



OFFICE BUILDING

FOR SALE

±18,300 SF HIGH-END MEDICAL / OFFICE BUILDING

2124 Oak Tree Road, Edison, NJ 08820

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUOLO

Sales Associate

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973.379.6644 x139

TROY SCHAAFSMA

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2.73 Miles to Garden State Parkway Exit 132
 Approx. 3.5 Miles to I-287
 Approx. 5.6 Miles to NJ Turnpike Exit 10
 Approx. 18.7 Miles to Goethals Bridge
 Approx. 20.1 Miles to Newark Liberty International Airport
 Approx. 26.8 Miles to Holland Tunnel
 Approx. 30.7 Miles to Lincoln Tunnel

OFFERING SUMMARY

Sale Price:	\$5,950,000
Building Size:	18,300 SF

PROPERTY HIGHLIGHTS

- ±18,300 SF High-End Medical / Office Building
- Currently Used As Medical Building
- 3 Stories, Class B Office (Fully Leased)
- Elevator Serviced, Wet Sprinkler System, HVAC
- Ideal for Owner Occupied
- Expanded Parking Possible
- Ideal for Lawyer, Architect, Accountant and Other Professionals
- ±3.6-Acre Lot (Block 425, Lot 8.N)
- Taxes at \$64,896 (2020)

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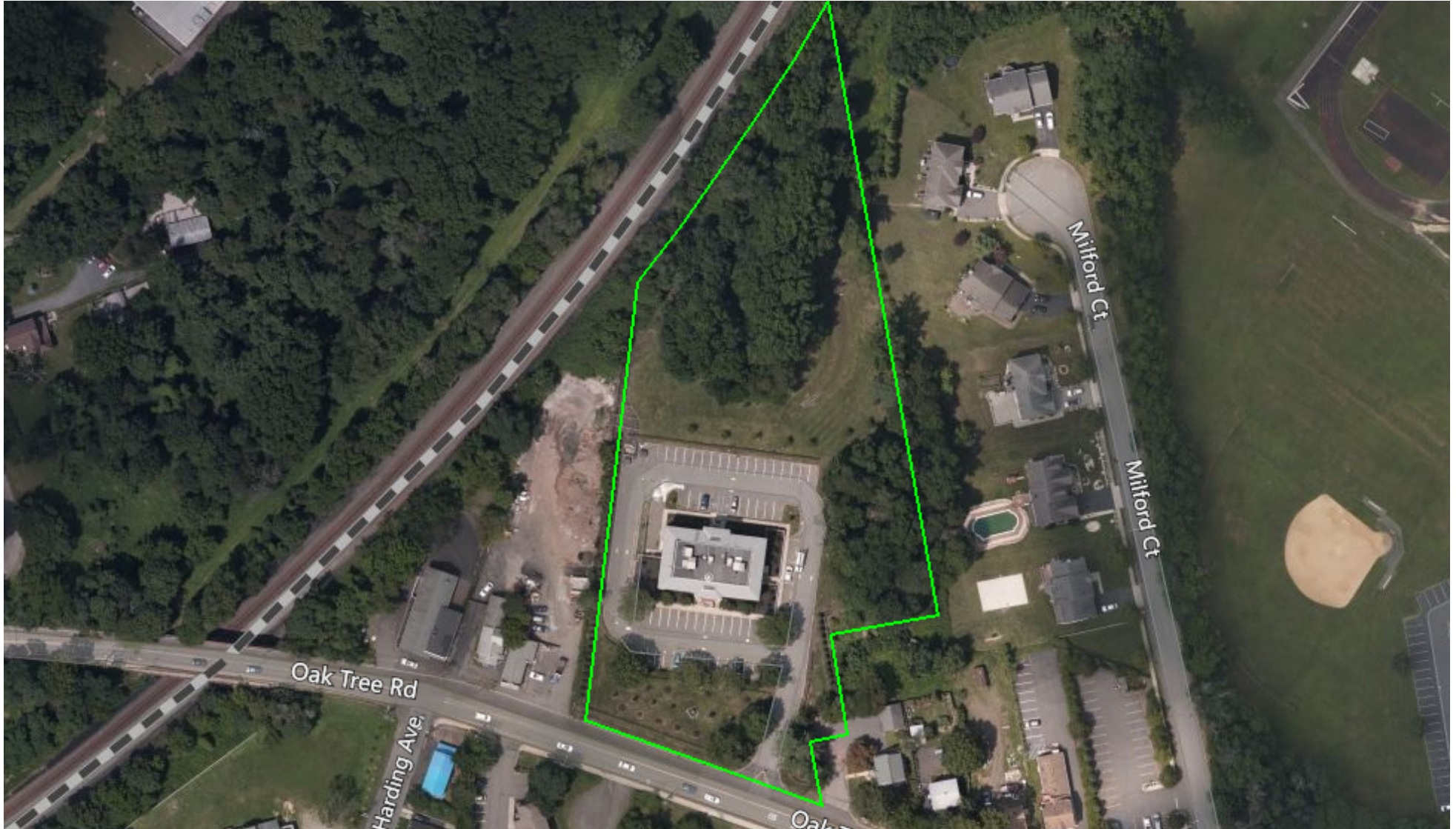
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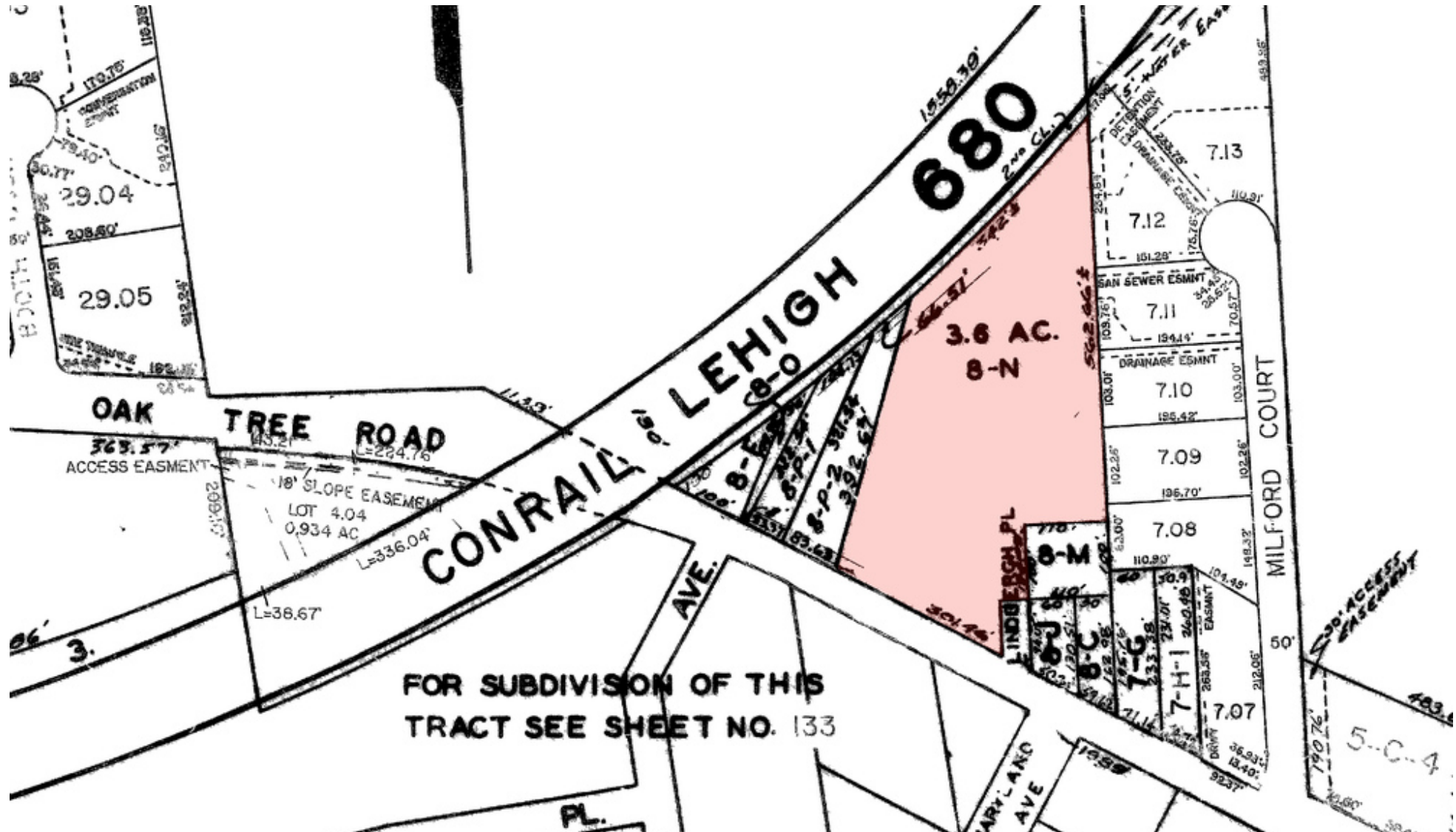
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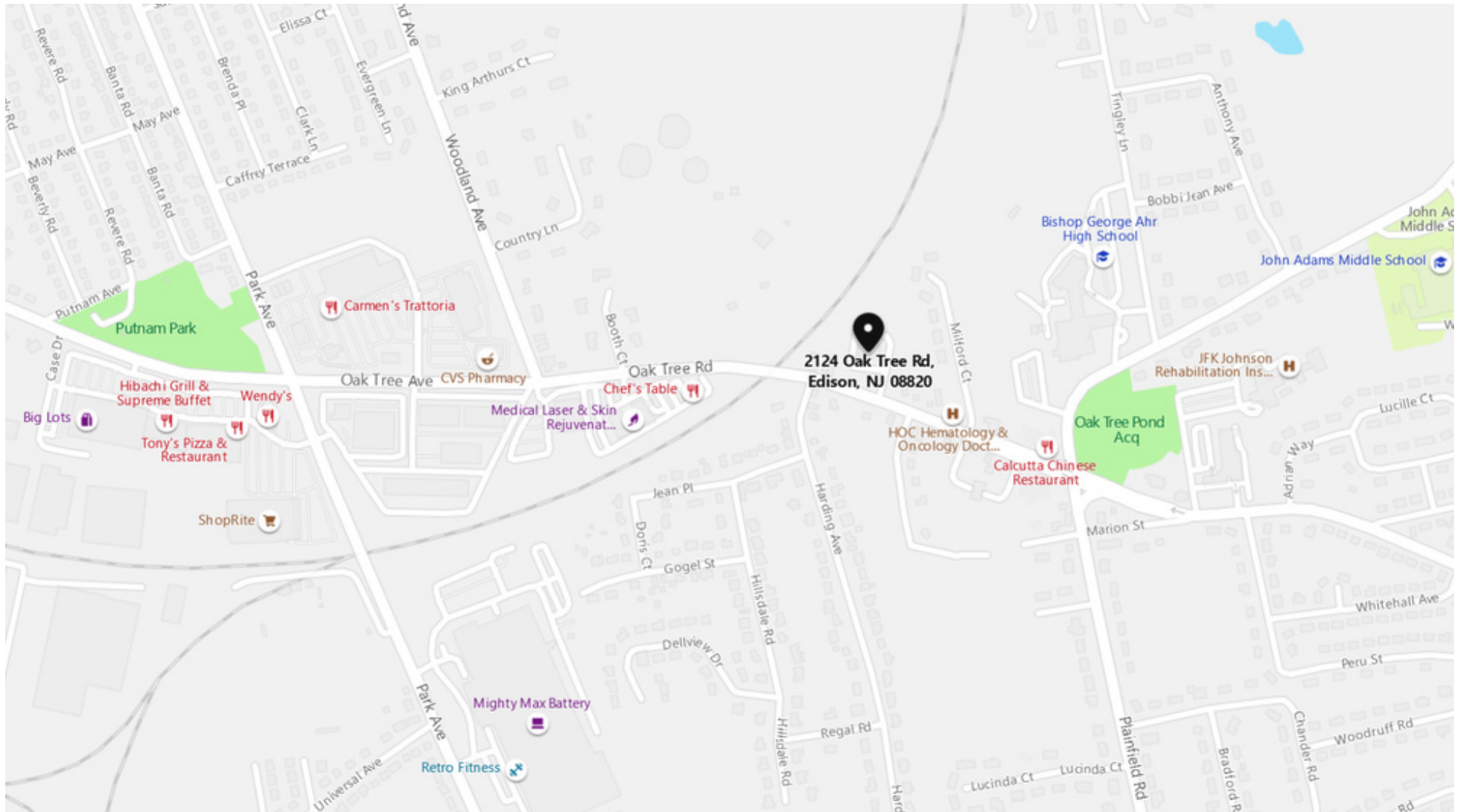
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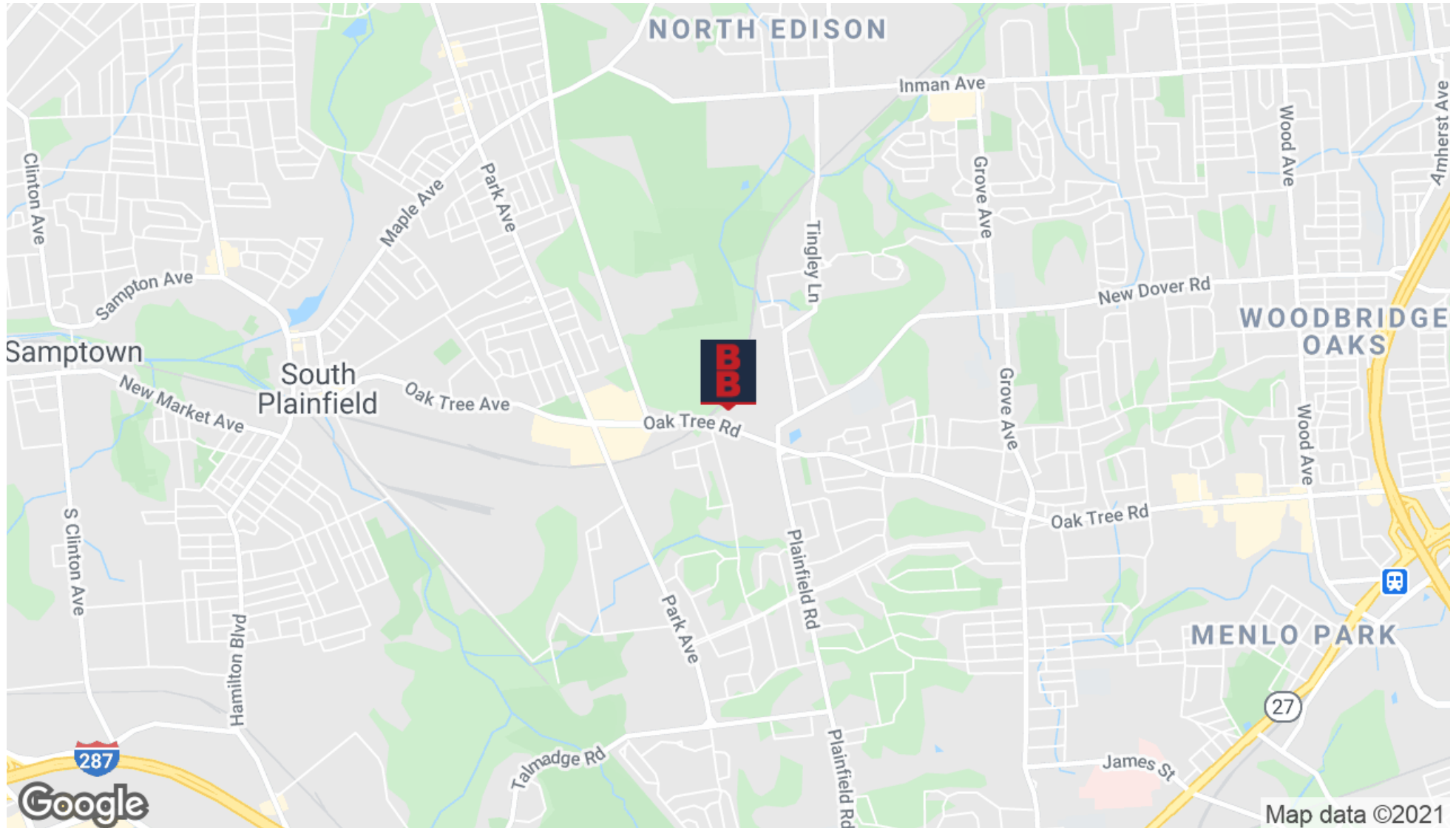
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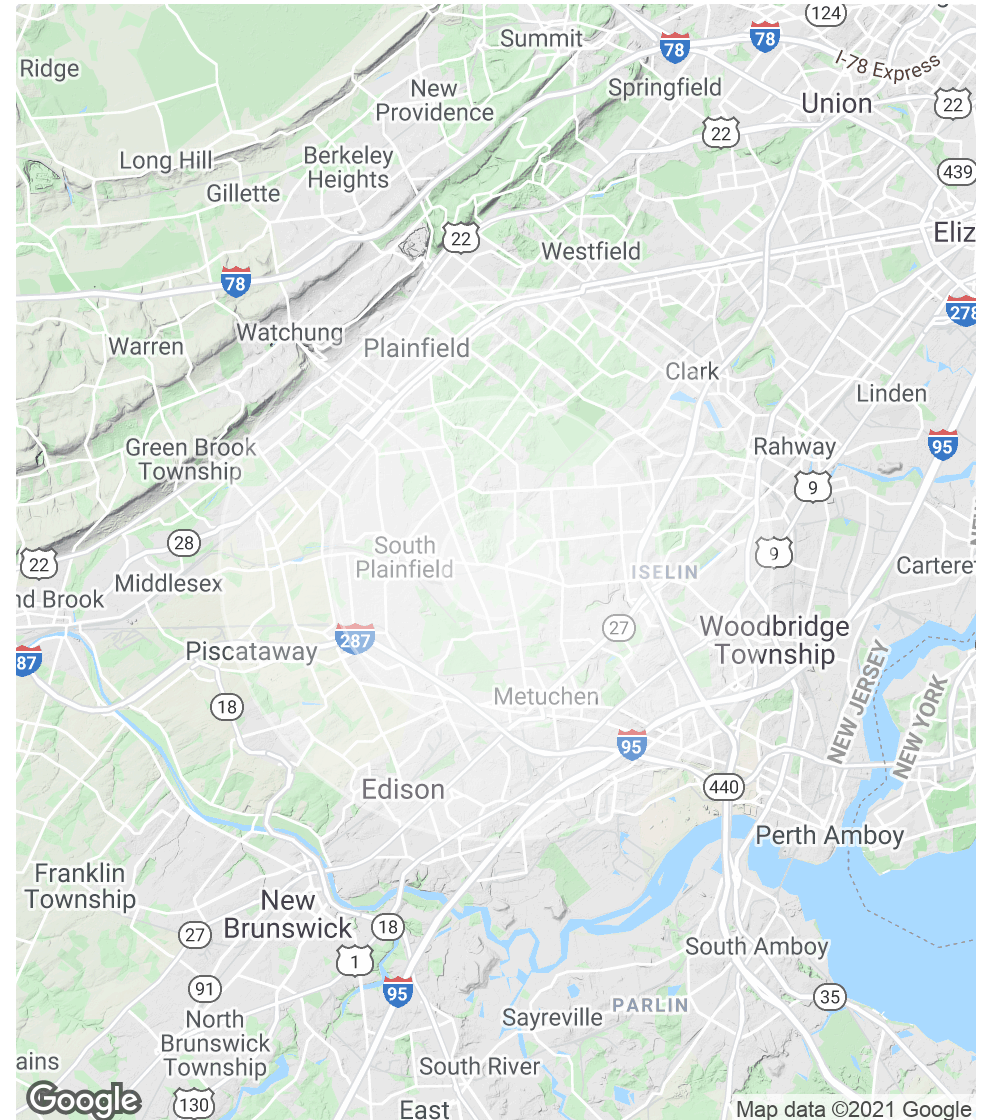
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,185	94,080	333,205
Average age	39.1	39.8	38.2
Average age (Male)	37.8	39.1	37.3
Average age (Female)	40.9	40.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,058	31,937	113,060
# of persons per HH	3.0	2.9	2.9
Average HH income	\$137,163	\$126,401	\$103,168
Average house value	\$513,662	\$482,284	\$416,195

* Demographic data derived from 2010 US Census



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