



## RETAIL SPACE

# EDISON, NJ

92 ROUTE 27

### SIZE

0.45 Acres

### ASKING RENT

Upon Request

### NEIGHBORS

McDonalds, Starbucks, Papa John's Pizza, Dunkin'

### COMMENTS

Up to 4,500 SF or 2,000 SF Restaurant with drive thru

Built to suit or ground lease

Fronting Rt 27 with access to two side street corners

Less than one mile from Menlo Park and Garden State Parkway

110,000 - Daytime Pop in 3 miles and \$131,000 income

## CONTACT EXCLUSIVE AGENTS

### JAKE FRANTZMAN

jfrantzman@ripconj.com

201.777.2309

### DANIEL ZAPPALA

dzappala@ripconj.com

201.777.2312

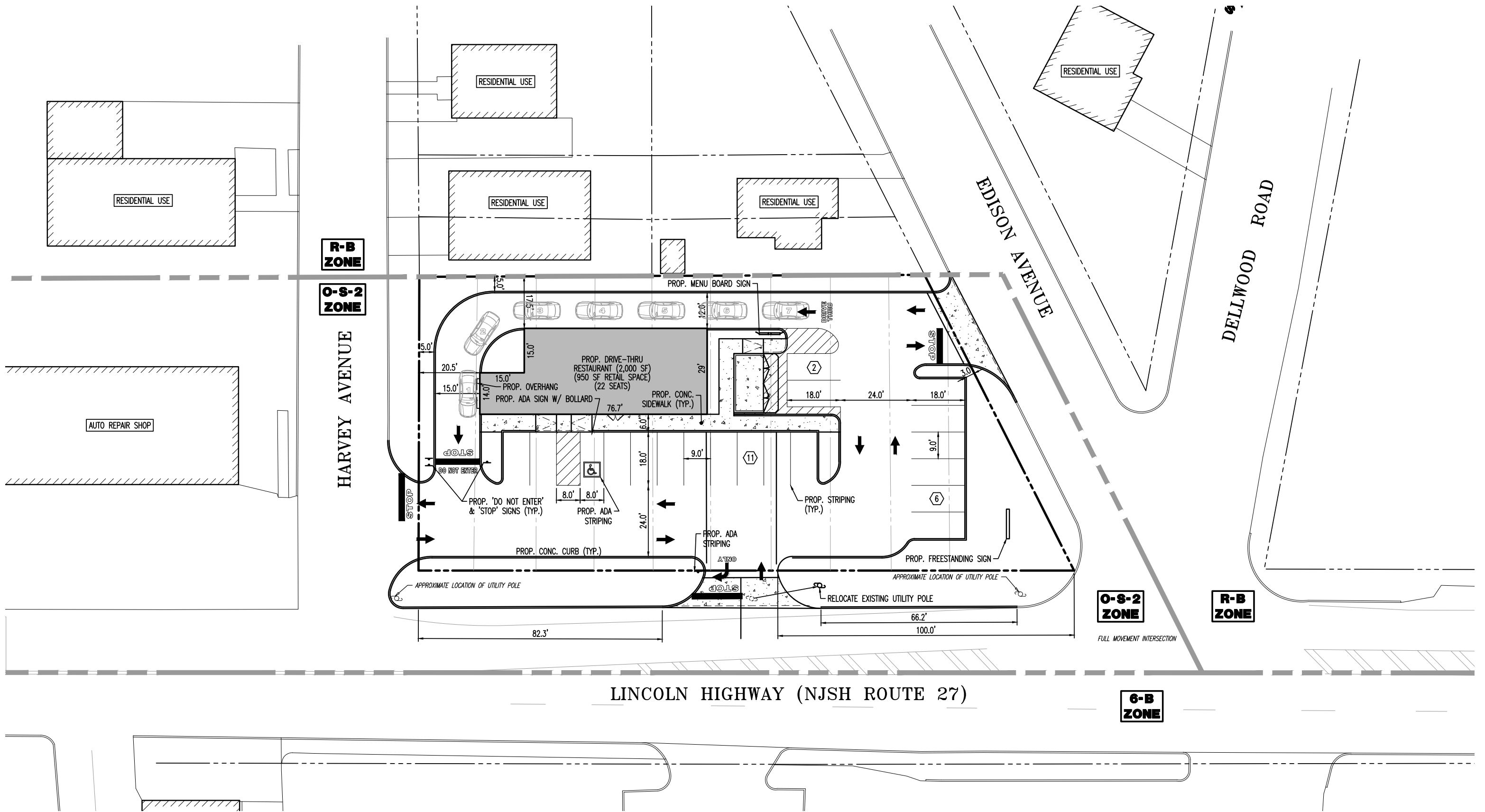
**RIPCO**  
REAL ESTATE

125 Chubb Ave  
Suite 150S  
Lyndhurst, NJ 07071  
201.777.2300

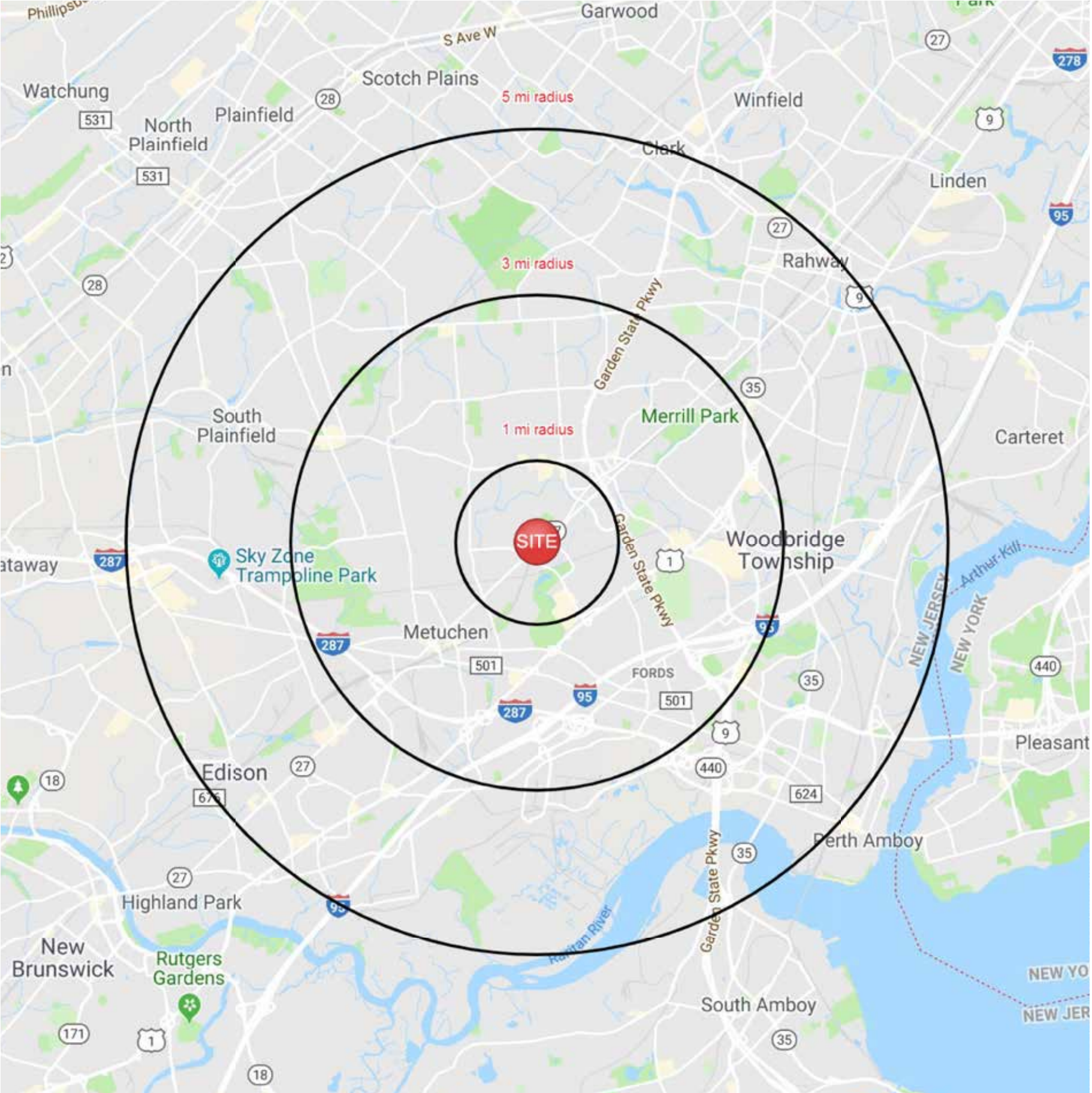
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# CONCEPTUAL LAYOUT FOR DRIVE THRU RESTAURANT



**AREA DEMOGRAPHICS**



**TOTAL POPULATION**

1 mile	16,984
3 miles	124,464
5 miles	315,976

**DAYTIME POPULATION**

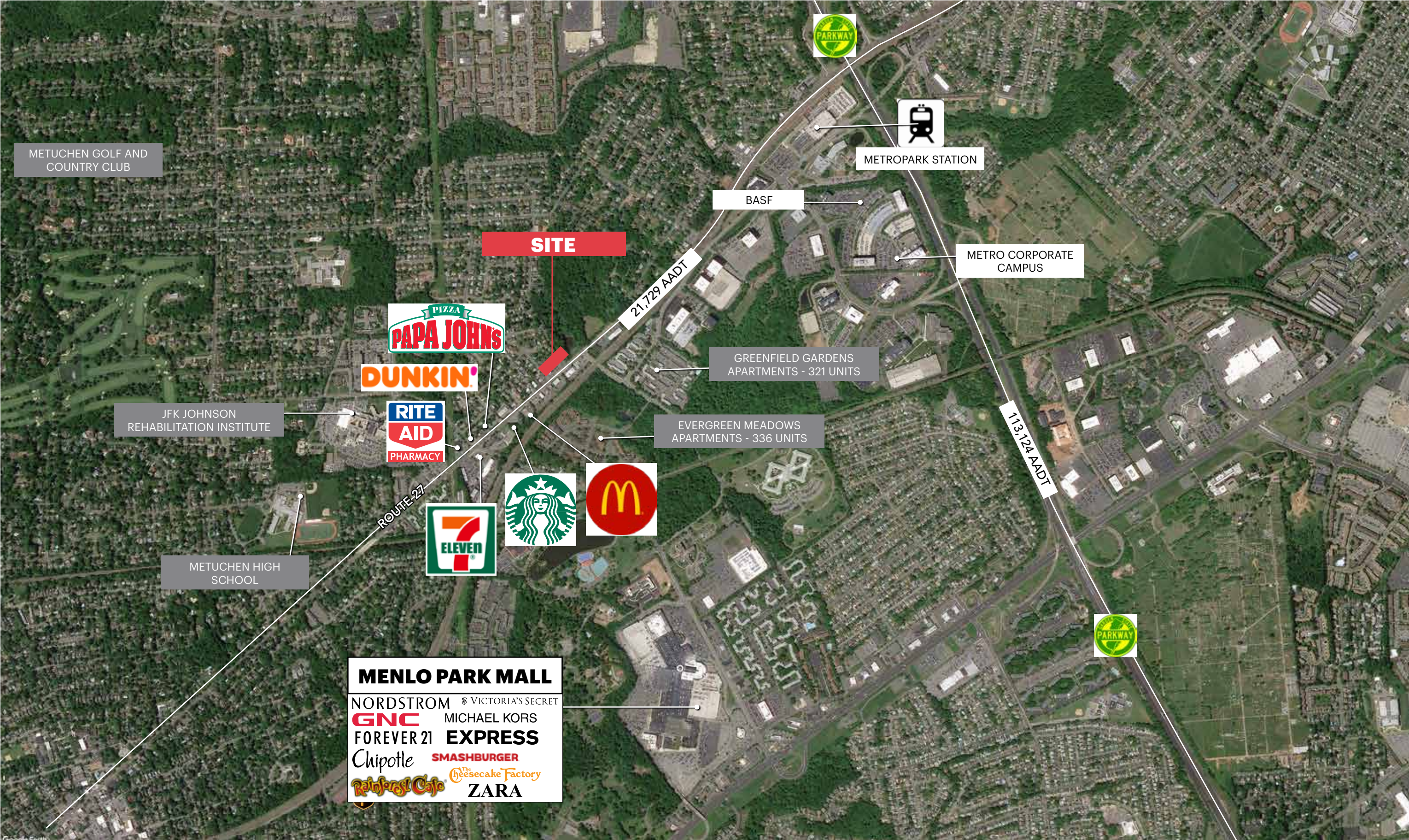
1 mile	25,874
3 miles	110,951
5 miles	257,660

**AVERAGE HOUSEHOLD INCOME**

1 mile	\$120,051
3 miles	\$131,256
5 miles	\$118,418

\*2019 estimates

**MARKET AERIAL**



METUCHEN GOLF AND COUNTRY CLUB



METROPARK STATION

BASF

**SITE**

21,729 AADT

METRO CORPORATE CAMPUS



GREENFIELD GARDENS APARTMENTS - 321 UNITS

JFK JOHNSON REHABILITATION INSTITUTE



EVERGREEN MEADOWS APARTMENTS - 336 UNITS

ROUTE 27



METUCHEN HIGH SCHOOL

113,124 AADT



**MENLO PARK MALL**  
NORDSTROM & VICTORIA'S SECRET  
GNC MICHAEL KORS  
FOREVER 21 EXPRESS  
Chipotle SMASHBURGER  
Rainforest Cafe The Cheesecake Factory  
ZARA

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