

**REDEVELOPMENT
OPPORTUNITY!**



15-19 ROUTE 22
GREENBROOK, NEW JERSEY

FOR LEASE 1,500 - 20,000 SF

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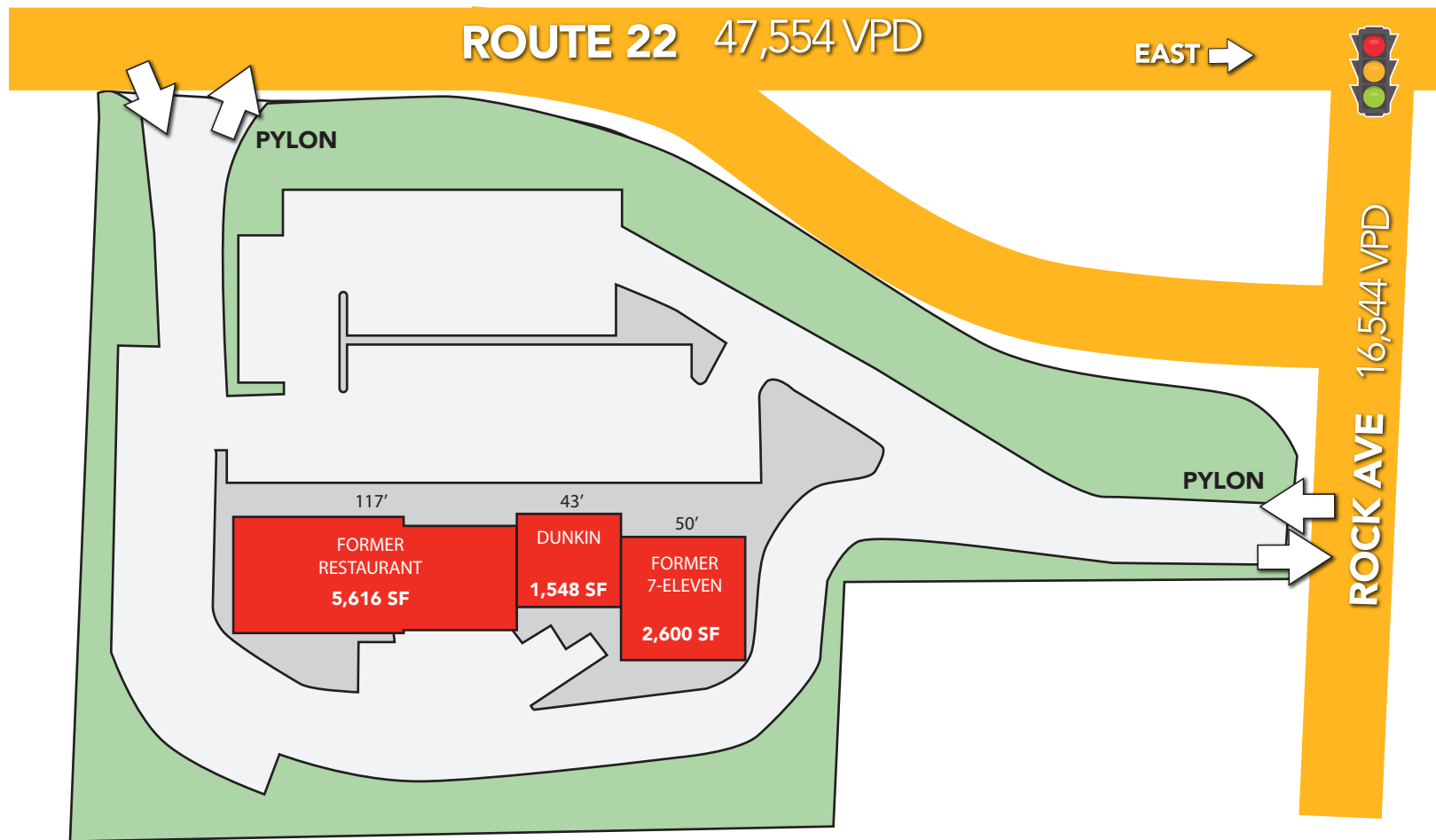
JEFFERY REALTY
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

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Member of
International Council
of Shopping Centers

SITE SOURCE
REAL ESTATE NETWORK



15-19 ROUTE 22 GREENBROOK, NEW JERSEY

SITE INFORMATION

LOT: 2.88 ACRES

NNN: \$6.00 PER SF

NOTES: • Redevelopment opportunity

AVAILABLE: 1. 9,764 SF EXISTING SPACE

TRAFFIC: 47,551 VPD ON RT. 22

• Located at corner traffic lighted intersection.

2. 2.88 ACRES FOR LEASE

16,544 VPD ON ROCK AVE

3. UP TO 20,000 SF RETAIL

RENT: CALL FOR QUOTE

FRONTAGE: 478 FEET

TAXES: \$39,000 (2019)

• Excellent pylon signage
• Drive thru Opportunity

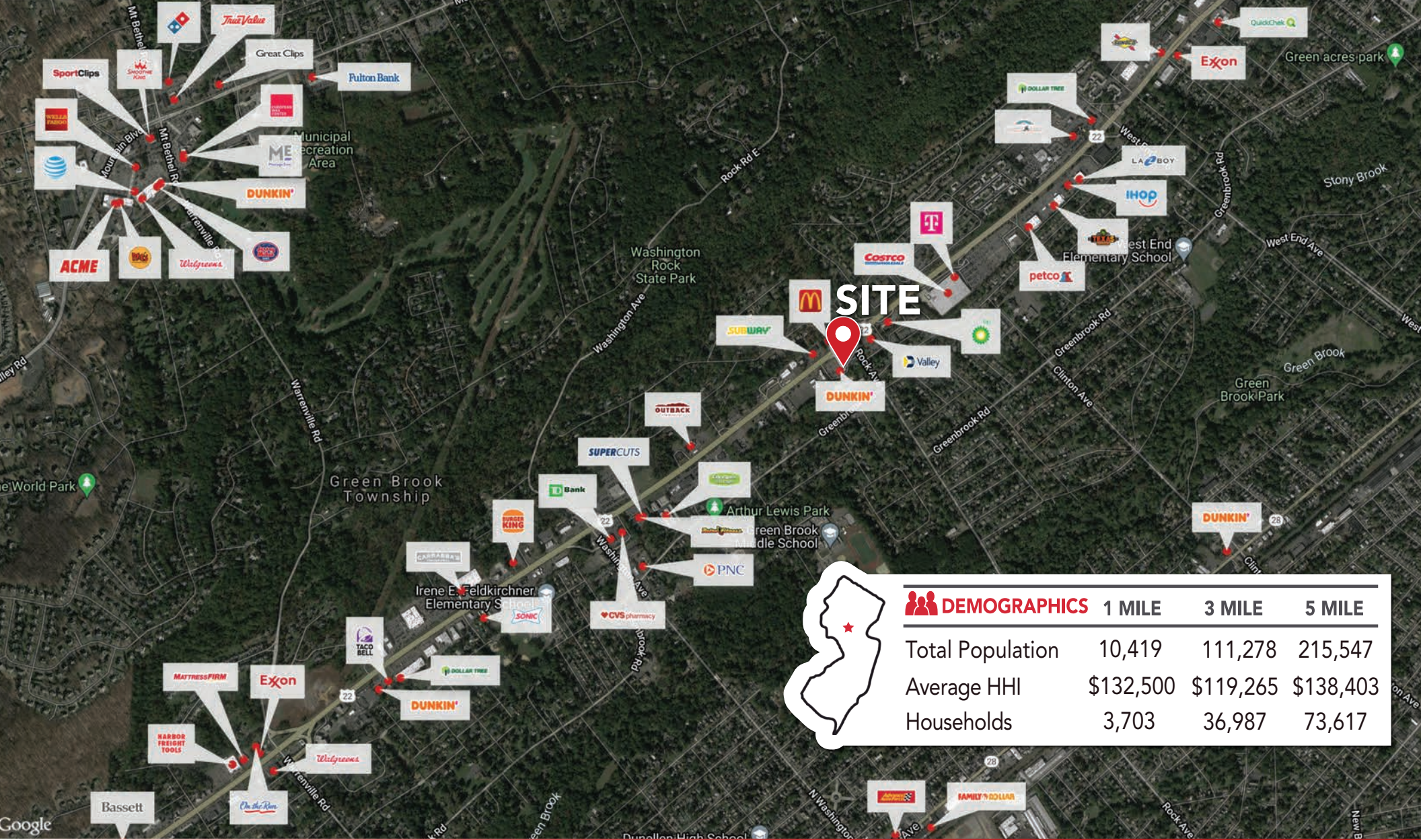


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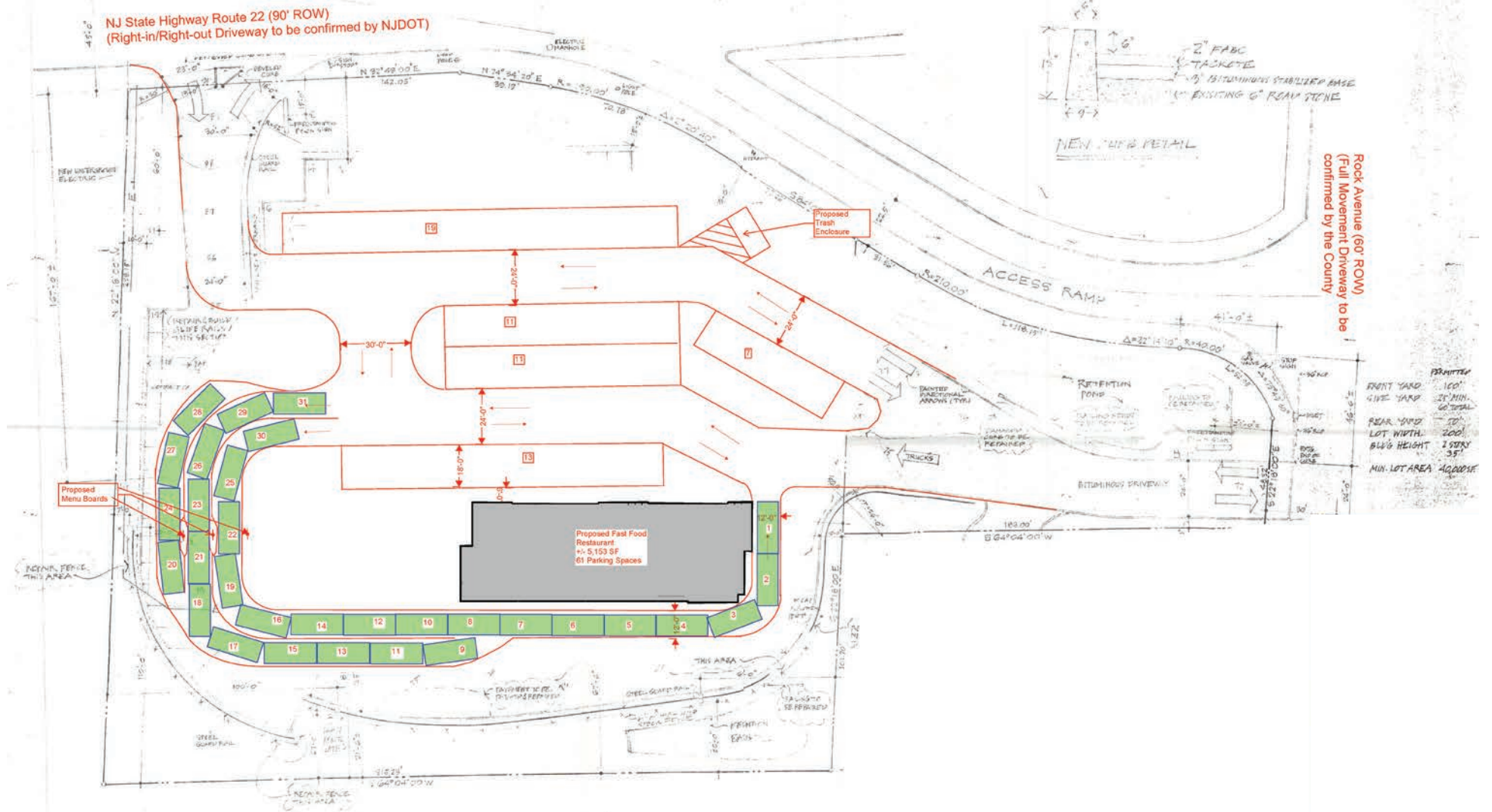
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 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	10,419	111,278	215,547
Average HHI	\$132,500	\$119,265	\$138,403
Households	3,703	36,987	73,617



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FAST FOOD CONCEPT PLAN



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