

HIGHWAY DEVELOPMENT

FOR SALE & LEASE

±1.22-ACRE RARE HIGHWAY DEVELOPMENT OPPORTUNITY

520 US Highway 1, Edison, NJ 08817

For More Information, Contact the Exclusive Brokers

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644



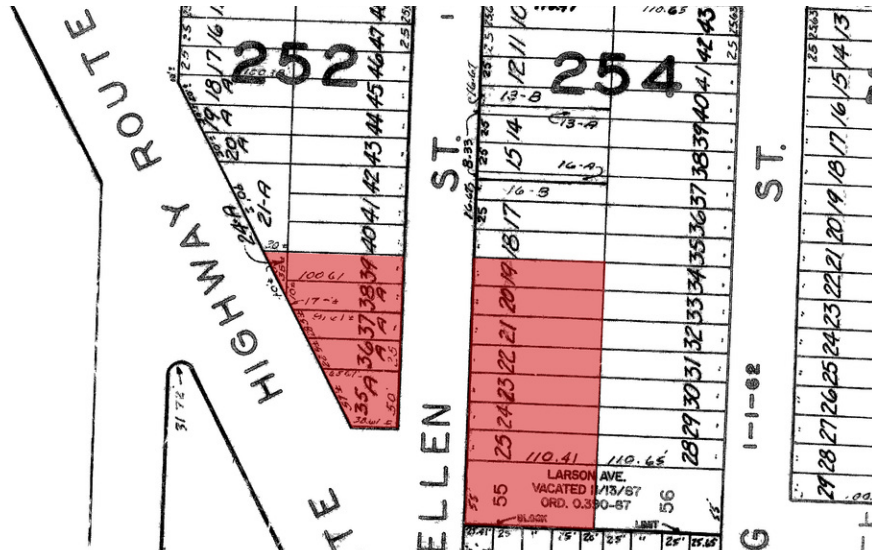
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±1.22-Acre Rare Highway Development Opportunity

LOCATION DESCRIPTION

Direct Frontage Along US Highway 1, Close Proximity to NJ Turnpike, GSP, Route 27
 2 Miles to Edison Commuter Rail, 3.5 Miles to New Brunswick Commuter Rail
 24 Miles to Newark Liberty International Airport
 31 Miles to Trenton Mercer Airport

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$13,000 NNN Per Month
Lot Size:	1.22 Acres

PROPERTY HIGHLIGHTS

- Lot Size: ±1.22 Acres (Block 252, Lots 21A, 24A, 35A - 39 and Block 254 Lots 19 - 25 and 55)
- Current Use: Motel Site
- Zoned: Highway Commercial (Redevelopment Area Approved)
- Potential Use: Redevelopment Zone
- Potential Building Height: 40 Feet
- Neighboring Tenants Include: Dunkin' Donuts, Walgreens, Planet Fitness, TJ Maxx, Car Dealerships
- Traffic Count (2018): 84,484 (US Hwy 1 and Wilson Ave)
- Note: Owner to make Deal "Subject To"
- Lot Size: ±1.22 Acres (Block 252, Lots 21A, 24A, 35A - 39 and Block 254 Lots 19 - 25 and 55)

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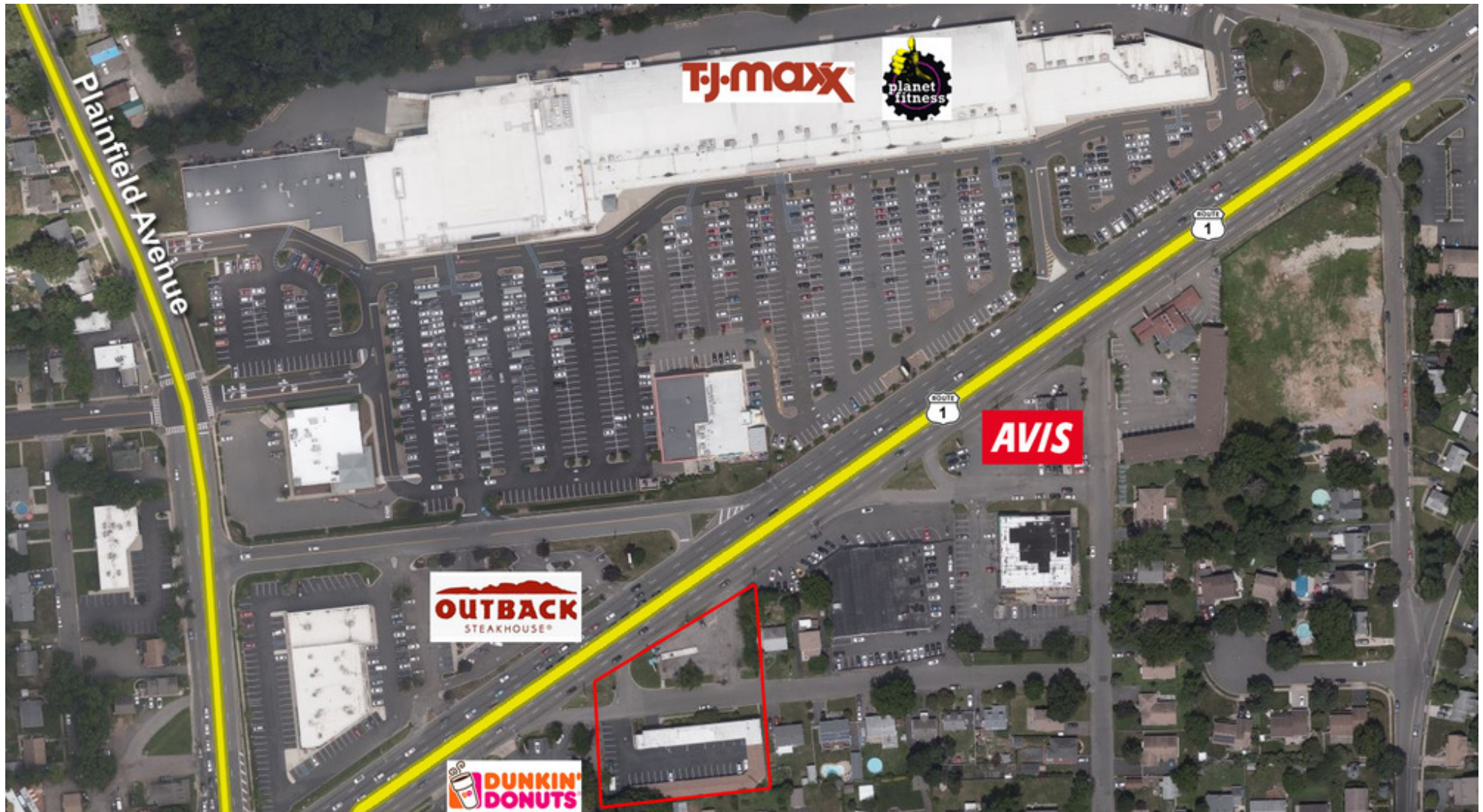
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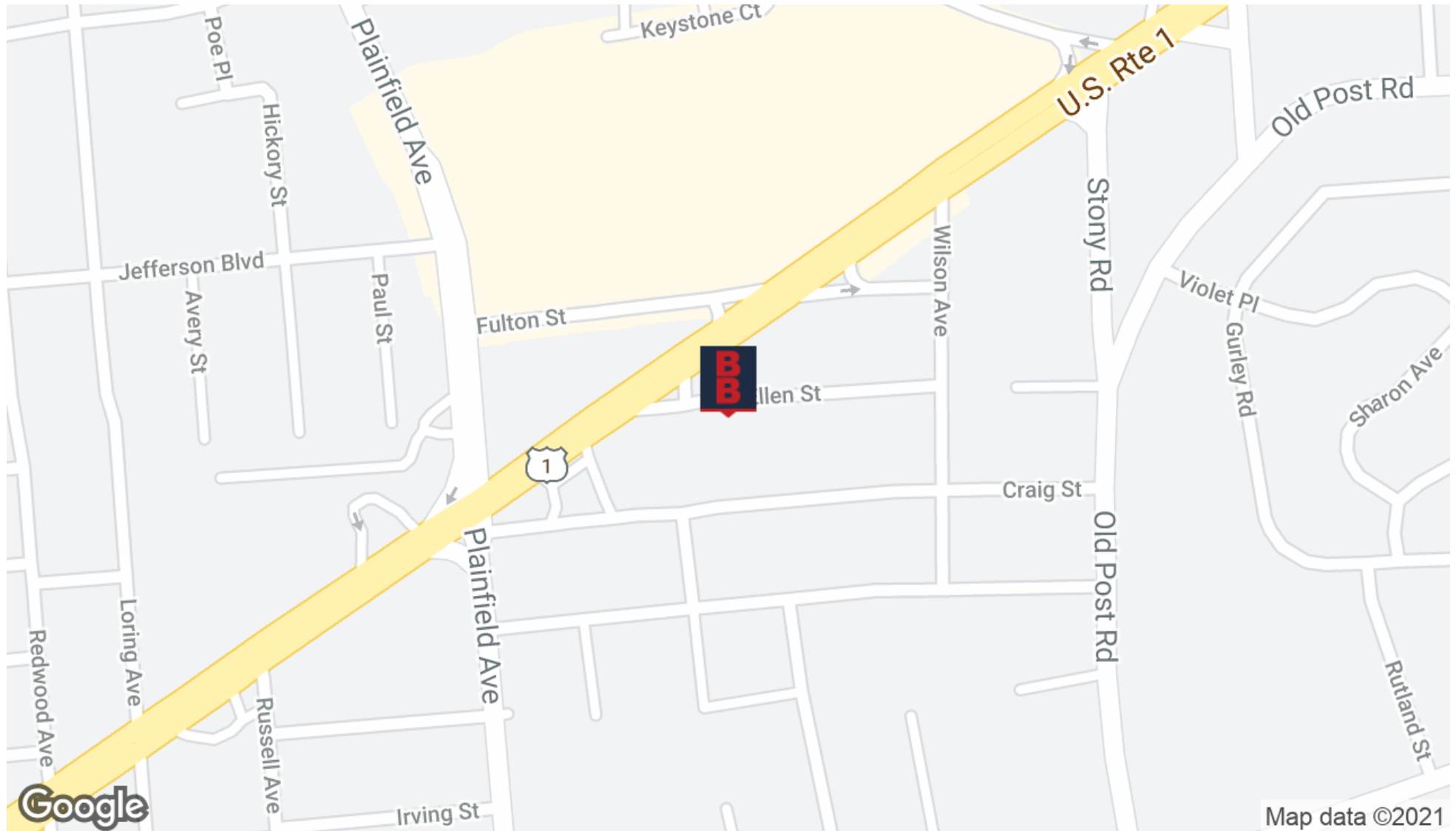
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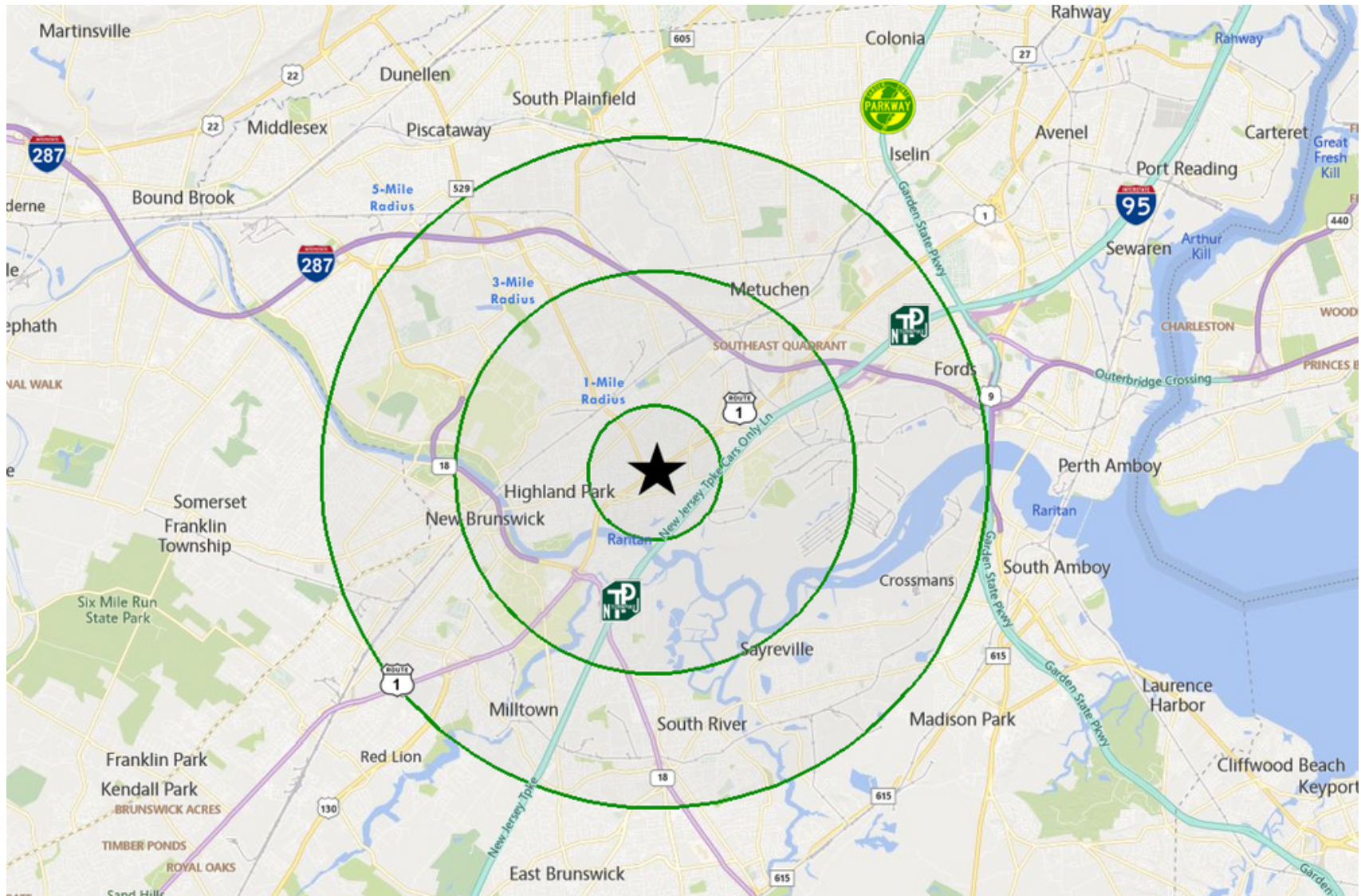
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	15,934	112,249	303,409
2019 Estimate	15,903	110,291	298,191
2010 Census	16,161	102,692	278,027
Growth 2019-2024	0.19%	1.78%	1.75%
Growth 2010-2019	(1.60%)	7.40%	7.25%
2019 Population Hispanic Origin	2,823	22,318	69,425
2019 Population by Race:			
White	10,197	58,661	169,849
Black	1,150	15,115	43,430
Am. Indian & Alaskan	55	728	2,275
Asian	4,170	33,197	75,449
Hawaiian & Pacific Island	14	123	350
Other	316	2,468	6,838
U.S. Armed Forces:	0	14	36
Households:			
2024 Projection	5,713	37,496	100,931
2019 Estimate	5,699	36,749	99,048
2010 Census	5,778	33,714	91,562
Growth 2019 - 2024	0.25%	2.03%	1.90%
Growth 2010 - 2019	(1.37%)	9.00%	8.18%
Owner Occupied	4,322	18,827	57,813
Renter Occupied	1,377	17,922	41,235
2019 Avg Household Income	\$98,874	\$102,307	\$101,012
2019 Med Household Income	\$82,506	\$82,354	\$81,165
2019 Households by Household Inc:			
<\$25,000	597	5,140	14,678
\$25,000 - \$50,000	1,195	6,115	16,662
\$50,000 - \$75,000	836	5,509	14,630
\$75,000 - \$100,000	741	5,475	14,411
\$100,000 - \$125,000	785	4,085	11,128
\$125,000 - \$150,000	427	3,075	8,209
\$150,000 - \$200,000	736	3,793	10,003
\$200,000+	384	3,557	9,327

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BRAD JACOBS

Director

732.997.9511

bjacobs@blauberg.com



TAMARA BLAU

Director

917.488.6846

tblau@blauberg.com

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