

# MSC



## THE VERVE

88 EASTON AVENUE  
NEW BRUNSWICK, NJ

3,720 SF RETAIL/RESTAURANT  
OPPORTUNITIES





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88 EASTON AVENUE | NEW BRUNSWICK, NJ

## 3,720 SF RETAIL/RESTAURANT OPPORTUNITIES

### CONTACT



#### MATTHEW STEIN

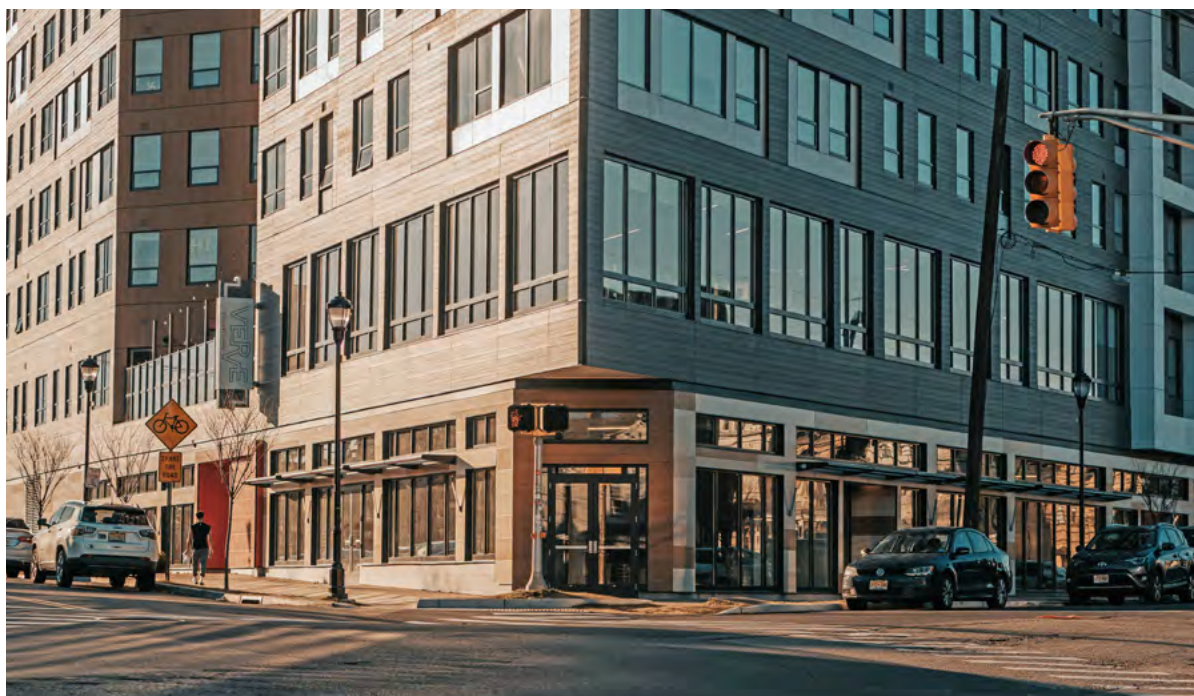
mstein@hellomsc.com  
833.FOR.MSCU

#### MICHAEL SALOVE

msalove@hellomsc.com  
310.321.4123

#### MATTHEW COOPER

mcooper@hellomsc.com  
833.FOR.MSCU



### DEMOGRAPHICS



#### EST. POPULATION

1 mi 41,408 | 3 mi 148,564 | 5 mi 276,333



#### EST. AVERAGE HH INCOME

1 mi \$69,801 | 3 mi \$97,102 | 5 mi \$111,890



#### EST. MEDIAN AGE

1 mi 26.8 | 3 mi 32.1 | 5 mi 35.6



#### EST. TOTAL EMPLOYEES

1 mi 32,087 | 3 mi 74,899 | 5 mi 159,982



#### EST. WHITE COLLAR WORKERS

1 mi 43.2% | 3 mi 58.7% | 5 mi 66.7%

### RUTGERS UNIVERSITY

Undergraduate Students	±36,000
Graduate	±14,000
Total Student Population	±50,000
Faculty/Staff	±10,000

### PROPERTY DETAILS

- Retail/restaurant opportunities on the ground floor of a new construction mixed-use student housing project on the doorstep of Rutgers University
- Comprised of 696 beds (181 units) and 8,826 SF of retail (3,720 SF available)
- Close to the Amtrak and New Jersey Transit station (0.4 mi) and convention center (0.6 mi) which hosts over 14,000 conference visitors and 260 events annually
- Ability to capture healthcare professionals from the surrounding medical community including St. Peter's, Robert Wood Johnson Hospital and Rutgers New Jersey Medical School (totaling ±41,000 employees)
- Walkable distance to the Johnson & Johnson Headquarters
- Ready for immediate occupancy

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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## SITE PLAN



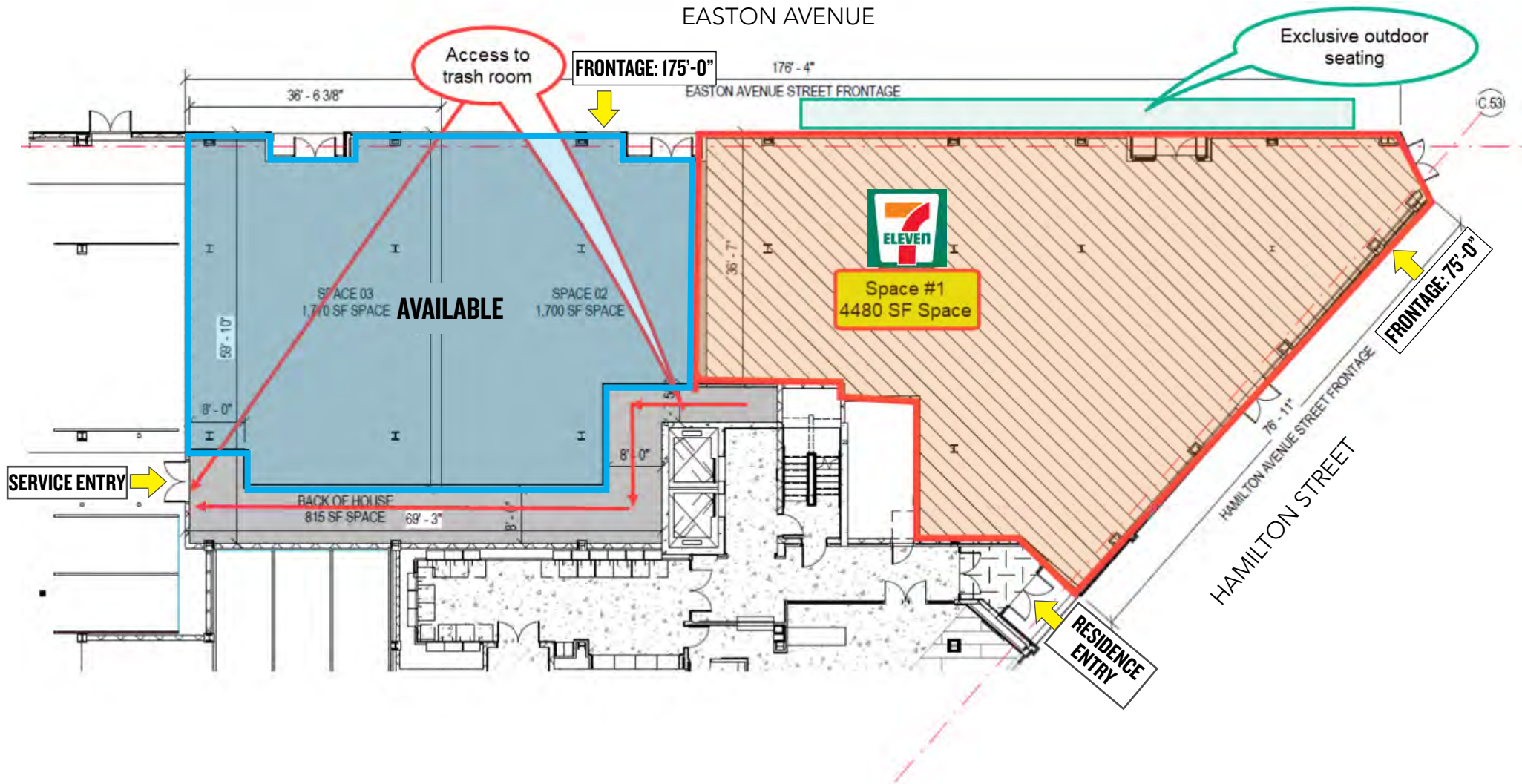
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## NOTABLE AREA CO-TENANCY



## CONTACT



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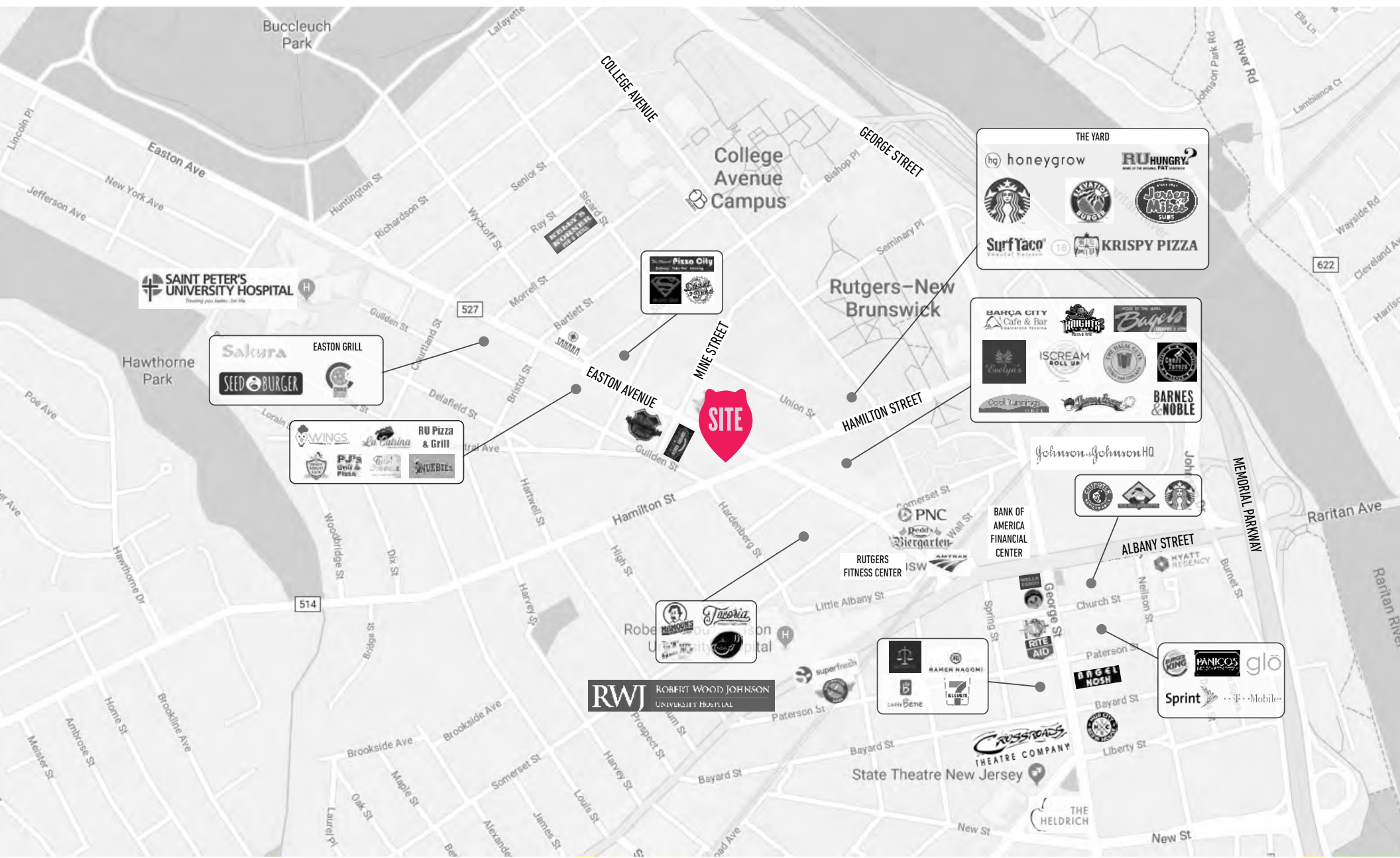
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## PROXIMITY TO LOCAL TRAFFIC DRIVERS

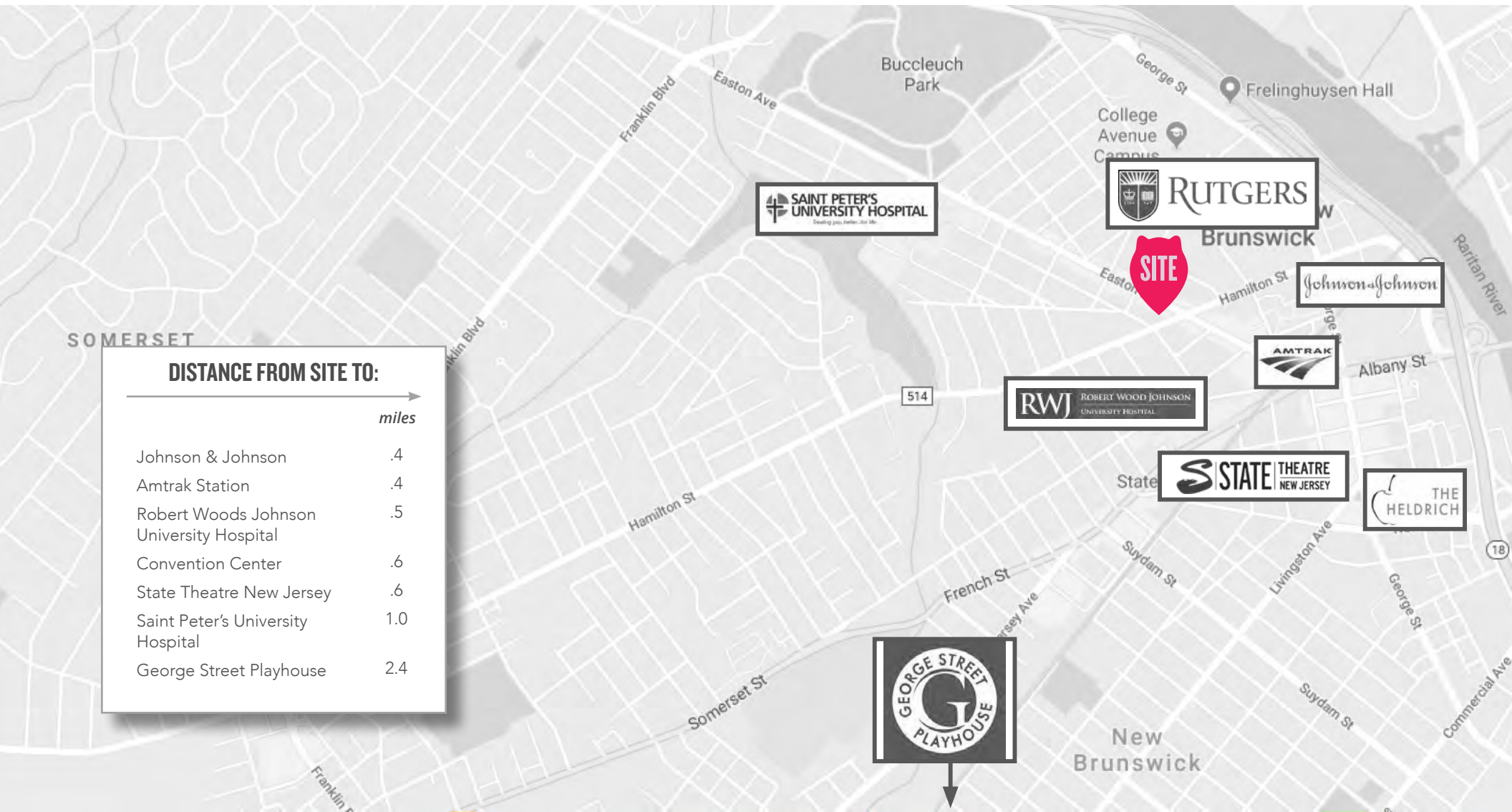
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