

242 Lincoln Boulevard
Middlesex, New Jersey



±36,400 Sq. Ft.
Newly Renovated
Supermarket
Space Available



Area Demographics



	Population	Households	Median Income
1 Mile	19,507	6,818	\$103,241
3 Miles	125,945	40,384	\$101,015
5 Miles	293,900	95,643	\$102,175

For Further Information, Please Contact Exclusive Broker:

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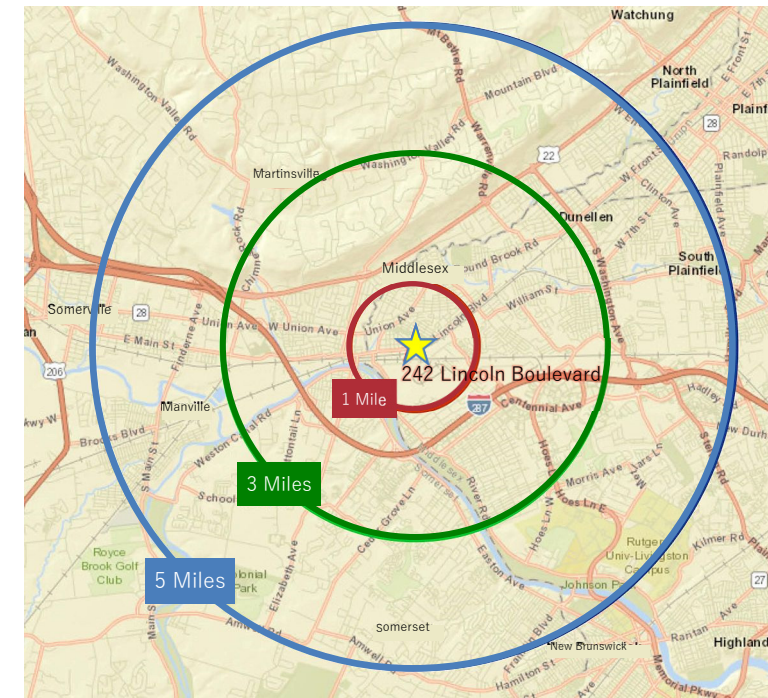
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PROPERTY FEATURES

- ±69,750 sq. ft. retail shopping center available for lease
- Newly renovated (2018)
- Vacant ±54,000 sq. ft. supermarket space features 36,400 sq. ft. retail space including fully built out pharmacy, 6,897 sq. ft. cold storage area, 10,203 sq. ft. 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+ spaces)
- Good traffic count (12,000 vehicles per day)
- Strong demographics
- Located on heavily travelled commuter corridor



Situated adjacent to the newly constructed The View apartment complex (200 Units) and only ¼ mile from The Lofts at Middlesex apartment complex (146 units).

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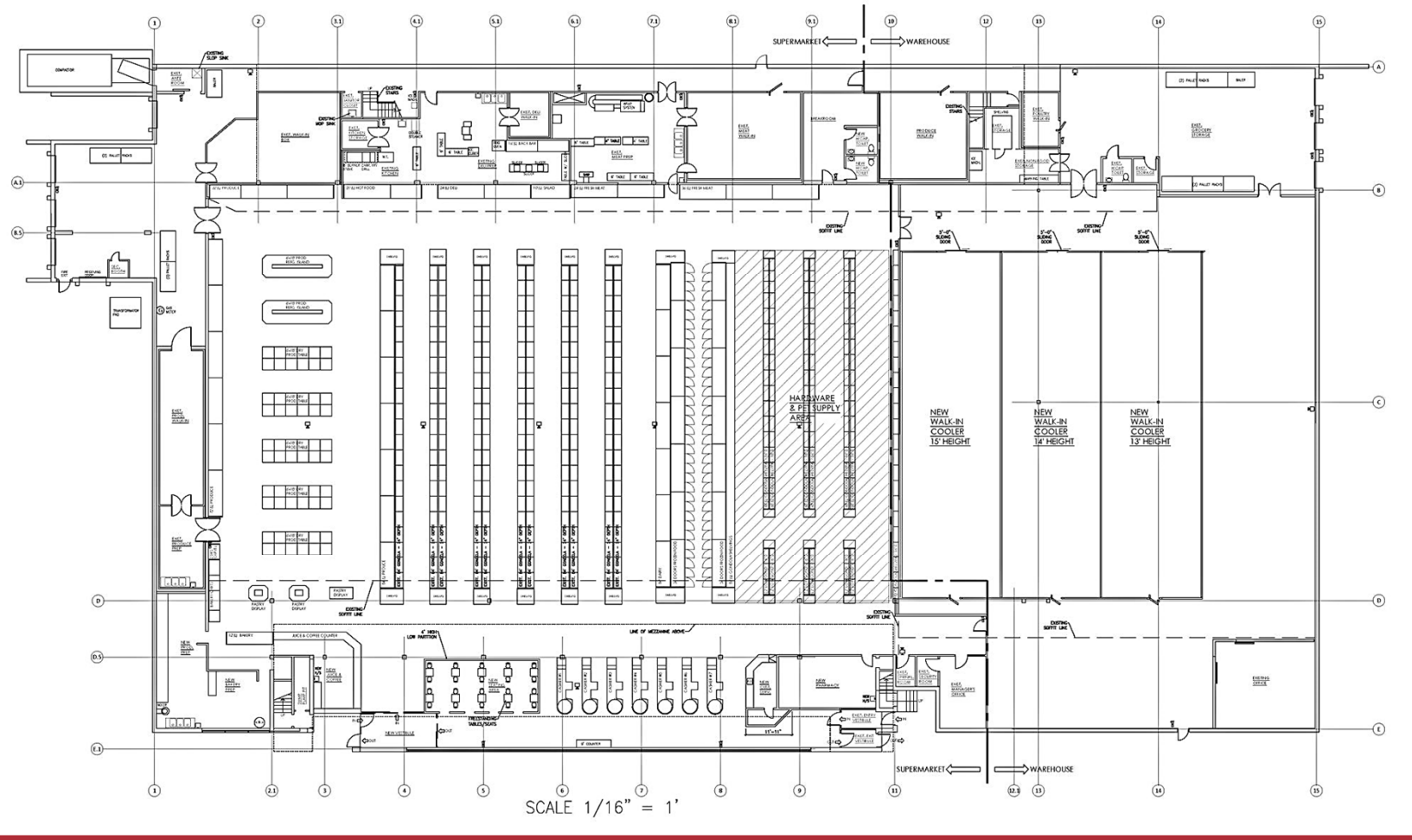
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AREA	SQUARE FOOTAGE
SUPERMARKET SPACE	36400
OFFICE SPACE SUPERMARKET 2ND FL	6300
PHARMACY	335
COLD STORAGE AREA*	17100
OFFICE SPACE	3500
LIQUOR STORE	6115
TOTAL	69750

*COLD STORAGE AREA BREAKDOWN	SQUARE FOOTAGE	CUBIC FOOTAGE
WAREHOUSE	10203	
COLD STORAGE WEST	2293	34406
COLD STORAGE MIDDLE	2293	32112
COLD STORAGE EAST	2311	30051
TOTAL	17100	

