

# Middlesex Corner

125 BOUND BROOK ROAD/ROUTE 28 | MIDDLESEX, NJ 07052



## Available Space

10,429 SF - portion of space

## Property Highlights

- Community center seeking a new anchor tenant
- 10,429 square feet available within a 25,874-square-foot freestanding building, which includes a 7,155-square-foot basement. The property features two full loading docks and parking for 120 vehicles.
- Located at the corner of Warrenville Road and Bound Brook Road/Route 28 – two main thoroughfares – proximate to Route 22 and I-287
- Property features a modern, 3,500-SF McDonald's developed in 2017
- Recent Leasing Activity: Planet Fitness coming soon!
- Densely populated trade area serving 242,050 residents within a 5-mile radius; average household income of \$150,744.
- Just two minutes from NJ Transit's Dunellen Station
- **Co-brokers: 5% commission up to 15K SF; 4% commission over 15K SF**

## Nearby Retailers



## Average Daily Traffic

14,257 Bound Brook Road/Route 28  
7,718 Warrenville Road  
47,131 Route 22

## Demographics

5 mile-radius



242,050  
POPULATION



79,995  
HOUSEHOLDS



\$150,744  
AVERAGE HH INCOME



156,802  
DAYTIME POPULATION



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## SITE PLAN



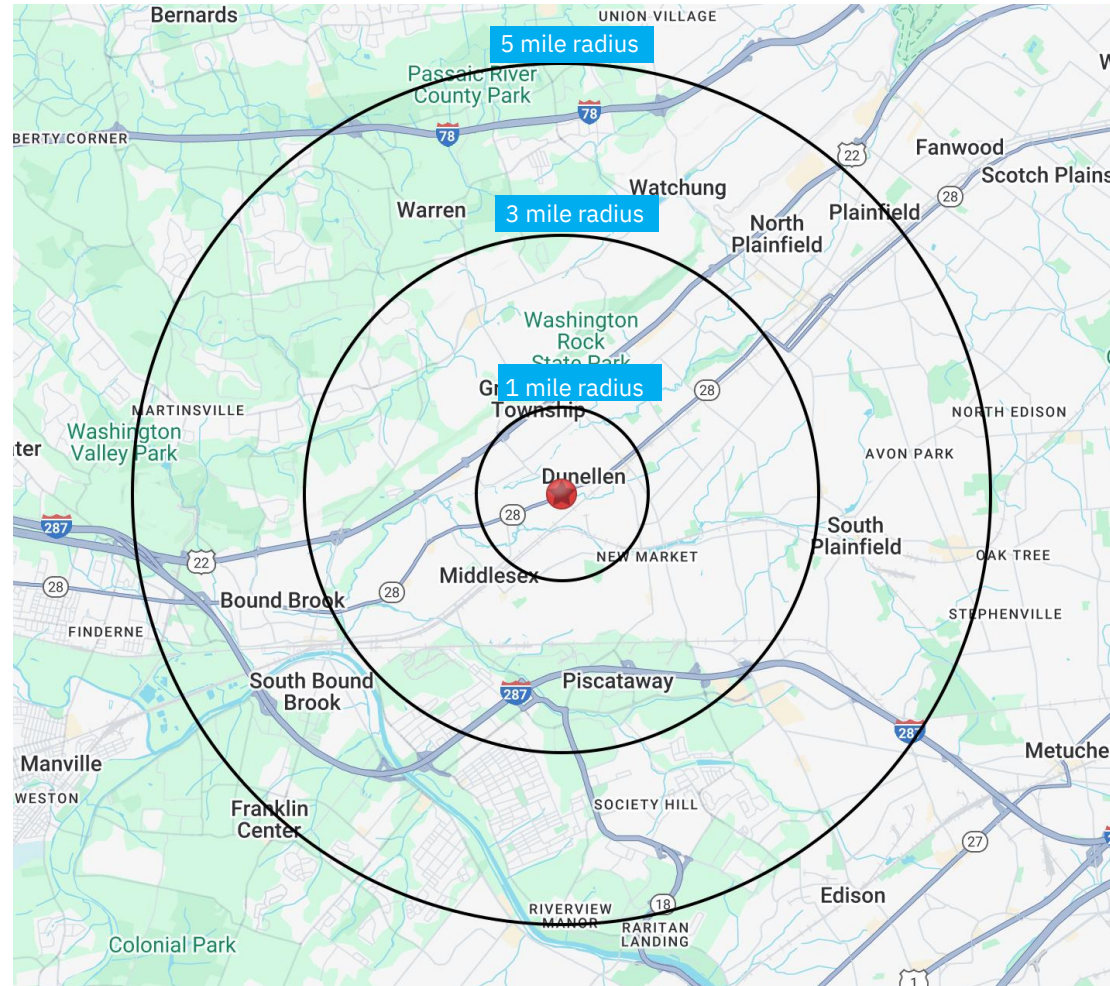
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## DEMOGRAPHICS

| 2010-2020 Census, 2024 Estimates             | 1 mile radius | 3 mile radius | 5 mile radius |
|--|---------------|---------------|---------------|
| Population                                   | 16,096        | 98,435        | 242,050       |
| Households                                   | 5,486         | 33,586        | 79,995        |
| Average Household Income                     | \$134,038     | \$151,179     | \$150,744     |
| Projected Average Household Income (2029)    | \$140,266     | \$157,958     | \$157,197     |
| Median Household Income                      | \$109,722     | \$121,672     | \$118,220     |
| Total Businesses                             | 615           | 4,122         | 9,934         |
| Total Employees                              | 4,796         | 51,451        | 130,188       |
| Daytime Population                           | 5,862         | 61,640        | 156,802       |
| Total Annual Household Expenditure           | \$430.49 M    | \$3.14 B      | \$7.56 B      |
| HH Income \$200K or more                     | 946           | 7,015         | 16,595        |
| College Degree + (Bachelor Degree or Higher) | 3,785         | 26,545        | 67,752        |

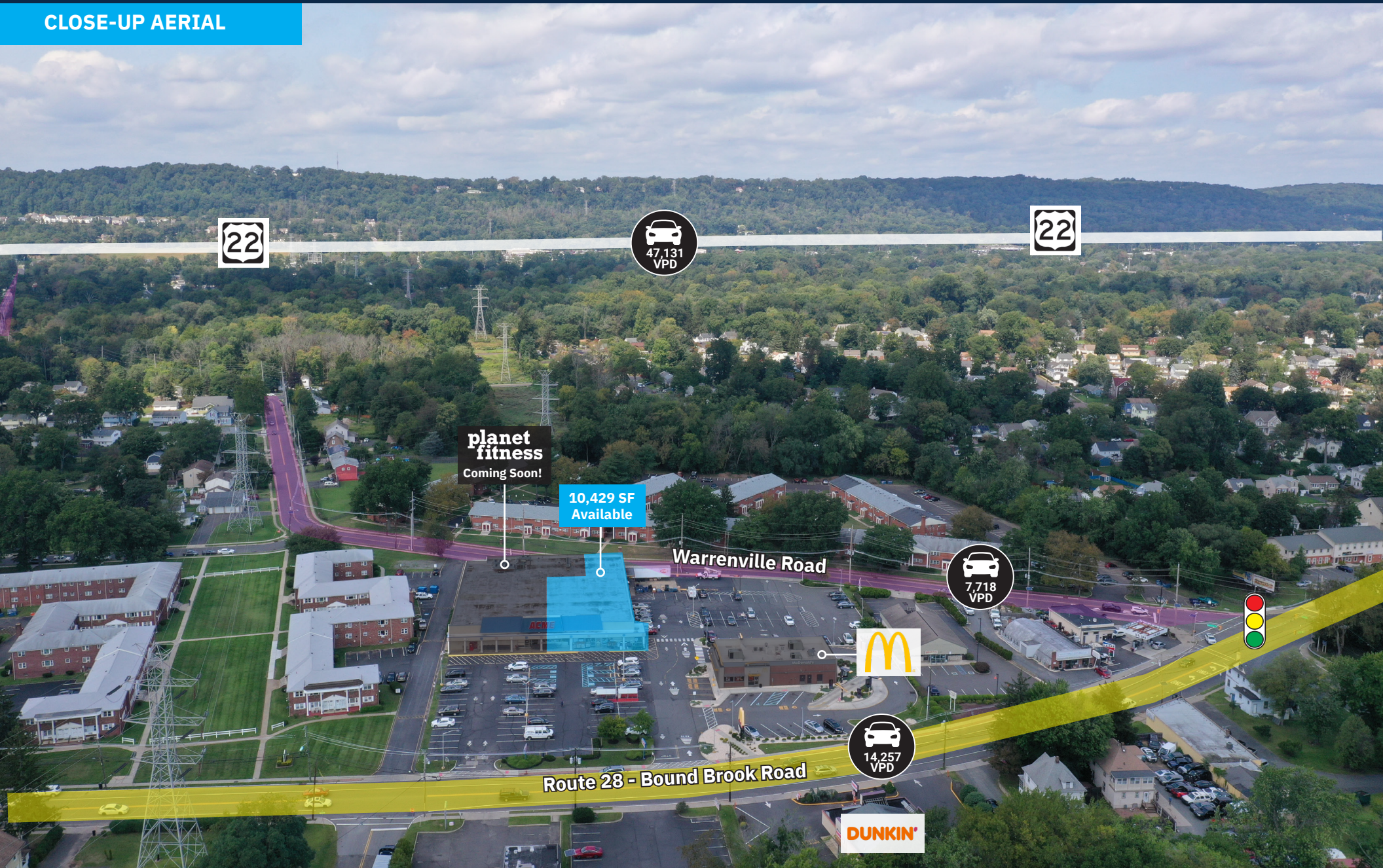
Source: sitesusa.com



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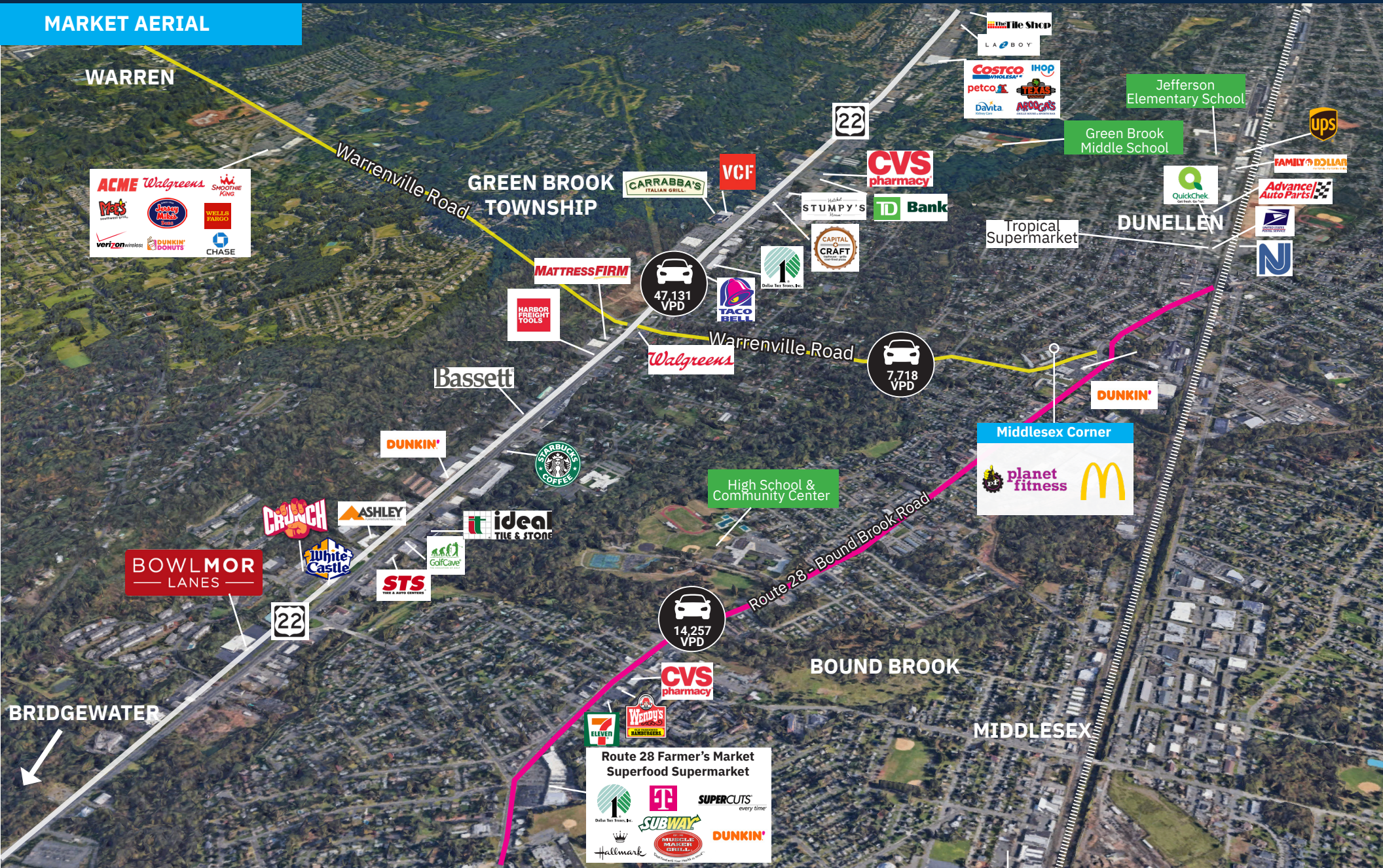
CLOSE-UP AERIAL



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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

**ED VASCONCELLOS**

**Leasing Representative**

t. 908.226.5290 m. 856.912.4863  
evasconcellos@levinmgt.com



### Main Office

975 US Highway 22  
North Plainfield, NJ 07060  
800.488.0768  
**levinmgt.com | 70 YEARS**