

Middlesex Corner

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



Available Space

10,429 SF - Lease Pending

Property Highlights

- Join Planet Fitness - now open!
- 10,429 square foot space 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
- 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

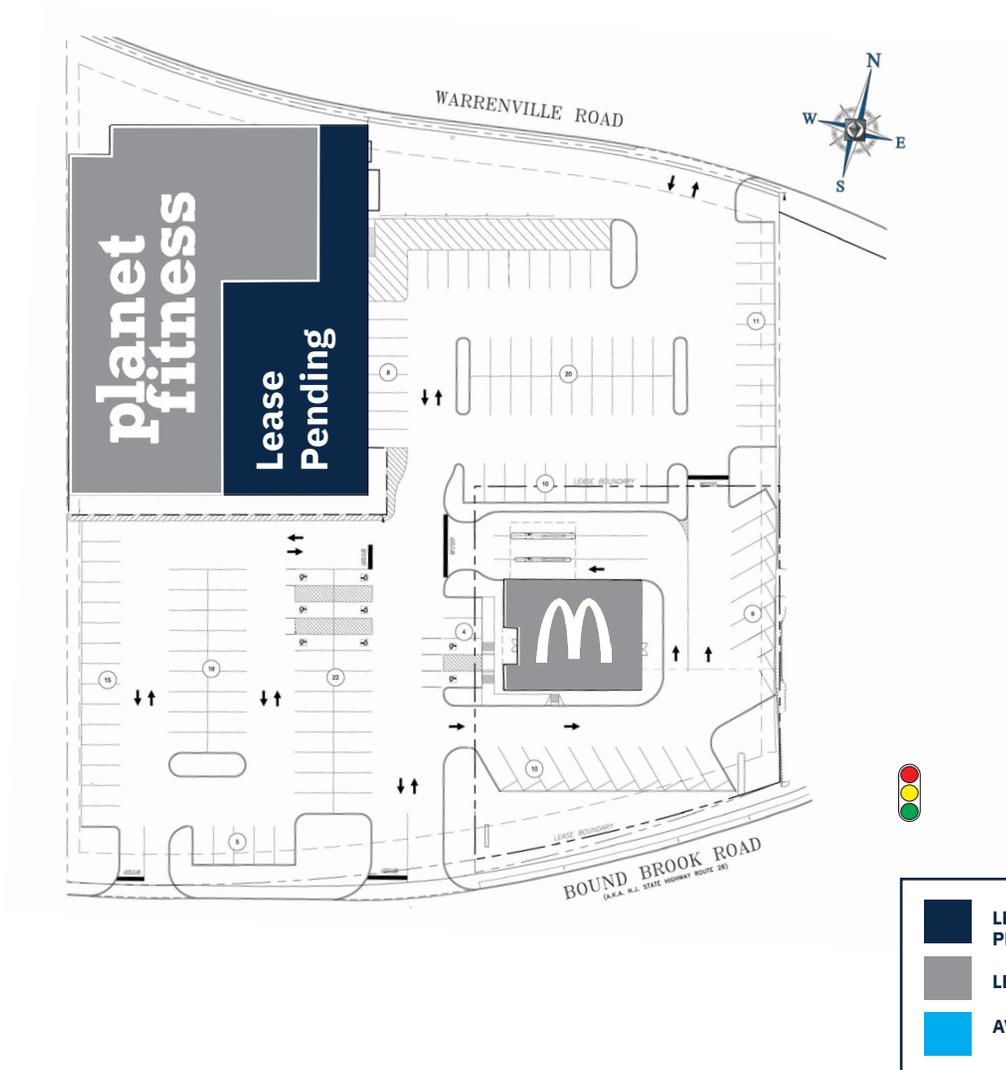

156,802
DAYTIME POPULATION



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SITE PLAN



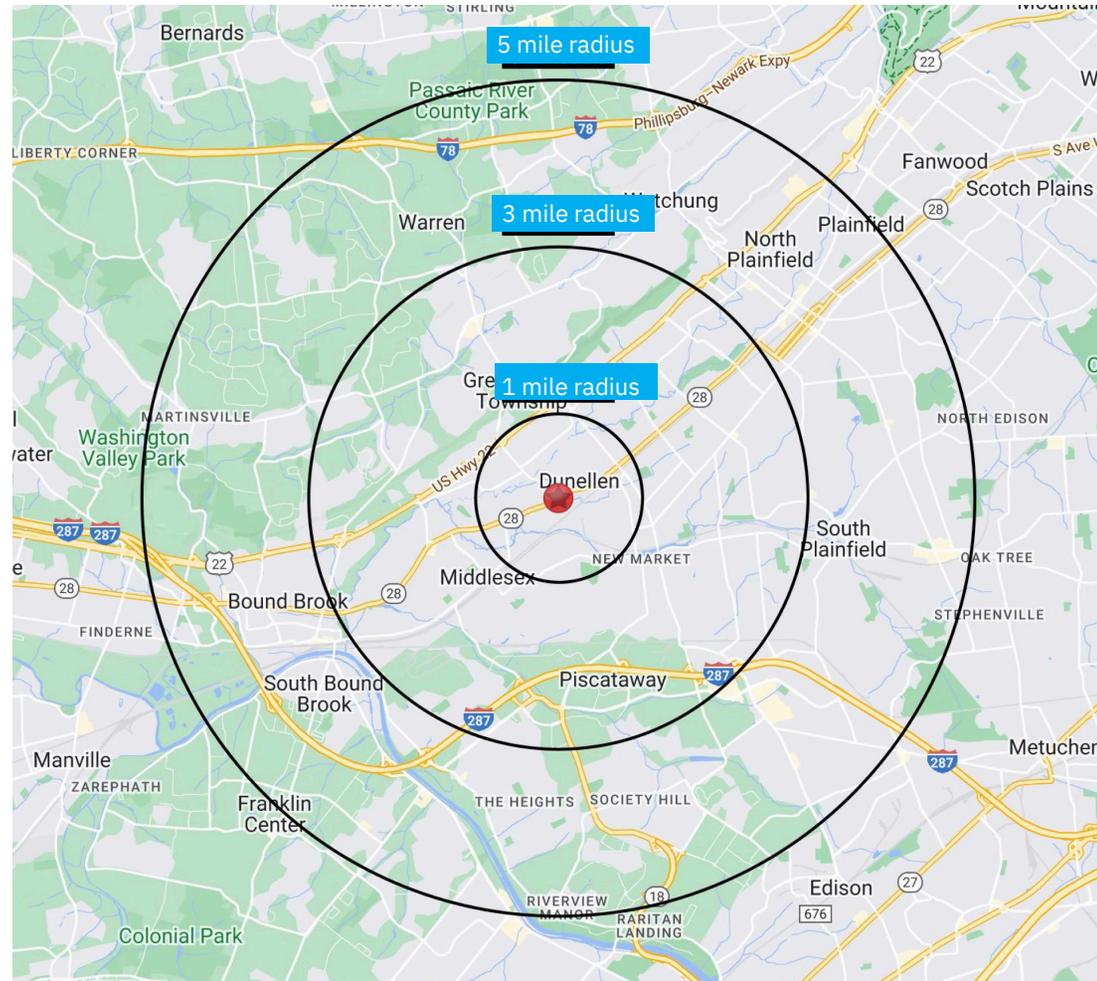
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DEMOGRAPHICS

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

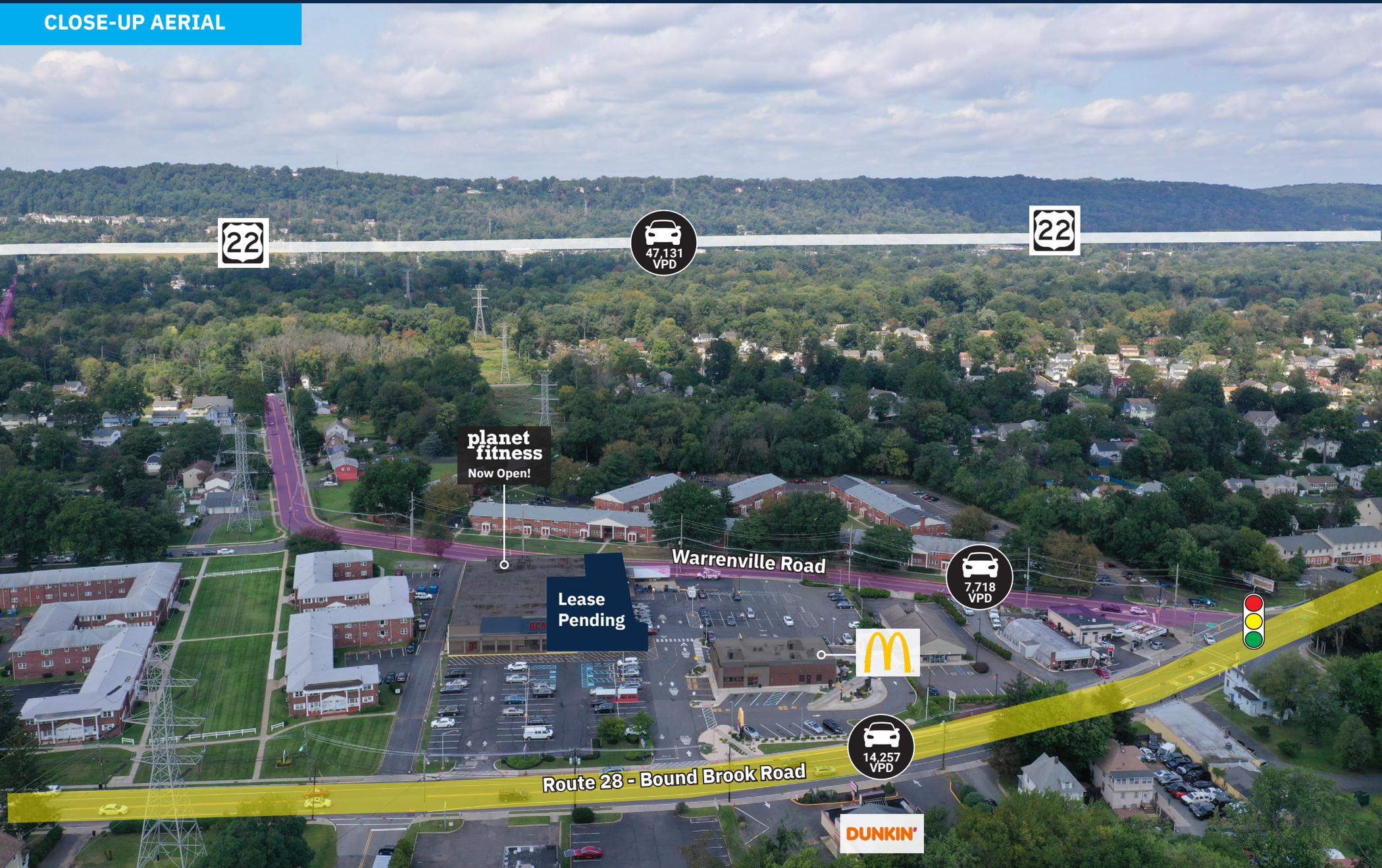
Source: sitesusa.com



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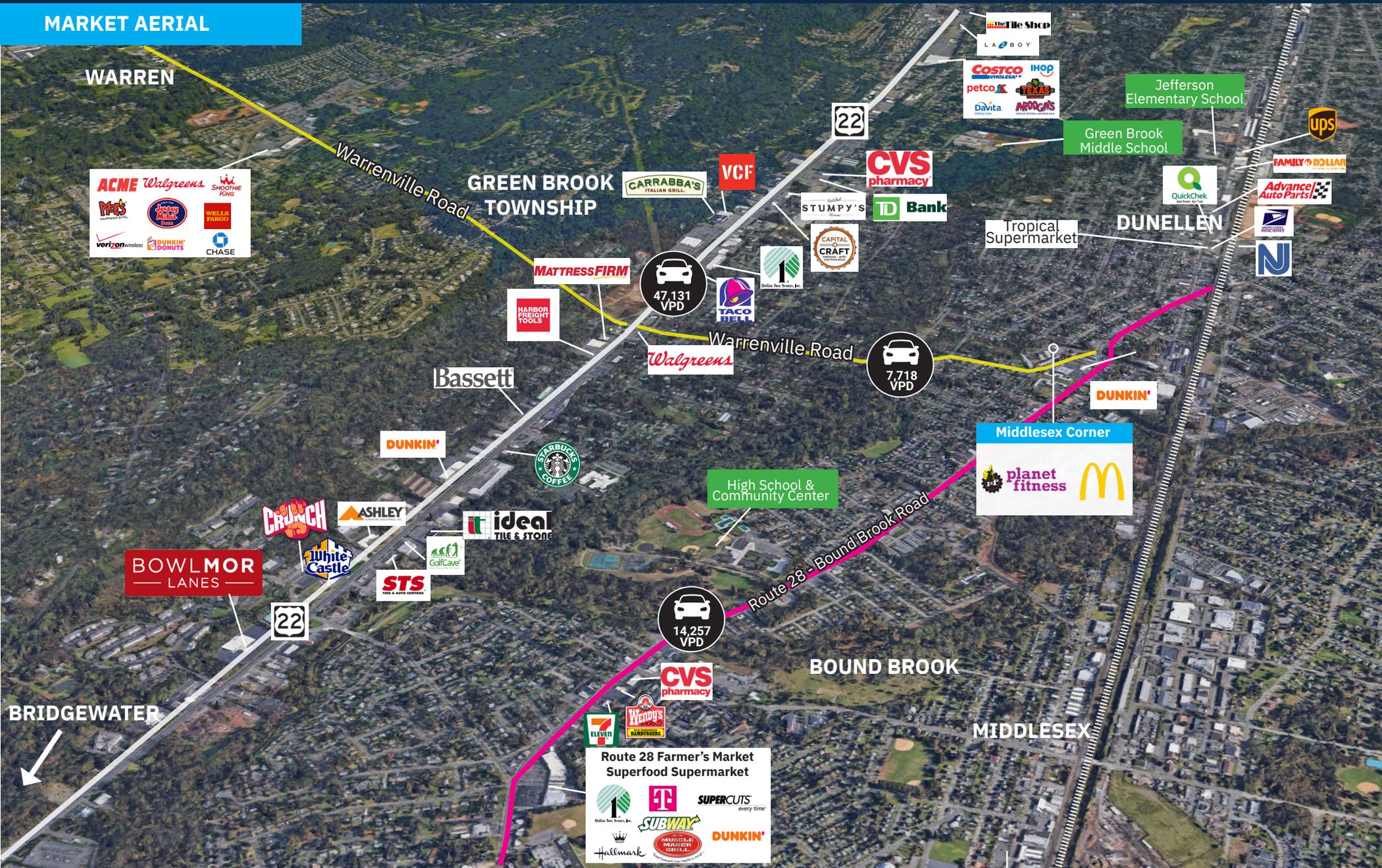
CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

ED VASCONCELLOS

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