

# BRANCHBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



## FULLY RENOVATED

Located on Route 22 near Raritan Valley Community College, Branchburg Centre offers approx. 90,000 sf (+/-) of professional office space in Somerset County. Extensive interior renovations included an updated lobby and cafe, as well as new signage, light fixtures, contemporary glass walls, wallpaper and flooring. The entrance facing employee parking has been renovated. New site improvements included new signage, refreshed landscaping and parking lot restriping.

The two-story building is readily accessible from Routes 22, 28, 31, 202 and 206 and Interstates 78 and 287, making it a highly desirable location for any business.

## DEMOGRAPHICS

Radius	1 Mile	2 Miles	3 Miles	5 Miles
Population	1,921	11,445	26,574	73,985
Average Income	\$59,201	\$52,573	\$49,454	\$46,986

11/17

## FEATURES

- Built to suit tenant offices designed to fit your individual needs
- Two-story, multi-tenanted building
- High-speed internet access available
- Café, fitness center and conference center available for tenant use
- 477 Parking spaces available on-site with handicap accessibility
- Easily accessible from Routes 22, 28, 31, 202 and 206 and Interstates 78 and 287
- Close proximity to hotels, restaurants, banking, shopping, associated retail services, entertainment and area hospitals including Robert Wood Johnson University Hospital Somerset and Hunterdon Medical Center

**ONE SUITE REMAINING FOR LEASE:**  
605 sf (+/-)

Contact Us:  (908) 874-8686  [LarkenAssociates.com](http://LarkenAssociates.com)

Immediate Occupancy | Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 3/19



# BRANCHBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



# BRANCHBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



# BRANCHBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



# BRANCBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey



# BRANCHBURG CENTRE

3040 Route 22 West | Branchburg | Somerset County | New Jersey

## AREA AMENITIES

### RESTAURANTS

**Bagel Junction**  
531 US Hwy. 22  
(908) 534-0822

**Bensi of Whitehouse**  
531 US Hwy. 22  
(908) 534-8899

**Cafe Emilia**  
705 US Hwy. 202  
(908) 429-1410

**Domo 7 Japanese Restaurant**  
547 US Hwy. 22  
(908) 534-7773

**Dunkin Donuts**  
3166 US Hwy. 22  
(908) 231-9600

**Genie's Weenies**  
3351 US Hwy. 22  
(908) 255-4136

**Giovanni's Pizza & Pasta**  
431 US Hwy 22 E.  
(908) 534-4410

**Hershey's Ice Cream**  
240 Evans Way  
(908) 595-1444

**La Casa Bianca**  
144 Main St.  
(908) 534-8384

**La Catena**  
966 US Hwy. 22  
(908) 725-9300

**La Strada Cafe**  
419 Olive St.  
(908) 369-1370

**Liu's Garden Chinese Restaurant**  
990 US Hwy. 202 S.  
(908) 575-1111

**Maggiano's Little Italy**  
600 Commons Way  
(908) 547-6045

**Mangia Bella Pizza**  
3568 US Hwy. 22 W.  
(908) 691-2080

**McCormick & Schmick's**  
400 Commons Way  
(908) 707-9996

**McDonald's**  
US Hwy. 22 E. & Juniper Dr.  
(908) 534-0828  
944 US Hwy. 202 S.  
(908) 595-1381

**Moe's Southwest Grill**  
3150 US Hwy. 22  
(908) 218-1000

**Panatieri's Pizza**  
1010 US Hwy. 202 S.  
(908) 725-9455

**Phil's Pizza & Subs**  
1173 US Hwy. 202 N.  
(908) 526-2388

**R & M Chinese Restaurant**  
547 US Hwy. 22  
(908) 534-1388

**Readington Diner**  
452 US Hwy. 22  
(908) 534-6777

**Ruby Tuesday**  
754 US Hwy. 202  
(908) 231-0555

**Sol Mexican Cantina**  
3366 US Hwy. 22  
(908) 526-4765

**Starbucks**  
240 Raritan Valley College Dr.  
(908) 575-0268

**Stefano's Wood Burning Pizza**  
3150 US Hwy. 22  
(908) 231-0010

**Subway**  
3150 US Hwy. 22  
(908) 704-2220

**Trattoria Uno**  
1067 US Hwy. 202 N.  
(908) 203-8666

**Vinnie's Pizza & Pasta**  
990 US Hwy. 202 S.  
(908) 231-0034

**Wendy's**  
3190 US Hwy. 22  
(908) 526-2167

### SHOPPING

**Bridgewater Commons**  
400 Commons Way  
(908) 218-0001

**Liberty Village Premium Outlets**  
1 Church St.  
(908) 782-8550

**Promenade at Bridgewater Commons**  
119 Promenade Blvd.  
(732) 560-5076

**Somerville Square**  
US Hwy. 206 & US Hwy. 28

### BANKS

**Bank of America**  
396 US Hwy. 22 W.  
(908) 534-4037

1090 US Hwy. 202 S.  
(908) 685-8493

**Investors Bank**  
3563 US Hwy. 22  
(908) 823-3306

**Peapack-Gladstone Bank**  
619 E. Main St.  
531 US Hwy. 22 E.  
(908) 534-5590

**PNC Bank**  
432 US Hwy. 22 W.  
(908) 534-4160

204 Raritan Valley College Dr.  
(908) 725-5688

**Somerset Savings Bank**  
410 US Hwy. 22  
(908) 534-4167

**Sun National Bank**  
3421 US Hwy. 22  
(908) 685-5800

**Wells Fargo**  
3190 US Hwy. 22  
(908) 722-4418

### SUPERMARKETS/ CONVENIENCE STORES

**Kings Food Market**  
531 US Hwy. 22  
(908) 534-6888

**Quick Chek**  
1296 US Hwy. 28  
(908) 231-9893

**Shop Rite Supermarket**  
3166 US Hwy. 22  
(908) 704-3378

### HOTELS

**Holiday Inn Express Hotel & Suites**  
947 US Hwy. 202 N.  
(908) 252-1000

**Hyatt House**  
3141 US Hwy. 22  
(908) 704-2191

530 US Hwy. 22  
(908) 725-0800

**Red Mill Inn Motel**  
3400 US Hwy. 22 W.  
(908) 303-9817

Contact Us:  (908) 874-8686  [LarkenAssociates.com](https://www.LarkenAssociates.com)

Immediate Occupancy | Brokers Protected

Raider Realty is a Licensed Real Estate Broker. No warranty or representation, express or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals and clients. 3/19

