

Middlesex Corner

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

Available Space

10,429 SF (lease pending)

Broker Incentives

5% commission on leases up to 15,000 SF;
4% on leases from 15,001–40,000 SF.



Nearby Retailers



5-Mile Demographics



248,595
POPULATION



81,023
HOUSEHOLDS



\$155,465
AVERAGE HH INCOME



200,673
DAYTIME POPULATION

Property Highlights

- Join Planet Fitness, now open, with adjacent space lease pending
- Recently renovated 29,374 SF building with two loading docks and parking for 120 vehicles
- Prominent corner location at Warrentville Road and Bound Brook Road/Route 28, convenient to Route 22 and I-287
- Includes a modern McDonald's
- Strong 5-mile demographics: 248,595 residents, 200,673 daytime population, and \$155,465 average household income
- Just 2 minutes from NJ Transit's Dunellen Station
- Average daily traffic: 14,257 Bound Brook Road/Route 28 | 7,718 on Warrentville Road

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SITE PLAN



Tenant Roster		SF
1	Planet Fitness	15,445
2	Lease Pending	10,429
3	McDonald's	3,500

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CLOSE AERIAL



RENOVATED BUILDING



Warrenville Road

Bound Brook Road/Route 28



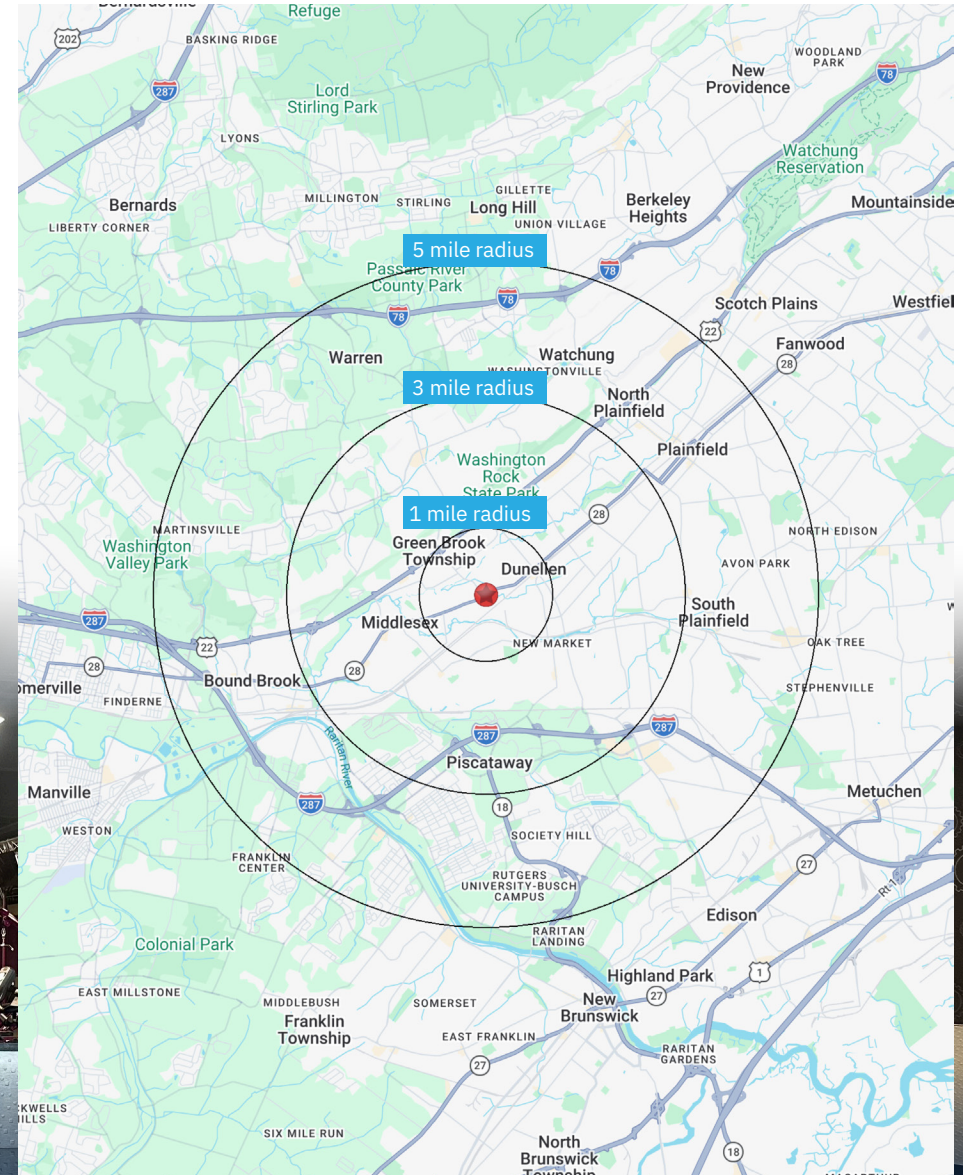
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DEMOGRAPHICS

2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,438	100,634	248,595
Households	5,540	33,913	81,023
Average Household Income	\$131,564	\$155,498	\$155,465
Median Household Income	\$107,999	\$128,015	\$125,895
Total Businesses	574	4,304	10,326
Total Employees	4,148	52,019	131,955
Daytime Population	9,170	77,778	200,673
Total Annual Household Expenditure	\$665.73 M	\$4.5 B	\$10.65 B
HH Income \$200K or more	974	7,943	19,099
College Degree + (Bachelor Degree or Higher)	3,684	27,297	69,133

Source: sitesusa.com



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MARKET AERIAL





Our History is Strong.
Our Vision, *Stronger*.

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Ed Vasconcellos

LEASING REPRESENTATIVE

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