

PAD AVAILABILITY
FRONTING HOTEL



UP TO
+/- 6,000 SF
AVAILABLE
(CAN BE DEMISED)

PRELIMINARY PLAN SUBJECT TO
FURTHER ANALYSIS AND APPROVALS

4355 Route 1

South Brunswick, New Jersey

Lot Size

- Approximately 1.2 acres

Building

- Multiple pads available or up to +/- 6,000 SF available (can be demised)

Opportunity

- Ground Lease, Built-To-Suit or Multi-Tenant Pad Potential

Traffic Counts

- 59,680 VPD

Demographics

Radius	Residential Population	Median HH Income	Daytime Population
1 Mile	2,568	\$95,097	7,432
3 Mile	38,486	\$122,400	55,562
5 Mile	113,063	\$128,157	146,029

Pads for Lease - Contact

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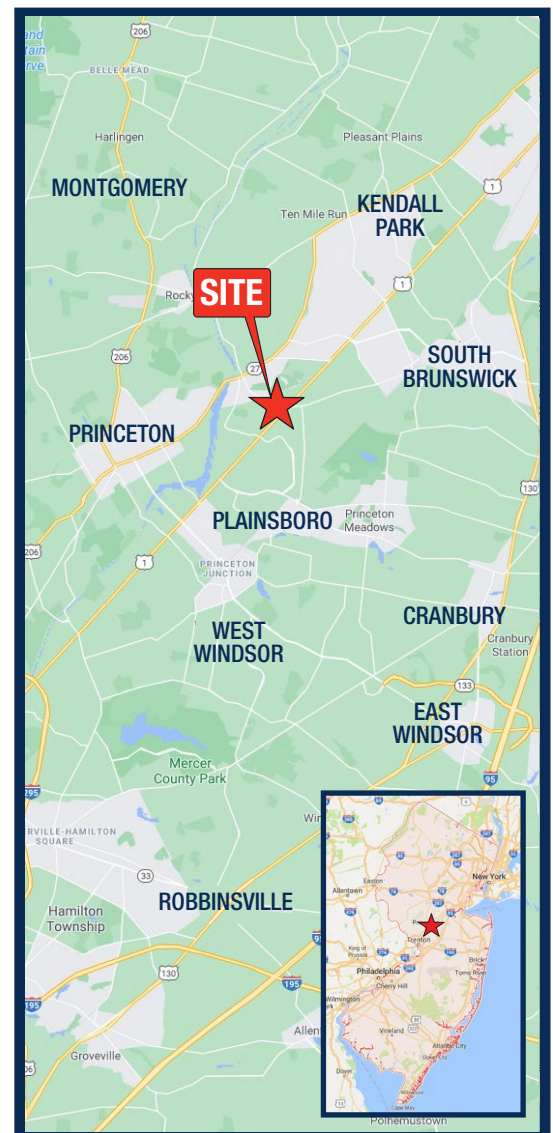
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4355 Route 1

South Brunswick, New Jersey

Site Description

- Pad opportunity along Route 1 fronting DoubleTree by Hilton, offering prominent visibility from all directions with multiple means of access from Route 1 and Ridge Road
- Over 60,000 vehicles per day approach the heavily traveled signalized intersection. Ridge Road is a popular side-access road that provides for direct connection to Route 27 to the west and Route 522 to the east
- Strong income levels of over \$122,000 within 3 miles as well as being an extremely dense residential and daytime market
- The site is ideally situated on the Princeton-South Brunswick border pulling from surrounding business parks and residents of South Brunswick, Princeton, Plainsboro, Montgomery, Kendall Park and Franklin Park
- Surrounded by multiple large office complexes, several international corporate headquarters and less than 2 miles from South Brunswick High School, a 2,900-student school



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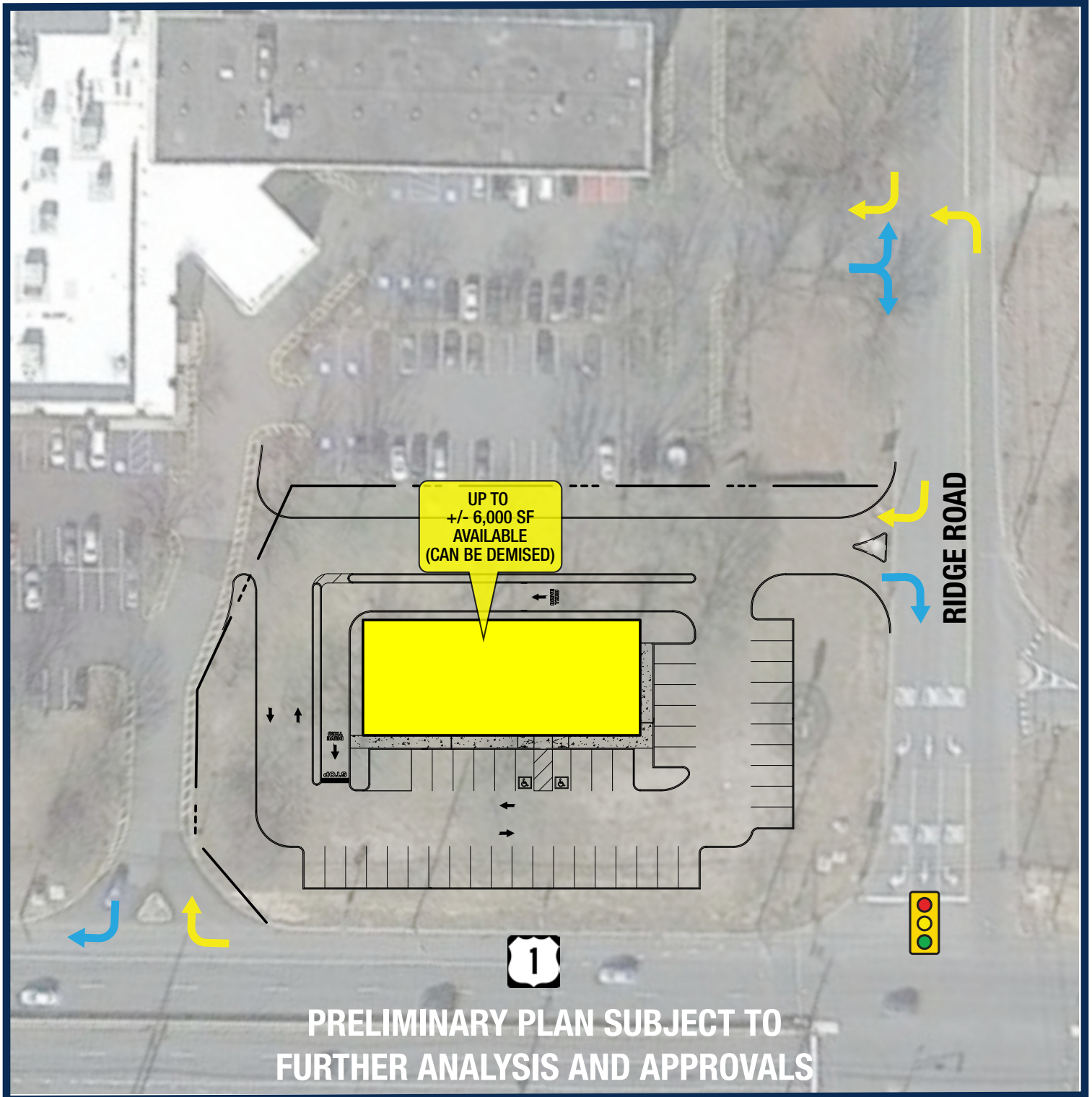
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