

**OFFICE BUILDING in the Heart of Old Bridge AVAILABLE FOR SALE..
IDEAL FOR USER/INVESTOR. UPSIDE POTENTIAL!!**

**2501 Route 516
Old Bridge, 08857**



- **Located on highly traveled Route 516 within close proximity to Route 18, Route 9 and the Garden State Parkway.**
- **Overlooking a Beautiful Pond.**
- **Granite Entrance Foyer.**
- **High Traffic Counts.**
- **Abundant Parking.**
- **Strong Demographics.**

SALE PRICE: \$1,385,000.00

GLA: +/- 11,000 SF 3 Floor Office Building.

LOT SIZE: 1.11 ACRES

TAXES: \$29,600.00

**KROLL
COMMERCIAL REALTY L.L.C.**

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

2501 Route 516, Old Bridge Office Building Income & Expense Report

Suite 1	Chamber of Commerce	Lower Level
Suite 2	Cruise Office	Lower Level
Suite 3	Vacant	Lower Level
Suite 101	Vacant	First Floor
Suite 102	E-Link	First Floor
Suite 200	Vacant	Second Floor
Suite 201	Bentley Realty	Second Floor
Suite 202	Orsillo Construction Office	Second Floor
Suite 203	Ultimate Party	Second Floor



Tenant:	Base Rent:	Projected Rent:	Gross Rentable SF:	Lease Term:
Chamber of Commerce	\$350.00 + Utilities	-	720+/-	Month - Month
Cruise Office	\$825.00 + Utilities	-	960+/-	1 yr lease
Suite 3 / Vacant Lower Level Standard Office Fit Out	(\$15 / SF gross + Utilities)	\$1,378.75 + Utilities	1103+/-	Vacant
Suite 101 / Vacant	(\$19 / SF + Utilities)	\$2536.40 + Utilities	1602 +/-	Vacant
Suite 102 / E-Link	\$2,850.00 + Utilities	-	1600 +/-	Month - Month Looking to sign a long term lease
Suite 200 / Vacant	(\$17 / SF + Utilities)	\$1,598.00 + Utilities	1128 +/-	Vacant
Suite 201/Bentley Realty	\$2,500 / SF + Utilities	-	972 +/-	Will sign on for a long term lease
Orsillo Const. / Suite 202	\$500.00 + Utilities	-	610 +/-	1 year lease
Suite 203	\$600.00 + Utilities	-	490 +/-	2 year lease
TOTAL: 9 UNITS		\$13,138.15	9,185 SF	



The remaining balance of the space to total approximately 11,000 SF includes excess common area (utility rooms, break room, etc.)

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Expenses (Per Year)	
Real Estate Taxes 2010	\$28,893.00
Cleaning	\$7,200.00
Insurance	\$3,500.00
Maintenance	\$3,000.00
Utilities	\$9,000.00
Snow Removal	\$2,000.00
Landscaping	\$1,000.00
TOTAL:	\$54,593.00

Gross Potential Income:	\$157,657.80
Gross Expenses:	\$54,593.00
Net Potential	
Operating Income:	\$104,194.84

Demographics for 2501 Route 516, Old Bridge, NJ 08857

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	5,053	27,577	87,687
2009 Female Population	5,312	28,291	90,631
% 2009 Male Population	48.75%	49.36%	49.17%
% 2009 Female Population	51.25%	50.64%	50.83%
2009 Total Adult Population	7,801	40,943	132,826
2009 Total Daytime Population	9,004	45,335	146,032
2009 Total Daytime Work Population	4,486	20,299	65,642
2009 Median Age Total Population	36	34	36
2009 Median Age Adult Population	43	41	43
2009 Age 0-5	865	5,091	15,075
2009 Age 6-13	1,167	6,830	20,918
2009 Age 14-17	532	3,005	9,499
2009 Age 18-20	329	1,869	6,087
2009 Age 21-24	433	2,502	7,840
2009 Age 25-29	632	3,708	10,766
2009 Age 30-34	839	4,793	14,051
2009 Age 35-39	983	5,278	15,914
2009 Age 40-44	891	5,239	16,333
2009 Age 45-49	814	4,391	14,325
2009 Age 50-54	746	3,645	12,334
2009 Age 55-59	593	2,672	9,525
2009 Age 60-64	515	2,076	7,103
2009 Age 65-69	403	1,620	5,257
2009 Age 70-74	264	1,249	4,706
2009 Age 75-79	162	802	3,780
2009 Age 80-84	117	571	2,669
2009 Age 85+	80	527	2,136
% 2009 Age 0-5	8.35%	9.11%	8.45%
% 2009 Age 6-13	11.26%	12.23%	11.73%
% 2009 Age 14-17	5.13%	5.38%	5.33%
% 2009 Age 18-20	3.17%	3.35%	3.41%
% 2009 Age 21-24	4.18%	4.48%	4.40%
% 2009 Age 25-29	6.10%	6.64%	6.04%
% 2009 Age 30-34	8.09%	8.58%	7.88%
% 2009 Age 35-39	9.48%	9.45%	8.92%
% 2009 Age 40-44	8.60%	9.38%	9.16%
% 2009 Age 45-49	7.85%	7.86%	8.03%
% 2009 Age 50-54	7.20%	6.52%	6.92%
% 2009 Age 55-59	5.72%	4.78%	5.34%
% 2009 Age 60-64	4.97%	3.72%	3.98%
% 2009 Age 65-69	3.89%	2.90%	2.95%
% 2009 Age 70-74	2.55%	2.24%	2.64%
% 2009 Age 75-79	1.56%	1.44%	2.12%
% 2009 Age 80-84	1.13%	1.02%	1.50%
% 2009 Age 85+	0.77%	0.94%	1.20%
2009 White Population	7,914	38,331	131,784
2009 Black Population	512	4,644	11,586
2009 Asian/Hawaiian/Pacific Islander	1,474	10,156	26,516
2009 American Indian/Alaska Native	22	134	338

2009 Other Population (Incl 2+ Races)	444	2,602	8,094
2009 Hispanic Population	1,108	5,610	16,626
2009 Non-Hispanic Population	9,258	50,258	161,693
% 2009 White Population	76.35%	68.61%	73.90%
% 2009 Black Population	4.94%	8.31%	6.50%
% 2009 Asian/Hawaiian/Pacific Islander	14.22%	18.18%	14.87%
% 2009 American Indian/Alaska Native	0.21%	0.24%	0.19%
% 2009 Other Population (Incl 2+ Races)	4.28%	4.66%	4.54%
% 2009 Hispanic Population	10.69%	10.04%	9.32%
% 2009 Non-Hispanic Population	89.31%	89.96%	90.68%
2000 Non-Hispanic White	7,969	37,360	125,913
2000 Non-Hispanic Black	429	3,564	8,655
2000 Non-Hispanic Amer Indian/Alaska Native	4	46	107
2000 Non-Hispanic Asian	909	6,941	17,179
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	9	19
2000 Non-Hispanic Some Other Race	4	91	278
2000 Non-Hispanic Two or More Races	74	961	3,354
% 2000 Non-Hispanic White	84.88%	76.29%	80.97%
% 2000 Non-Hispanic Black	4.57%	7.28%	5.57%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.04%	0.09%	0.07%
% 2000 Non-Hispanic Asian	9.68%	14.17%	11.05%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.01%
% 2000 Non-Hispanic Some Other Race	0.04%	0.19%	0.18%
% 2000 Non-Hispanic Two or More Races	0.79%	1.96%	2.16%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	10,366	55,868	178,318
2009 Total Households	3,867	19,904	65,802
Population Change 1990-2009	-305	9,717	29,074
Household Change 1990-2009	90	3,944	13,086
% Population Change 1990-2009	-2.86%	21.05%	19.48%
% Household Change 1990-2009	2.38%	24.71%	24.82%
Population Change 2000-2009	204	3,161	11,922
Household Change 2000-2009	123	1,399	6,036
% Population Change 2000-2009	2.01%	6.00%	7.16%
% Households Change 2000-2009	3.29%	7.56%	10.10%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,771	18,821	60,989
2000 Occupied Housing Units	3,727	18,534	59,738
2000 Owner Occupied Housing Units	2,420	12,323	43,984
2000 Renter Occupied Housing Units	1,307	6,211	15,754
2000 Vacant Housing Units	44	287	1,251
% 2000 Occupied Housing Units	98.83%	98.48%	97.95%
% 2000 Owner Occupied Housing Units	64.17%	65.47%	72.12%
% 2000 Renter Occupied Housing Units	34.66%	33.00%	25.83%
% 2000 Vacant Housing Units	1.17%	1.52%	2.05%

Income

	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$75,919	\$81,593	\$78,834
2009 Per Capita Income	\$33,810	\$35,224	\$35,223
2009 Average Household Income	\$90,633	\$98,868	\$95,451
2009 Household Income < \$10,000	62	399	1,748
2009 Household Income \$10,000-\$14,999	76	382	2,057
2009 Household Income \$15,000-\$19,999	50	285	1,000

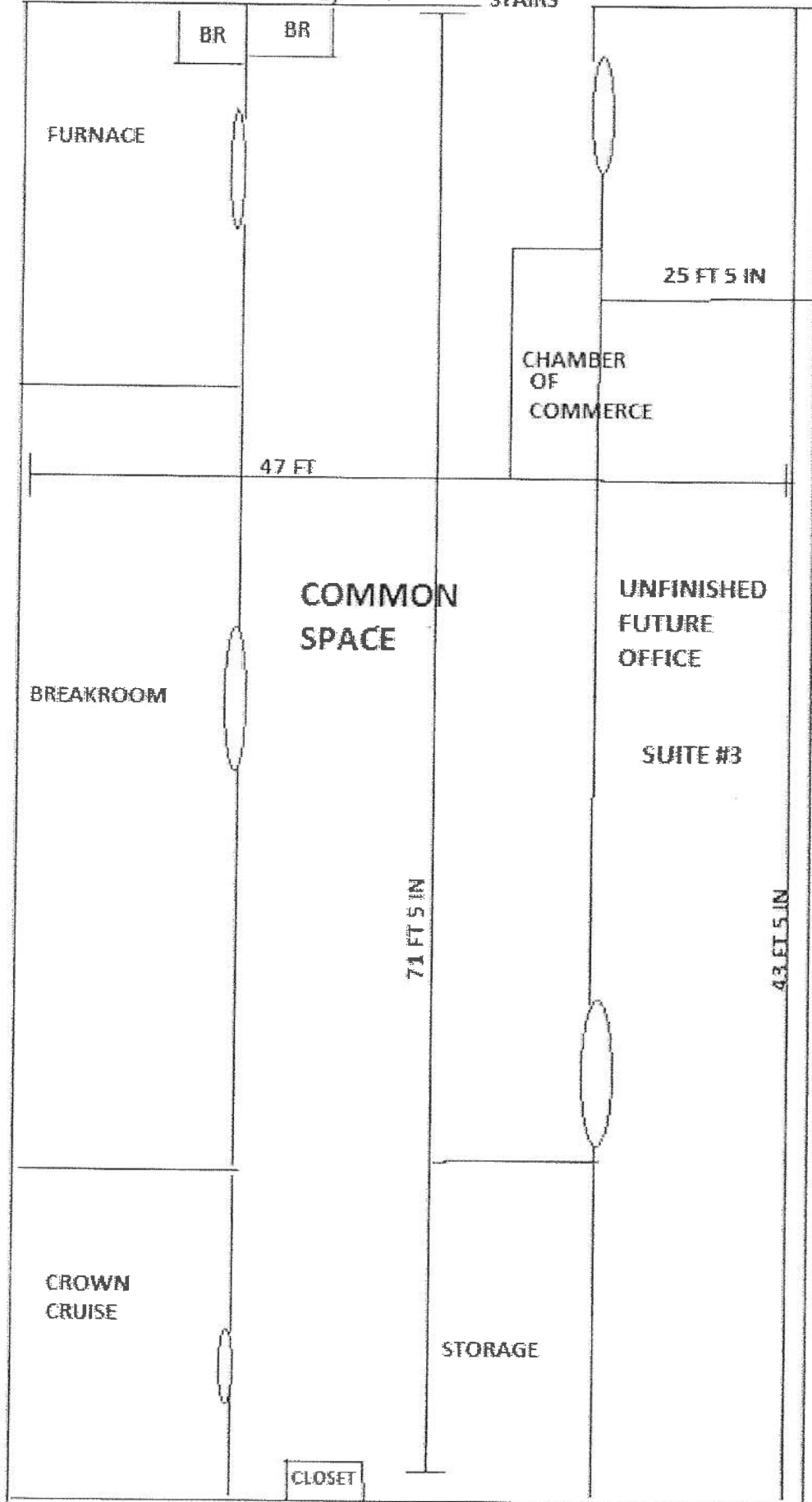
2009 Household Income \$15,000-\$19,999	59	385	1,800
2009 Household Income \$20,000-\$24,999	106	453	1,943
2009 Household Income \$25,000-\$29,999	110	402	1,745
2009 Household Income \$30,000-\$34,999	143	459	1,836
2009 Household Income \$35,000-\$39,999	88	488	1,648
2009 Household Income \$40,000-\$44,999	157	574	1,955
2009 Household Income \$45,000-\$49,999	153	592	2,113
2009 Household Income \$50,000-\$59,999	323	1,334	4,164
2009 Household Income \$60,000-\$74,999	611	2,752	8,672
2009 Household Income \$75,000-\$99,999	1,237	6,565	20,559
2009 Household Income \$100,000-\$124,999	430	2,913	8,128
2009 Household Income \$125,000-\$149,999	183	1,438	4,261
2009 Household Income \$150,000-\$199,999	101	567	2,019
2009 Household Income \$200,000-\$249,999	9	47	336
2009 Household Income \$250,000-\$499,999	19	150	732
2009 Household Income \$500,000+	n/a	3	19
2009 Household Income \$200,000+	28	200	1,088
% 2009 Household Income < \$10,000	1.60%	2.00%	2.66%
% 2009 Household Income \$10,000-\$14,999	1.97%	1.92%	3.13%
% 2009 Household Income \$15,000-\$19,999	1.53%	1.93%	2.84%
% 2009 Household Income \$20,000-\$24,999	2.74%	2.28%	2.95%
% 2009 Household Income \$25,000-\$29,999	2.84%	2.02%	2.65%
% 2009 Household Income \$30,000-\$34,999	3.70%	2.31%	2.79%
% 2009 Household Income \$35,000-\$39,999	2.28%	2.45%	2.50%
% 2009 Household Income \$40,000-\$44,999	4.06%	2.88%	2.97%
% 2009 Household Income \$45,000-\$49,999	3.96%	2.97%	3.21%
% 2009 Household Income \$50,000-\$59,999	8.35%	6.70%	6.33%
% 2009 Household Income \$60,000-\$74,999	15.80%	13.83%	13.18%
% 2009 Household Income \$75,000-\$99,999	31.99%	32.98%	31.24%
% 2009 Household Income \$100,000-\$124,999	11.12%	14.64%	12.35%
% 2009 Household Income \$125,000-\$149,999	4.73%	7.23%	6.48%
% 2009 Household Income \$150,000-\$199,999	2.61%	2.85%	3.07%
% 2009 Household Income \$200,000-\$249,999	0.23%	0.24%	0.51%
% 2009 Household Income \$250,000-\$499,999	0.49%	0.75%	1.11%
% 2009 Household Income \$500,000+	0.00%	0.02%	0.03%
% 2009 Household Income \$200,000+	0.72%	1.00%	1.65%

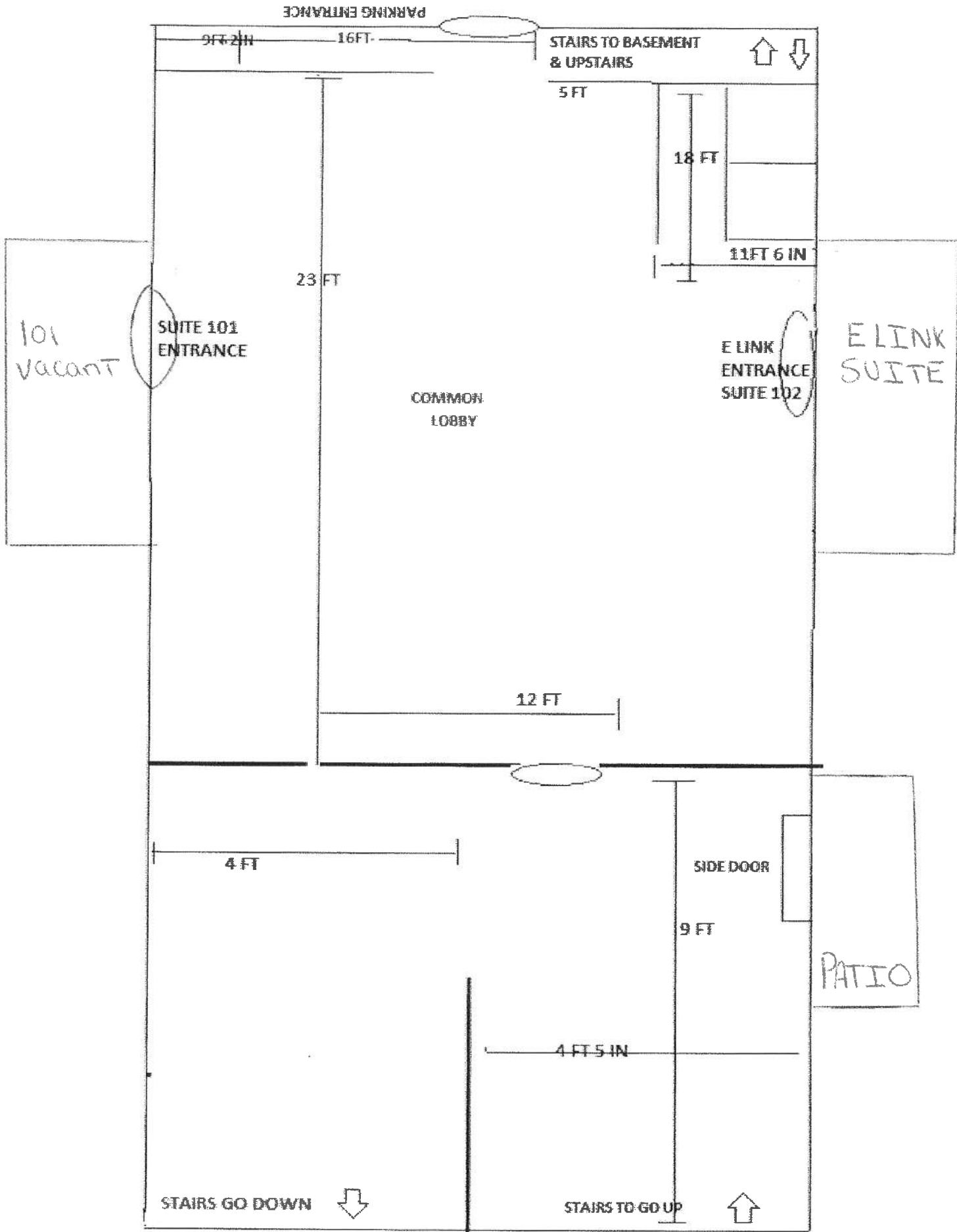
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$2,052,556	\$10,674,470	\$34,512,379
2009 Jewelry Stores	\$1,545,345	\$7,636,211	\$24,984,134
2009 Mens Clothing Stores	\$2,944,356	\$15,153,605	\$49,293,104
2009 Shoe Stores	\$2,702,109	\$14,473,938	\$46,669,376
2009 Womens Clothing Stores	\$4,951,846	\$25,409,886	\$83,158,557
2009 Automobile Dealers	\$33,484,292	\$170,806,034	\$560,068,809
2009 Automotive Parts/Acc/Repair Stores	\$4,280,970	\$21,916,986	\$71,536,505
2009 Other Motor Vehicle Dealers	\$1,324,961	\$7,011,890	\$22,665,221
2009 Tire Dealers	\$1,180,355	\$5,841,731	\$19,187,721
2009 Hardware Stores	\$641,853	\$5,101,704	\$15,097,222
2009 Home Centers	\$3,079,270	\$18,523,654	\$58,999,189
2009 Nursery/Garden Centers	\$1,251,854	\$6,177,660	\$20,281,710
2009 Outdoor Power Equipment Stores	\$347,063	\$1,759,155	\$5,876,532
2009 Paint/Wallpaper Stores	\$113,565	\$623,996	\$2,038,216
2009 Appliance/TV/Other Electronics Stores	\$3,448,401	\$17,541,139	\$57,103,801
2009 Camera/Photographic Supplies Stores	\$535,370	\$2,841,328	\$9,205,113
2009 Computer/Software Stores	\$1,554,931	\$8,132,754	\$26,560,112

2009 Computer/Software Stores	\$1,001,001	\$0,102,101	\$20,000,112
2009 Beer/Wine/Liquor Stores	\$2,196,358	\$11,585,864	\$37,364,850
2009 Convenience/Specialty Food Stores	\$3,340,177	\$24,586,729	\$76,830,131
2009 Restaurant Expenditures	\$18,555,384	\$132,130,246	\$406,815,768
2009 Supermarkets/Other Grocery excl Conv	\$23,096,541	\$122,668,483	\$397,702,322
2009 Furniture Stores	\$3,381,442	\$17,388,177	\$56,698,438
2009 Home Furnishings Stores	\$2,305,566	\$12,260,394	\$39,415,245
2009 Gen Merch/Appliance/Furniture Stores	\$30,059,503	\$156,153,617	\$507,906,643
2009 Gasoline Stations w/ Convenience Stores	\$18,413,676	\$104,768,825	\$336,118,865
2009 Other Gasoline Stations	\$15,073,501	\$80,182,097	\$259,288,731
2009 Department Stores excl Leased Depts	\$33,507,903	\$173,694,754	\$565,010,453
2009 General Merchandise Stores	\$26,678,061	\$138,765,437	\$451,208,201
2009 Other Health/Personal Care Stores	\$2,126,466	\$10,961,815	\$35,888,103
2009 Pharmacies/Drug Stores	\$11,065,488	\$58,234,309	\$189,306,483
2009 Pet/Pet Supplies Stores	\$1,541,331	\$8,324,837	\$26,983,410
2009 Book/Periodical/Music Stores	\$524,237	\$2,433,687	\$8,220,648
2009 Hobby/Toy/Game Stores	\$315,657	\$1,939,417	\$6,595,128
2009 Musical Instrument/Supplies Stores	\$305,327	\$1,555,811	\$5,089,727
2009 Sewing/Needlework/Piece Goods Stores	\$98,300	\$535,789	\$1,732,096
2009 Sporting Goods Stores	\$2,412,255	\$12,957,689	\$40,883,138
2009 Video Tape Stores - Retail	\$275,635	\$1,417,921	\$4,618,869

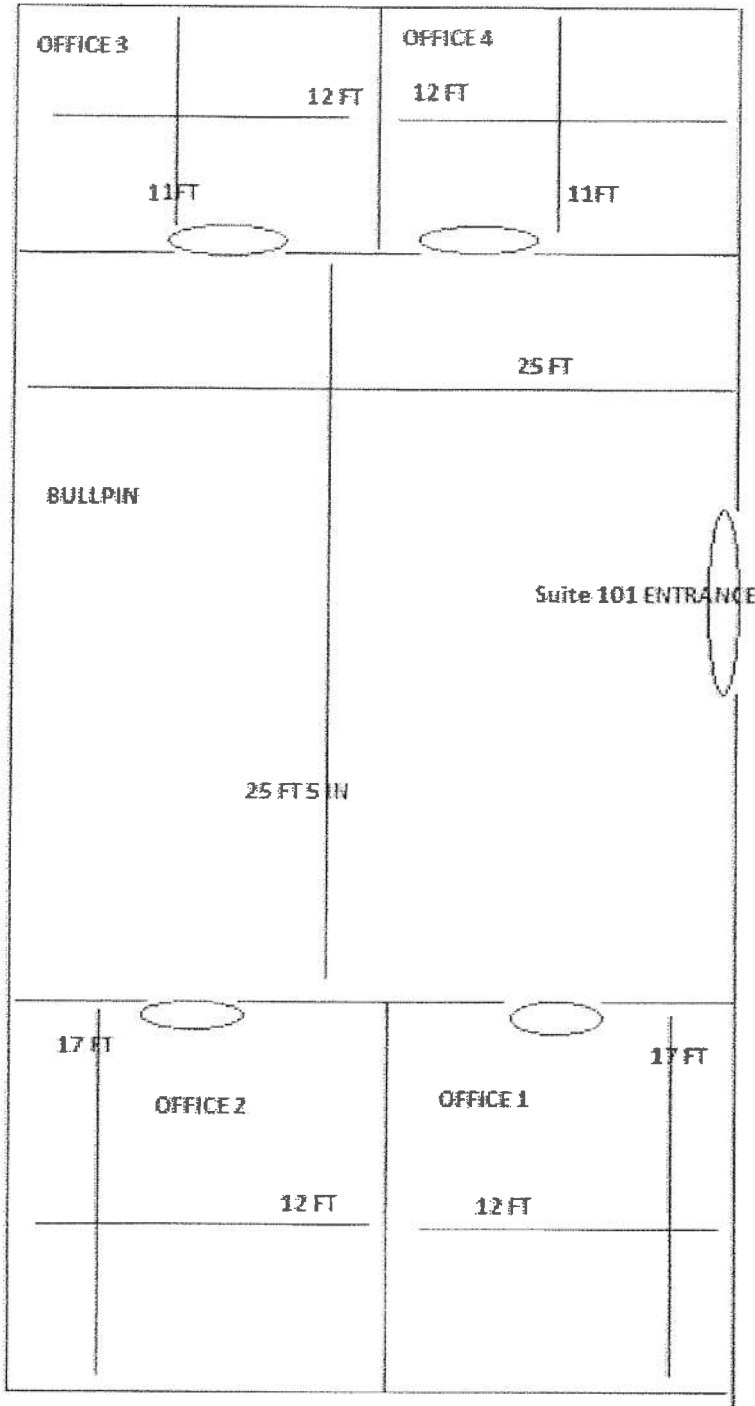
BASEMENT FLOOR PLAN 3,356 SF

STAIRS

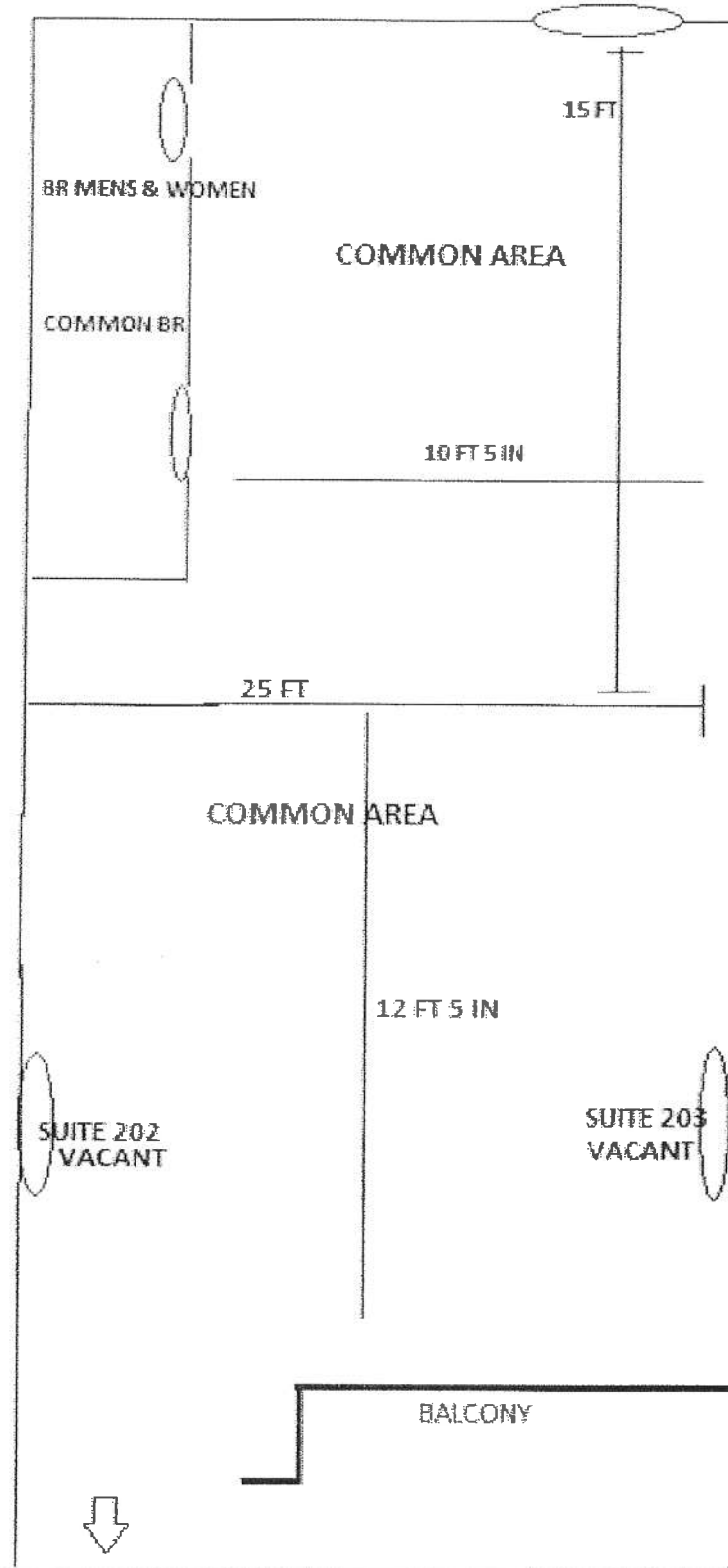




SUITE 101 1602 SF

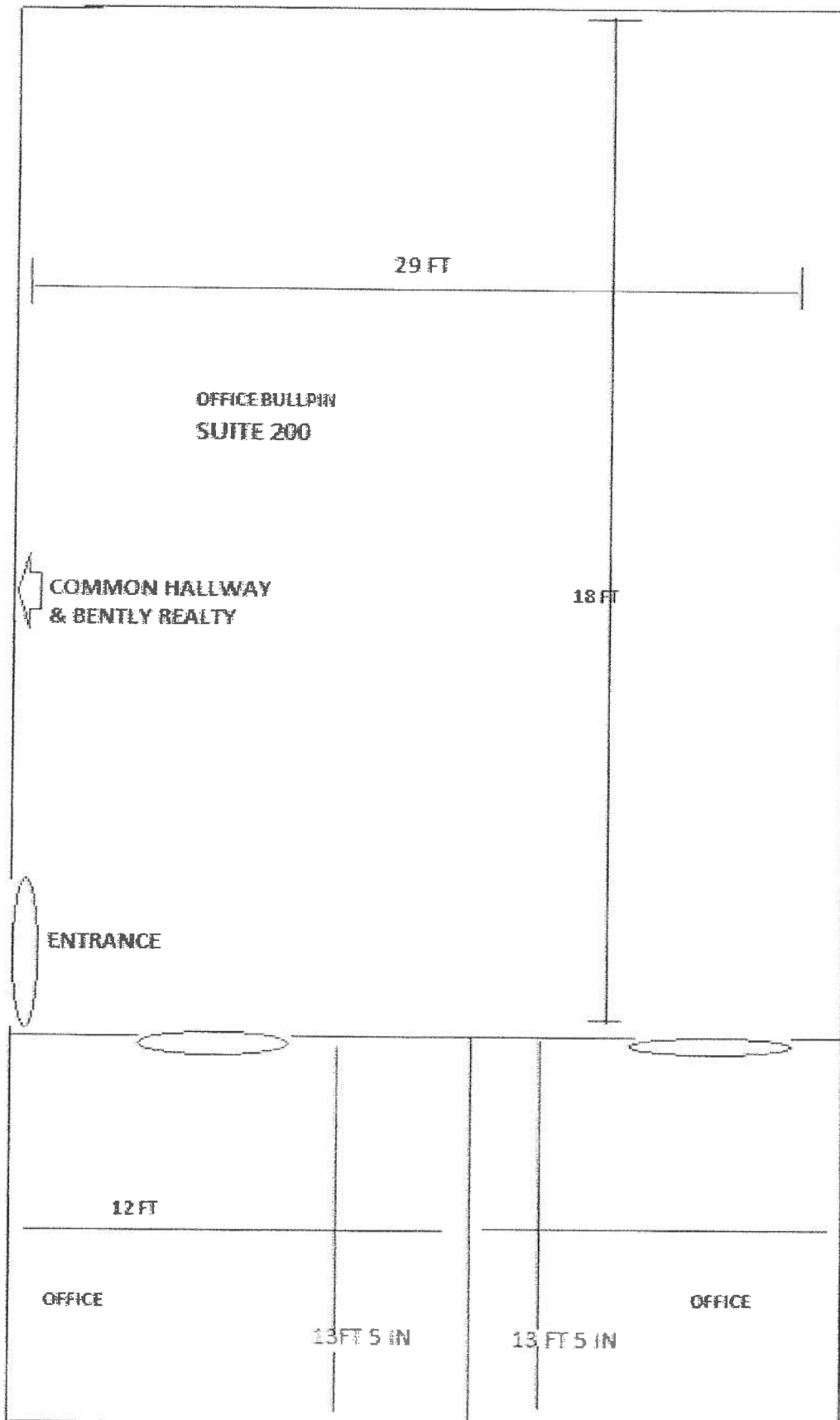


COMMON &
SUITE 201 & 200



STAIRS DOWNSTAIRS
TO PARKING AREA
ENTRANCE TO
BUILDING

SUITE 200 1,128 SF

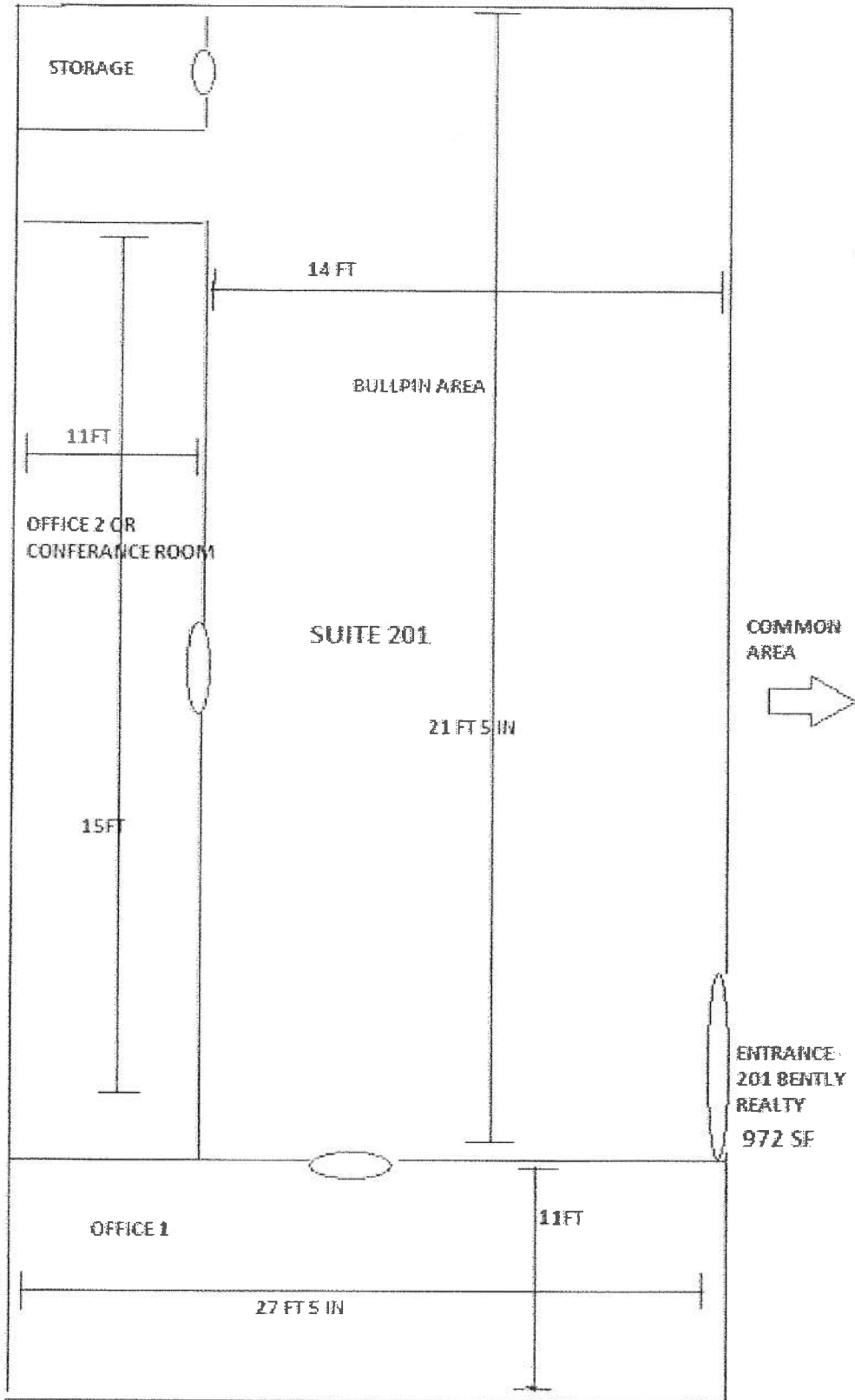


SUITE 201
972 SF

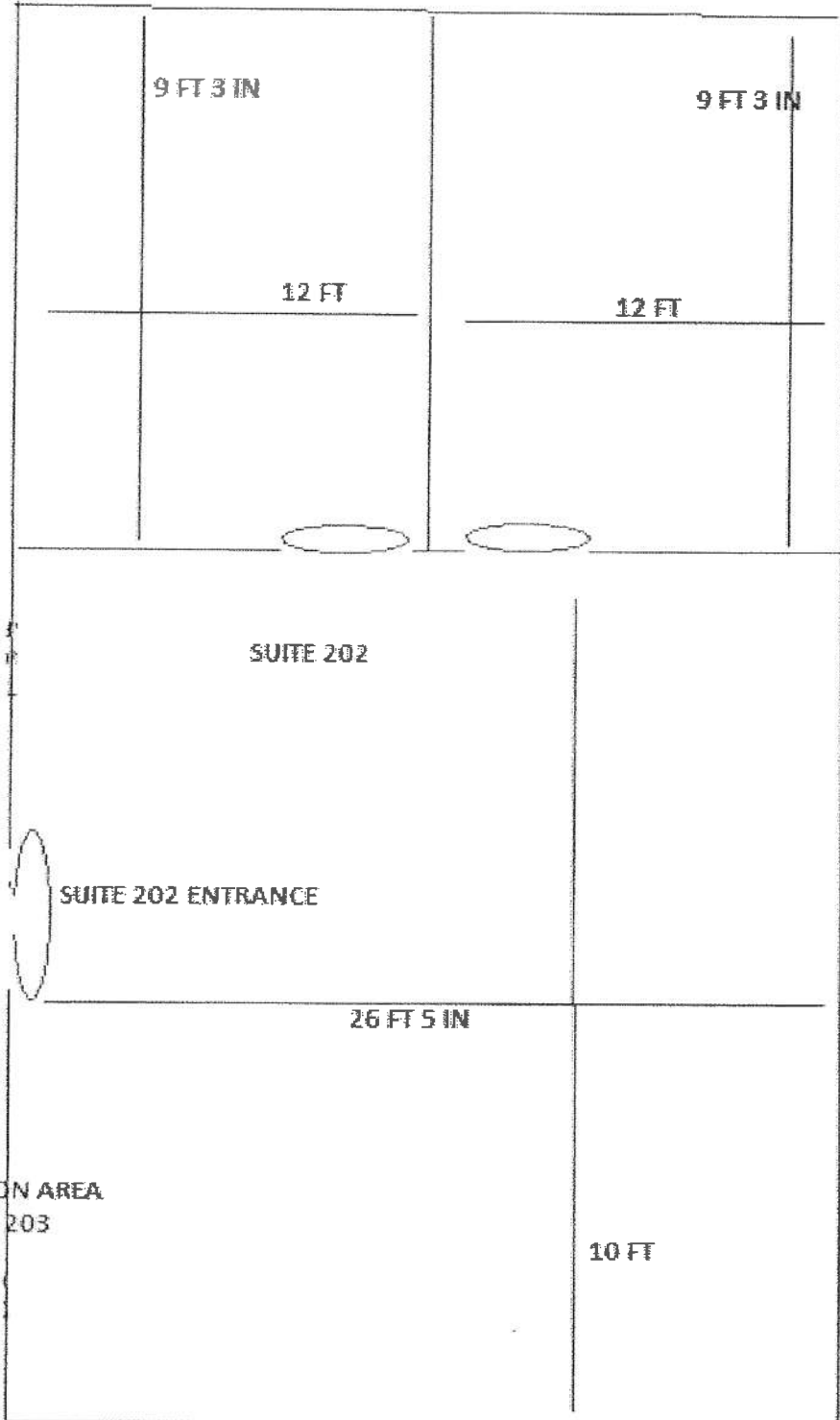


SUITE 203

WALL

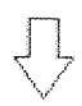


SUITE 202 610 SF

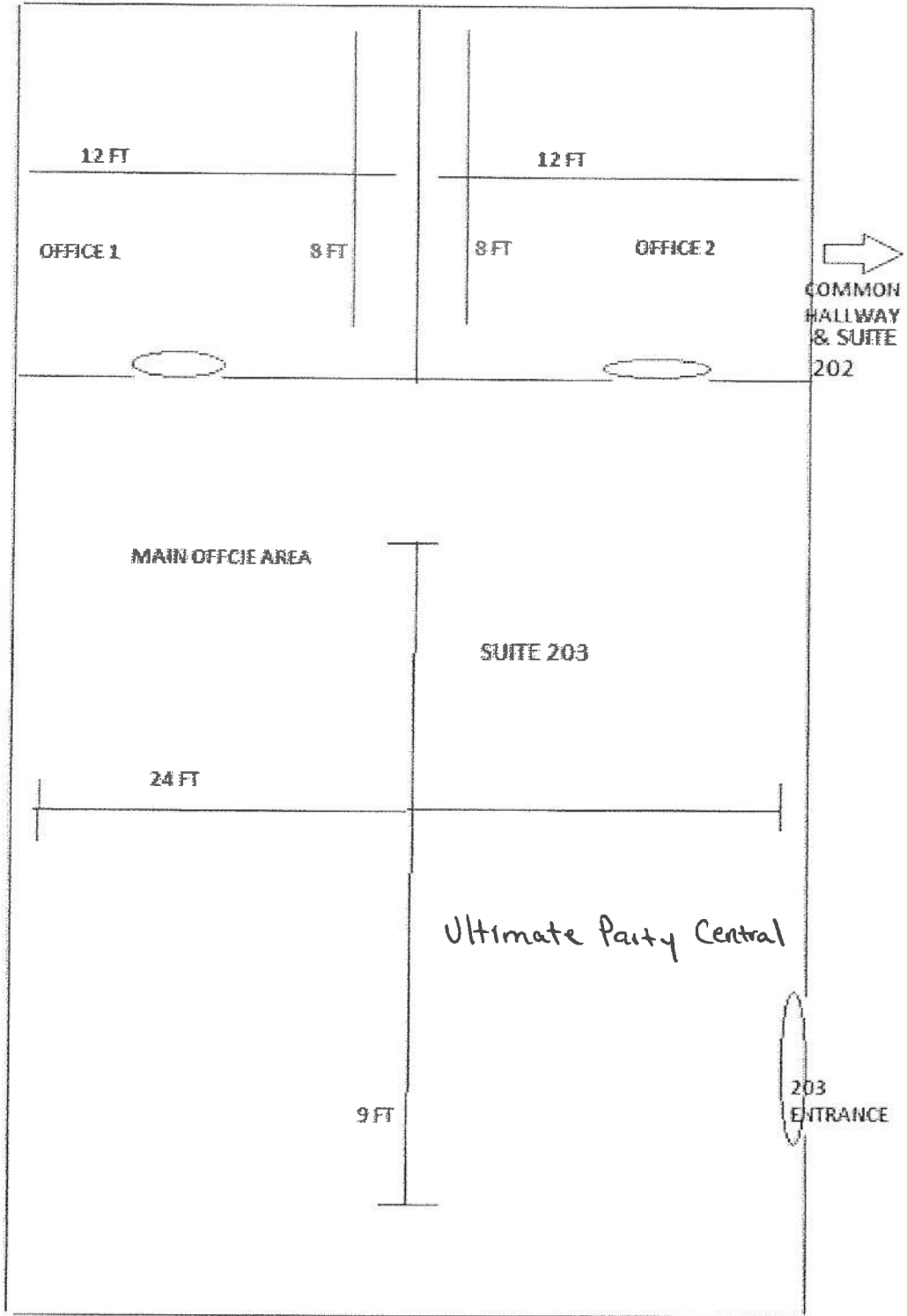


COMMON AREA
& SUITE 203

SHARED BATHROOM



SUITE 203 490 SF



WALL



BENTLY REALTY