



**CONFIDENTIAL OFFERING
FOR SALE OR LEASE
SUPERFRESH
BUILDING
242 LINCOLN BLVD.
MIDDLESEX, NJ**

 **DRONE VIDEO**

**68,100 SF +/-
DIVISIBLE ON 4.1 ACRES**



FACTS

- Prime Property on Lincoln Boulevard in Middlesex, NJ
- For Sale or For Lease
- 68,100 sf+- Divisible on 4.1 acres
- AFF - 20' clear across most of the building
- Fully equipped and recently renovated supermarket comprising 52,613 sf ground floor area and a 6,300 sf mezzanine is available for lease with or without the equipment (to be negotiated separately)
- Existing tenants include Cub Liquors - 5,647 sf and a 3,500 sf 2nd floor office.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	11,727	76,768	202,170
2029 Population Projection	11,942	77,427	201,683
Change (%)	0.36%	0.17%	-0.05%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	4,241	27,727	69,648
2029 Households Projection	4,433	28,481	70,658
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$142,662	\$155,689	\$154,231

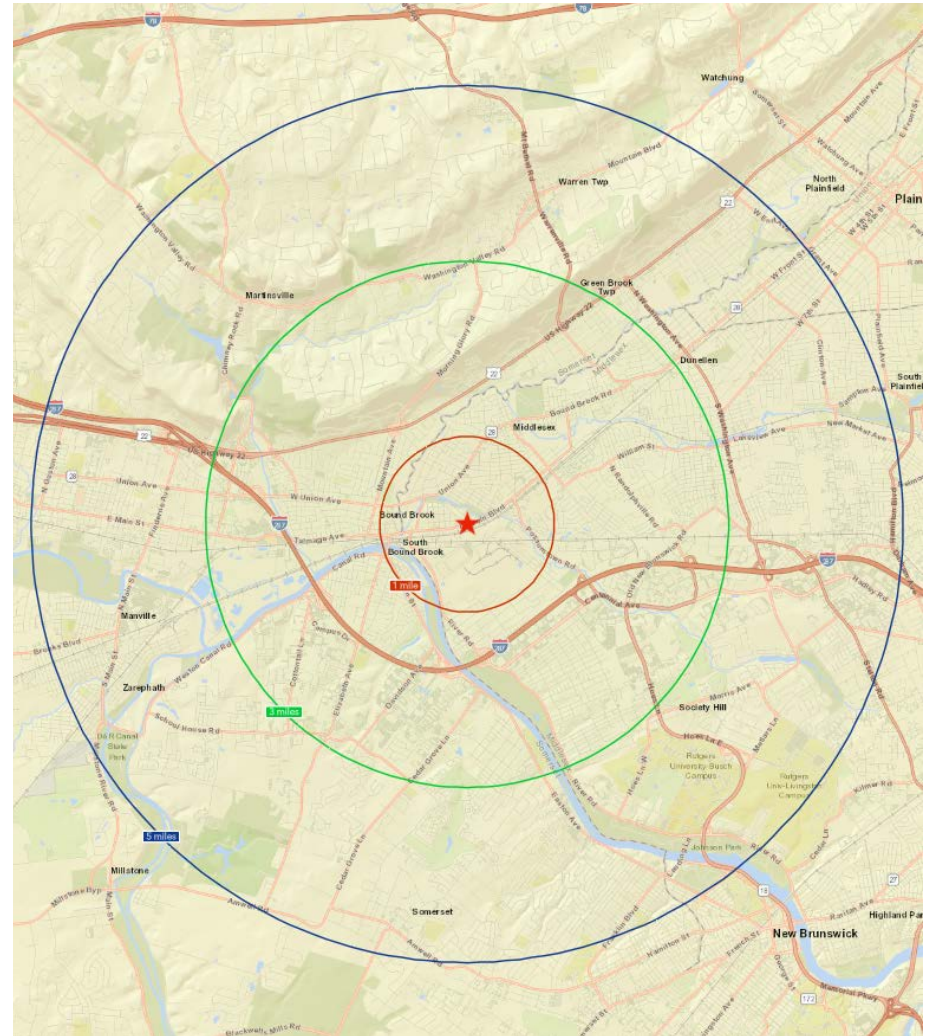
ZONING & PERMITTED USES

Zoning - GB - General Business

- Permitted Uses Include:
 - Retail
 - Professional and General Business Offices
 - Recreational & Amusement Facilities

Adjacent zoning is CLW Commercial

- Warehousing
- Storage buildings
- light manufacturing.



ASKING PRICE: \$9,850,000
ASKING RENT: CALL FOR QUOTE
PILOT IN EFFECT: TOTAL PROPERTY TAXES ARE \$37,024



LINCOLN BLVD | 10,781 VPD

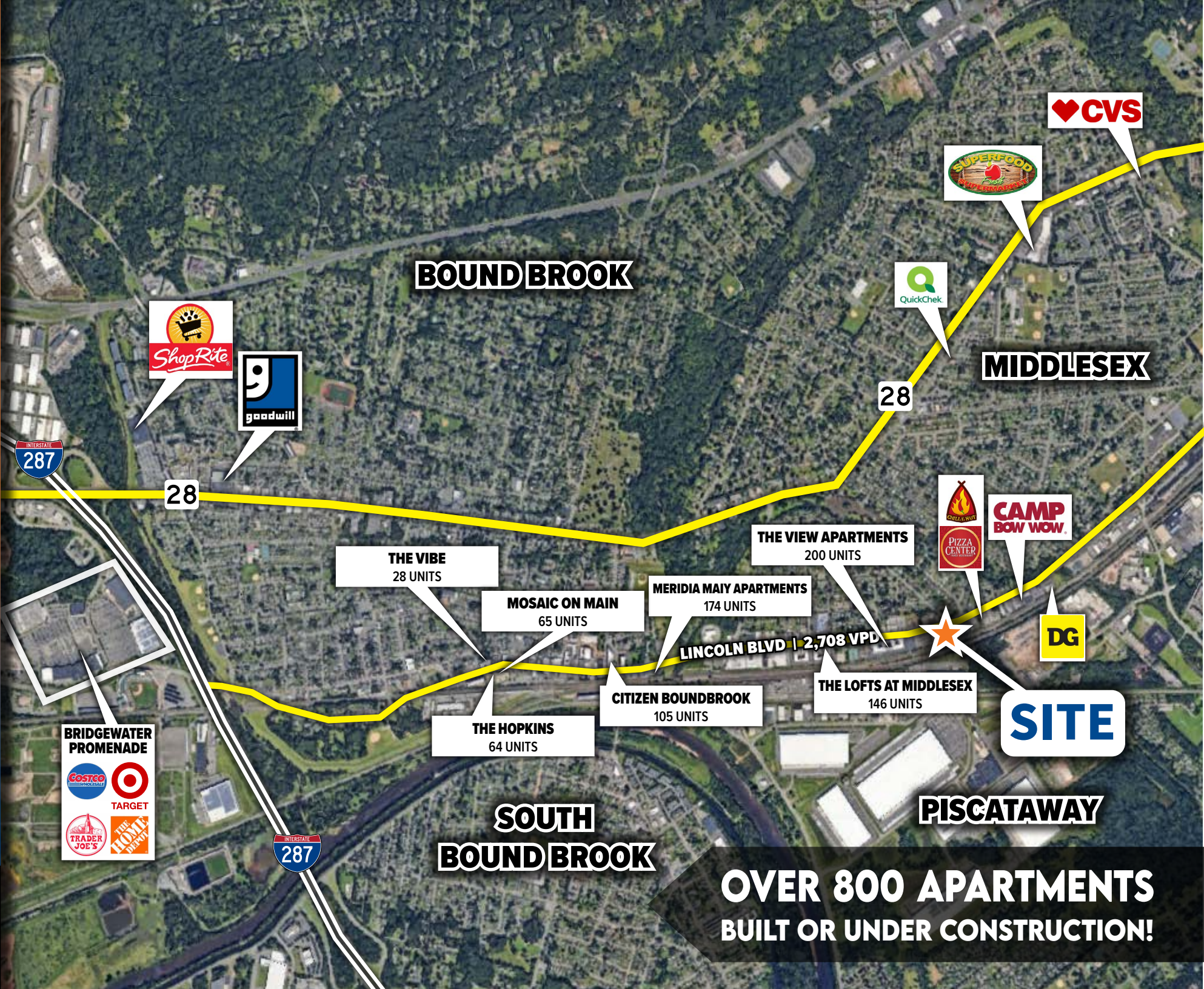
DG

CAMP
BOW WOW



SITE





BOUND BROOK

MIDDLESEX

SOUTH BOUND BROOK

PISCATAWAY



28

28

THE VIBE
28 UNITS

MOSAIC ON MAIN
65 UNITS

MERIDIA MAIY APARTMENTS
174 UNITS

THE VIEW APARTMENTS
200 UNITS



CAMP BOW WOW

LINCOLN BLVD | 2,708 VPD



THE HOPKINS
64 UNITS

CITIZEN BOUND BROOK
105 UNITS

THE LOFTS AT MIDDLESEX
146 UNITS

SITE



287

**OVER 800 APARTMENTS
BUILT OR UNDER CONSTRUCTION!**





MATCHLINE A-A

LINCOLN BOULEVARD
(60' WIDE R.O.W. PER TAX MAP)
(ASPHALT ROADWAY)

ASHLAND ROAD
(AVAILABLE WITH R.O.W.)
(ASPHALT ROADWAY)

GREENLAWN AVENUE
(AVAILABLE WITH R.O.W.)
(ASPHALT ROADWAY)

AVAILABLE
52,613 SF
+6,300 SF MEZZANINE

CUB LIQUORS

CENTRAL RAILROAD OF NEW JERSEY MAINSTEM



TAX LOT 102
BLOCK 349
OF TRACT 1
CREST ASSOCIATES, LLC
61 PLS. 208
527 S.F.
200 AC.

TAX LOT 103
BLOCK 349
OF LANDS OF ANVAL
CREST ASSOCIATES, LLC
PORTION OF TRACT 1
100 PLS. 208
527 S.F.
200 AC.

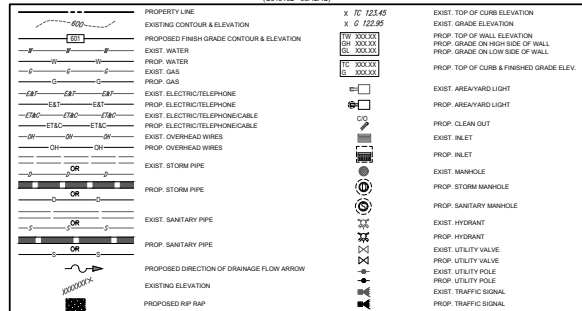
TAX LOT 10
BLOCK 349
OF TRACT 1
CREST ASSOCIATES, LLC
BRICK & METAL BUILDING
60,069 S.F.

TAX LOT 1
BLOCK 340
OF LINCOLN PLAZA LLC
12 S. 240, PLS. 200

GRAPHIC LEGEND
(0010102 - 03/12/12)

SURVEY SYMBOL LEGEND

CONC. MONUMENT PND	MAL BOX
UP. / LB. PND	CABLE TV BOX
TRUCK / STAKE PND	TELEPHONE BOX
METALD FLAG	A/C UNIT
SPOT ELEVATION	TRANSFORMER
TRAFIC SIGNAL POLE	ELECTRIC METER
UTILITY POLE	GAS METER
OUT INLET	WATER METER
UTILITY POLE W/HEIGHT	WATER VALVE
SOCK	GAS VALVE
FIRE HYDRANT	CLEAN OUT
MONITORING WELL	SPRINKLER HEAD
WELL	WATER
MANHOLE	ELECTRIC
1/2" INLET	TELEPHONE
3" INLET	CABLE TV
4" INLET	TREE
6" INLET	SMALL
8" INLET	DEPRESSED CURB
FLARED END SECTION	L.S.A. LANDSCAPED AREA



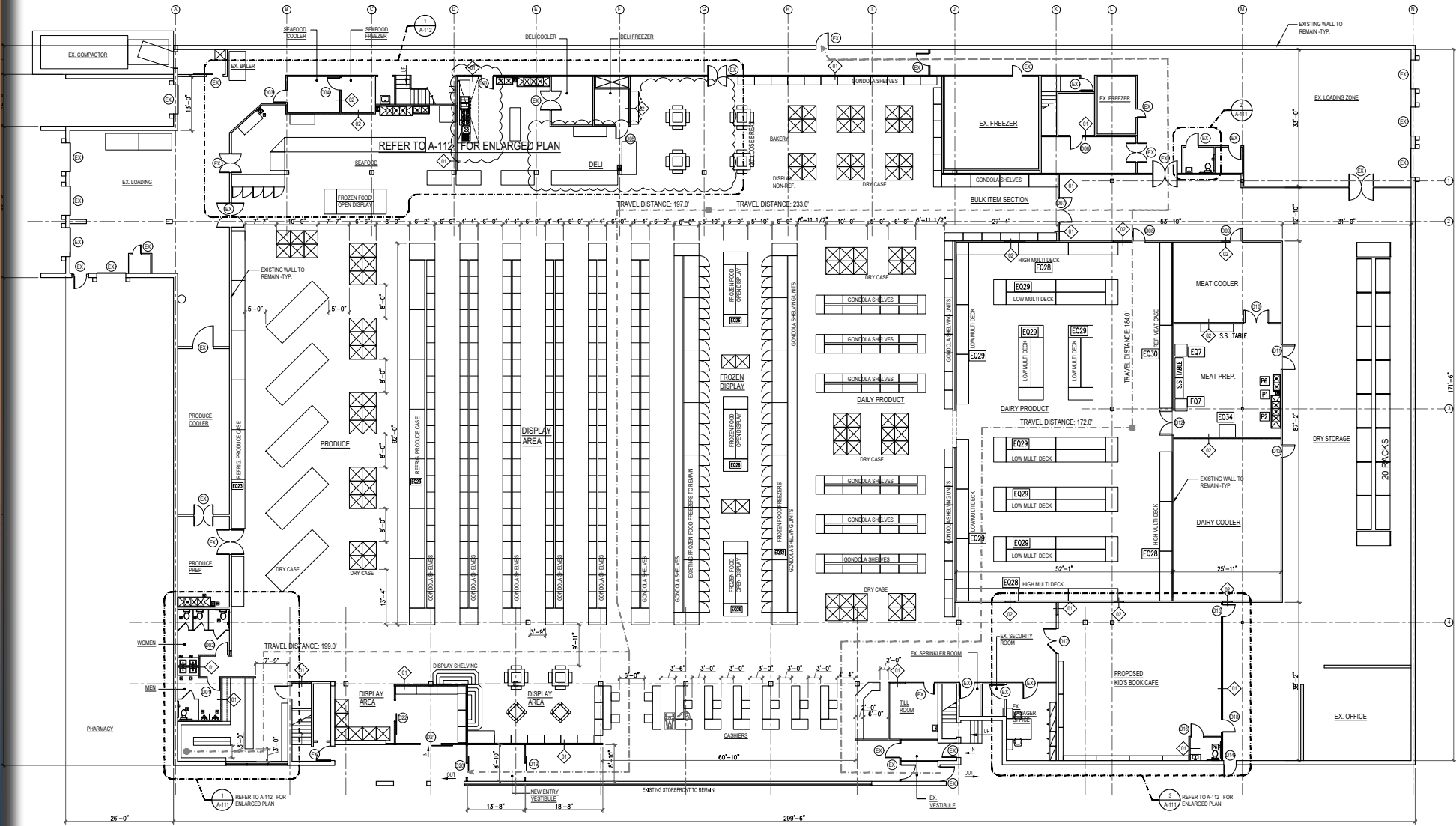
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



GRAPHIC SCALE 1 INCH = 30 FEET



FLOOR PLAN







**FOR MORE INFORMATION PLEASE CONTACT:
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