



AVAILABLE FOR SALE
ASKING PRICE UPON REQUEST

431 ROUTE 1

Edison, NJ 08817 | **Middlesex County**

3.5 ACRES FOR REDEVELOPMENT

RIPCO
INVESTMENT SALES

431 ROUTE 1
FOR SALE

ZOOM AERIAL



INVESTMENT HIGHLIGHTS

#1

Prime Route 1 Frontage

±260 feet of frontage along one of Central New Jersey's busiest commercial corridors



#2

Diverse Zoning

GB-H, MBH, and OS zoning designations supports a wide range of uses, including retail, service commercial, office, and residential/mobile home park



#3

Income-in-Place with Value-Add Potential

Existing BP Station with 5+ years left on lease, and a 42 home month-to-month trailer park

#4

Strategic Location with Strong Connectivity

Immediate access to regional highways, NJ-Turnpike, I-287, and the Garden State Parkway

#5

Dense, High-Income Demographics

Strong residential base supports retail, service, and redevelopment demand

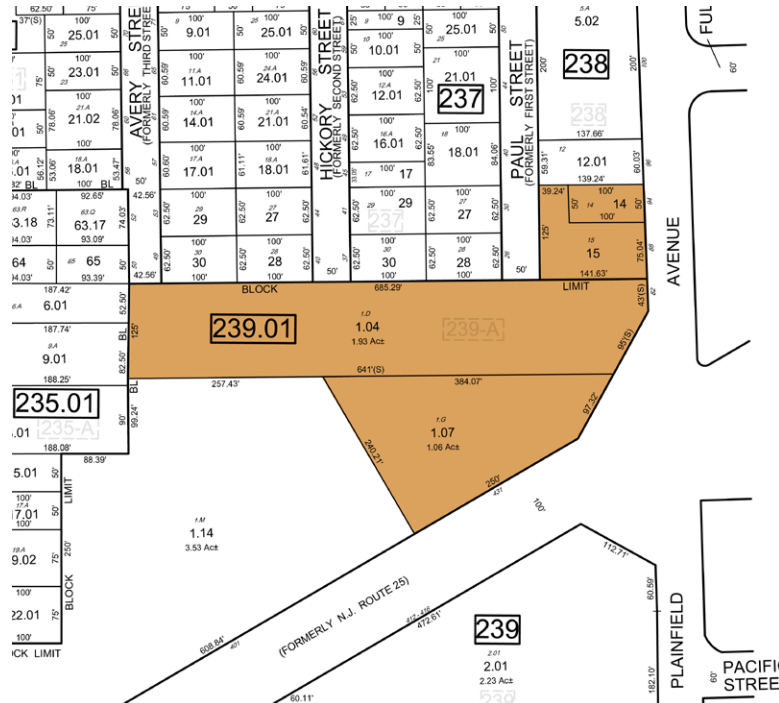


PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **431 Route 1** — Edison, NJ.

The Offering consists of 4 parcels of property that scream to be redeveloped. Lot 1.04 is improved with a mobile park holding 40 pads on a month to month basis. Lot 1.07 is tenanted with a BP Gas Station, it is a 1.06 acre lot. BP's lease expires in 2030 with no options. Lots 14 & 15 is 0.52 acres improved with 2 commercial buildings.

The opportunity is for a new Owner to redevelop the entire site.



PROPERTY SUMMARY

THE OFFERING

Property Address	431 Route 1
Neighborhood	Edison
County	Middlesex
Block / Lot	239-A Lots 1.04, 1.07, 14, & 15
Lot Size	3.5 acres

BUILDING INFORMATION

Number of Buildings	4
Stories	1

Lot 1.04 - 1.93 acres with 875 SF commercial building

Size
Lot 1.07 - 1.06 acres
Lots 14 & 15 - 1,400 SF on 0.52 acres

Commercial Units	4
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ZONING INFORMATION

Parcel 1	GB-H (General Business Highway)
Parcel 2	MBH (Mobile Home Park)
Parcel 3	OS (Office Service)

TAX INFORMATION

Property Taxes	\$86,697
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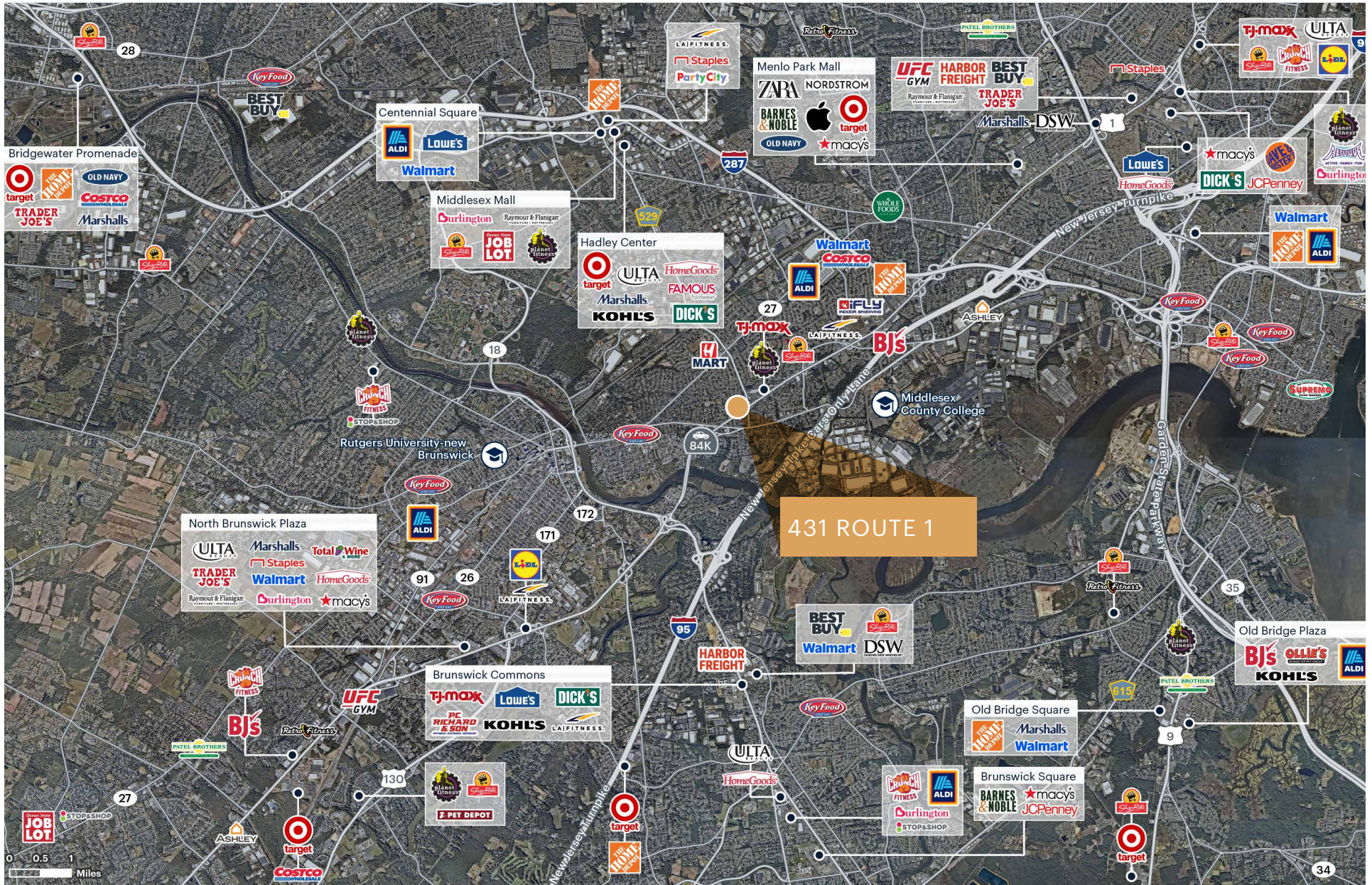
LEASE ABSTRACT

Tenant	R&J Fuel Company
Lease Term Start	4/1/2024
Lease Term End	1/31/2031
Primary Term Length	7 Years, 9 Months
Renewal Options	Two (2) one (1) year extensions, controlled by
Permitted Use	BP (gas station/fuel) use only
Lease Structure	Triple Net (NNN)
Remediation	Tenant responsible for any and all remediation



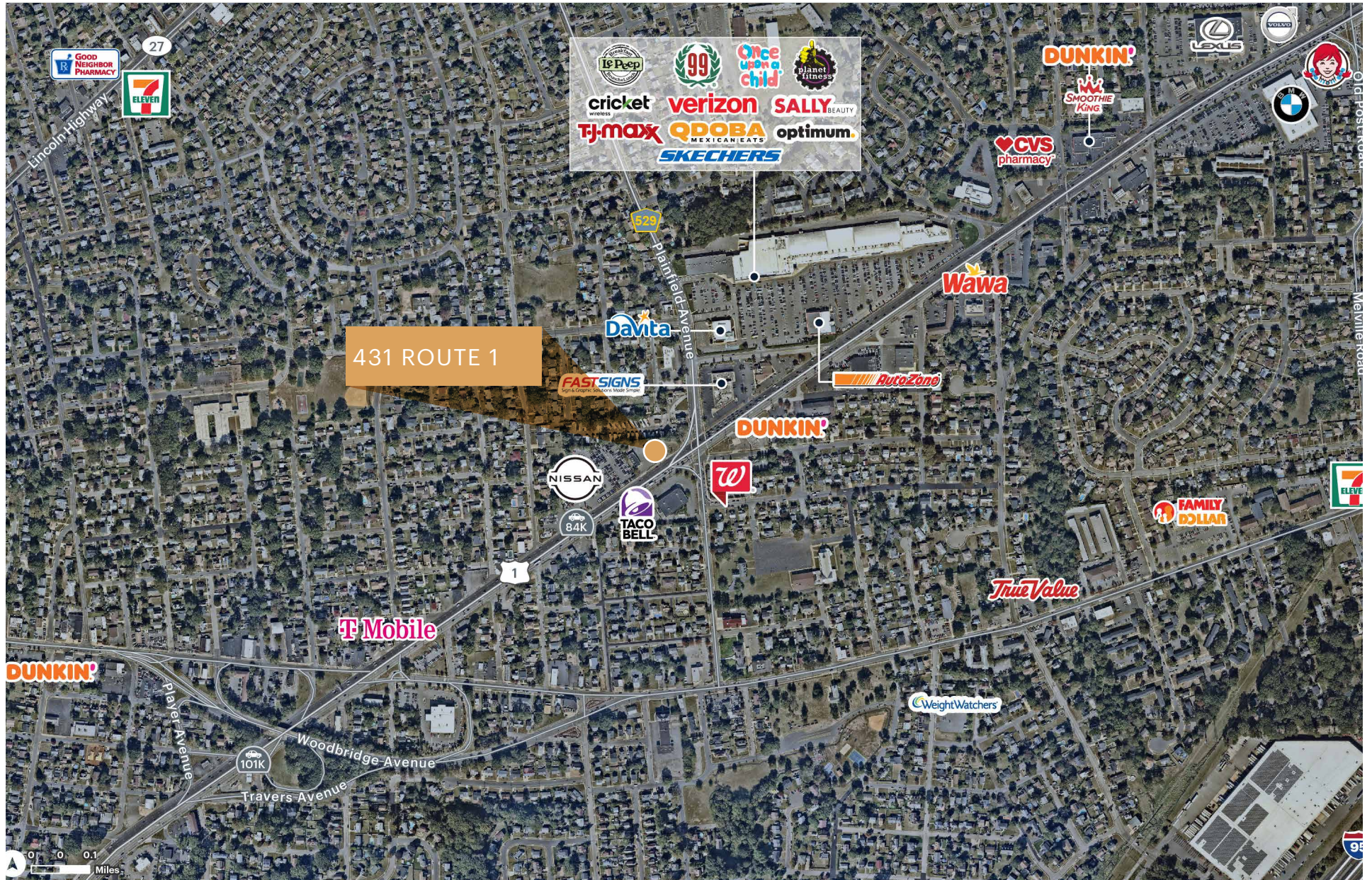
Period	Start Date	End Date	Annual Rent	Monthly Rent	Term Type
Lease Year 1	4/1/2024	3/31/2025	\$180,000.00	\$15,000.00	Primary Term
Lease Year 2	4/1/2025	3/31/2026	\$185,400.00	\$15,450.00	Primary Term
Lease Year 3	4/1/2026	3/31/2027	\$190,962.00	\$15,913.50	Primary Term
Lease Year 4	4/1/2027	3/31/2028	\$196,690.86	\$16,390.91	Primary Term
Lease Year 5	4/1/2028	3/31/2029	\$202,591.59	\$16,882.63	Primary Term
Lease Year 6	4/1/2029	3/31/2030	\$208,669.34	\$17,389.11	Primary Term
Lease Year 7	4/1/2030	3/31/2031	\$214,929.42	\$17,910.79	Primary Term
Lease Year 8 (Stub)	4/1/2031	12/31/2031	\$221,377.30	\$18,448.11	Primary Term
Extension Term Year 1	1/1/2032	12/31/2032	\$228,018.62	\$19,001.55	Extension Option 1
Extension Term Year 2	1/1/2033	12/31/2033	\$185,400.00	\$15,450.00	Extension Option 2

MARKET RETAIL



431 ROUTE 1
FOR SALE

LOCAL RETAIL



MARKET OVERVIEW

Edison, New Jersey is a well-established and desirable suburban market in Middlesex County. It is strategically located along the Route 1 corridor roughly 25 miles southwest of Manhattan and is known for its strong transportation infrastructure - including proximity to the New Jersey Turnpike (I-95), Garden State Parkway, and NJ Transit rail service. Edison offers convenient access to major employment hubs throughout Central Jersey and New York City.

The township is named after Thomas Edison, who established one of his earliest research laboratories in the Menlo Park section, often referred to as the “Birthplace of Modern Innovation.” Edison is recognized for its vibrant multicultural community, particularly its significant Asian and South Asian population, which is reflected in the area’s renowned dining, retail, and cultural institutions.

Edison offers numerous parks and outdoor spaces, including Roosevelt Park - one of the oldest county parks in New Jersey - featuring walking trails, tennis courts, and an arts center. Edison is also home to major retail destinations such as Menlo Park Mall and nearby Woodbridge Center, along with a vibrant dining and entertainment scene.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	18,083	121,208	291,555
NUMBER OF HOUSEHOLDS	6,480	39,780	99,171
AVERAGE HOUSEHOLD INCOME	\$131,773	\$130,795	\$139,433
MEDIAN HOUSEHOLD INCOME	\$102,739	\$101,239	\$107,891
COLLEGE GRADUATES	5,309	37,405	92,225
TOTAL BUSINESSES	694	4,723	11,333
TOTAL EMPLOYEES	5,308	58,234	146,246
DAYTIME POPULATION	15,385	134,756	322,623

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