



FOR SALE

Next To Menlo Park Mall 194 Lafayette Ave Edison, Middlesex County, NJ



- **LEASED!**
- Adjacent to the Super Regional Menlo Park Mall
- Redevelopment Opportunity
- Area Tenants Include:



- Traffic Counts: Route 1 has over 72,000 ADT
- Property Size: +/- 0.17 Acres
- Zoning: GBH
- Purchase Price: Call for details

Eagle Realty USA
Licensed Real Estate Broker
410 Route 10 West
Ledgewood, NJ 07852
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For More Information Please Contact:
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Member—Broker of Record
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Demographics	1 Mile	2 Mile	3 Mile
Total Population:	18,778	112,984	294,561
Total Households:	7,399	41,932	102,645
Median Household Income:	\$76,068	\$79,622	\$77,276

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All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



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SITE PHOTO

194 Lafayette Avenue, Edison, NJ Latitude: 40.544826 Longitude: -74.333091



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AERIAL

194 Lafayette Avenue, Edison, NJ Latitude: 40.544826 Longitude: -74.333091



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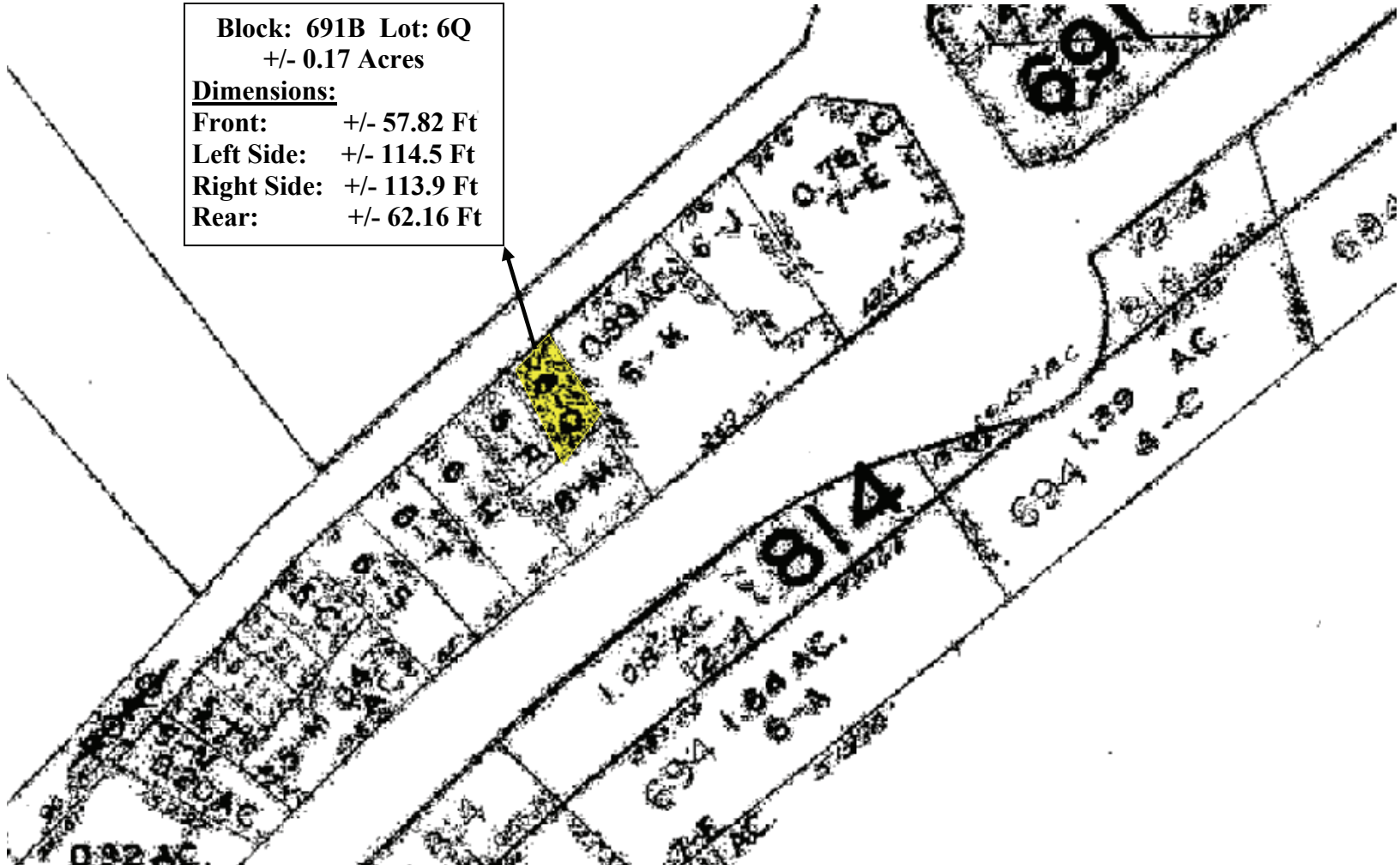
TAX MAP

194 Lafayette Avenue, Edison, NJ Latitude: 40.544826 Longitude: -74.333091

Block: 691B Lot: 6Q
+/- 0.17 Acres

Dimensions:

Front: +/- 57.82 Ft
Left Side: +/- 114.5 Ft
Right Side: +/- 113.9 Ft
Rear: +/- 62.16 Ft



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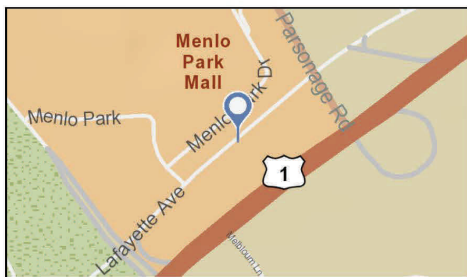
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TRAFFIC COUNT

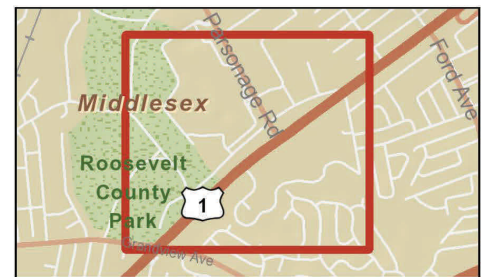
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Ring: 1, 3, 5 Miles



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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