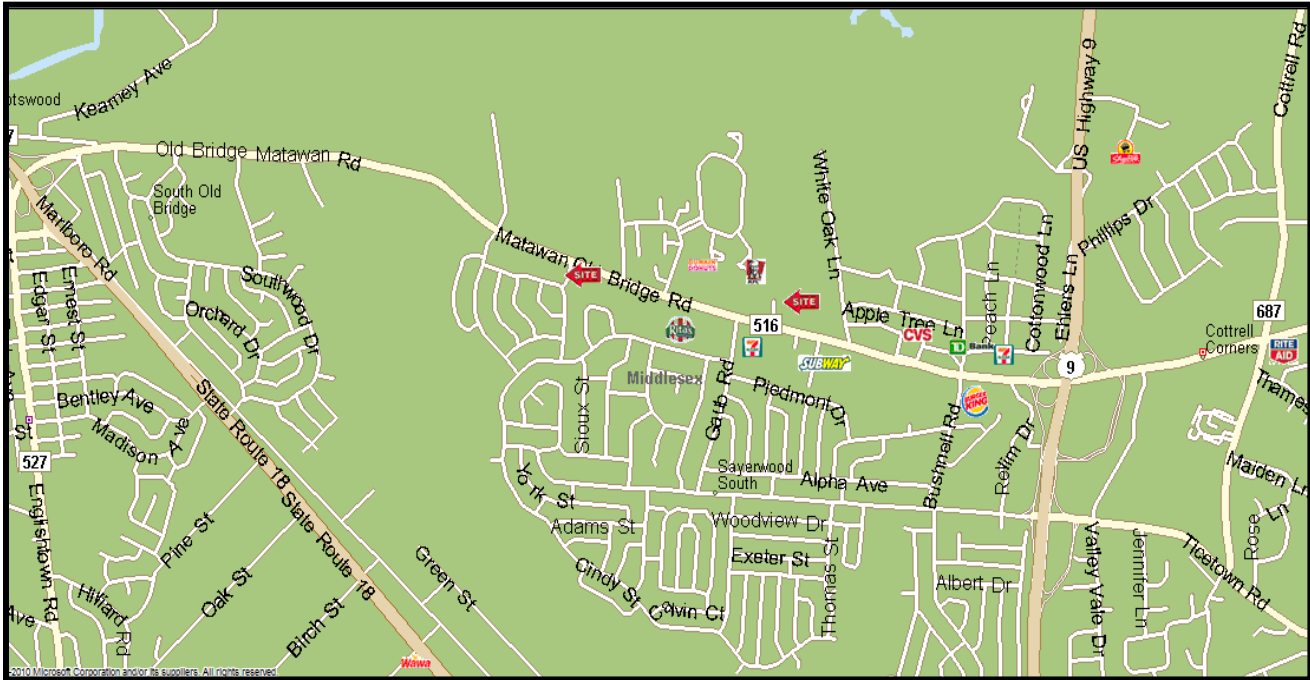
- Browntown Shopping Center: 93k SF - Walgreens, NY Sports Club, BONY, Subway
- CVS, KFC, 7-11, Burger King(\$1.2M), Dunkin Donuts, Rita's, TD Bank, Chase, Amboy Nat'l
- Jake Brown Plaza: Sun Nat'l Bank, Rite-Aid, Columbia Bank, Manhattan Bagel
- Glenwood Apartments: 1168 Units; Brynwood Gardens: 150 Units
- Professional/Medical Offices, Retail, Restaurants, Glenwood Country Club

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- Area Map



- Survey

