



“We Close Deals.....That Is The Bottom Line”

County: Somerset County
Town: Green Brook Twp., NJ
Block: 27
Lot: 3

Property Address: 215-225 Route 22 East

Space Available: + / - 10,000 Square Feet (As-is)

**Gross Leasable Area:
(GLA)** +/- 40,400 Square Feet

Parking: + / - 204 Total Spaces

Current Zoning: RHC-Regional Highway Commercial

Asking Rent: \$18.00 Per Square Foot NNN

**CAM, Taxes, &
Insurance:** Currently at: \$4.85 PSF. Tenant responsible for Pro – Rata Share

Current Tenants: Romp A Round, Push Pedal Pull, Crib & Teen, Gatsby, Jeffrey Bridals, Exotic Boots, Raylon Beauty Supply, Eye Mart, & Lady of America Fitness Center

Comments:

Ingress and egress is along Route 22 East. Traffic lights are located at Warrentville Road, going east, and Washington Avenue, going west. This allows for easy access to and from the Shopping Center.

LICENSED REAL ESTATE BROKER
Visit: www.EagleAmericanRealty.com

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.



Eagle American Realty, Inc.
410 Route 10 West/ Suite 213
Ledgewood, New Jersey 07852

Tel: 973-598-1500
Fax: 973-927-9974
Licensed Real Estate Broker

All information is from sources deemed reliable,
and same is subject to errors, omissions, change of price,
terms rentals, prior sale and withdrawal without notice.

LEASED

Arthur's Shopping
Center

Route 22

Warrenville Road

Washington Avenue



Eagle American Realty, Inc.
 410 Route 10 West, Suite 213
 Ledgewood, New Jersey 07852

Tel: 973-598-1500
 Fax: 973-927-9974
 Licensed Real Estate Broker

All information is from sources deemed reliable
 and same is subject to errors, omissions, change of price,
 terms rentals, prior sale and withdrawal without notice

Auto Dealer



Route 22

Charlie Brown's
Shopping Center

House
Right

LEASED

Manchbrook
Auto Parts

Route 22

Arthur's Plaza

SITE

Arthur's Shopping
Center

Taco
Bell

Dunkin
Donuts





LEASED



Eagle American Realty, Inc.
410 Route 10 West/ Suite 213
Ledgewood, New Jersey 07852

Tel: 973-598-1500
Fax: 973-927-9974
Licensed Real Estate Broker

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.