

# **KROLL**

## **COMMERCIAL REALTY L.L.C.**

**TWO TENANT FREESTANDING BUILDING IN THE HEART OF E. BRUNSWICK  
6,800 SF SPACE AVAILABLE FOR LEASE  
COME BE THE ADJOINING TENANT TO DUNKIN' DONUTS**



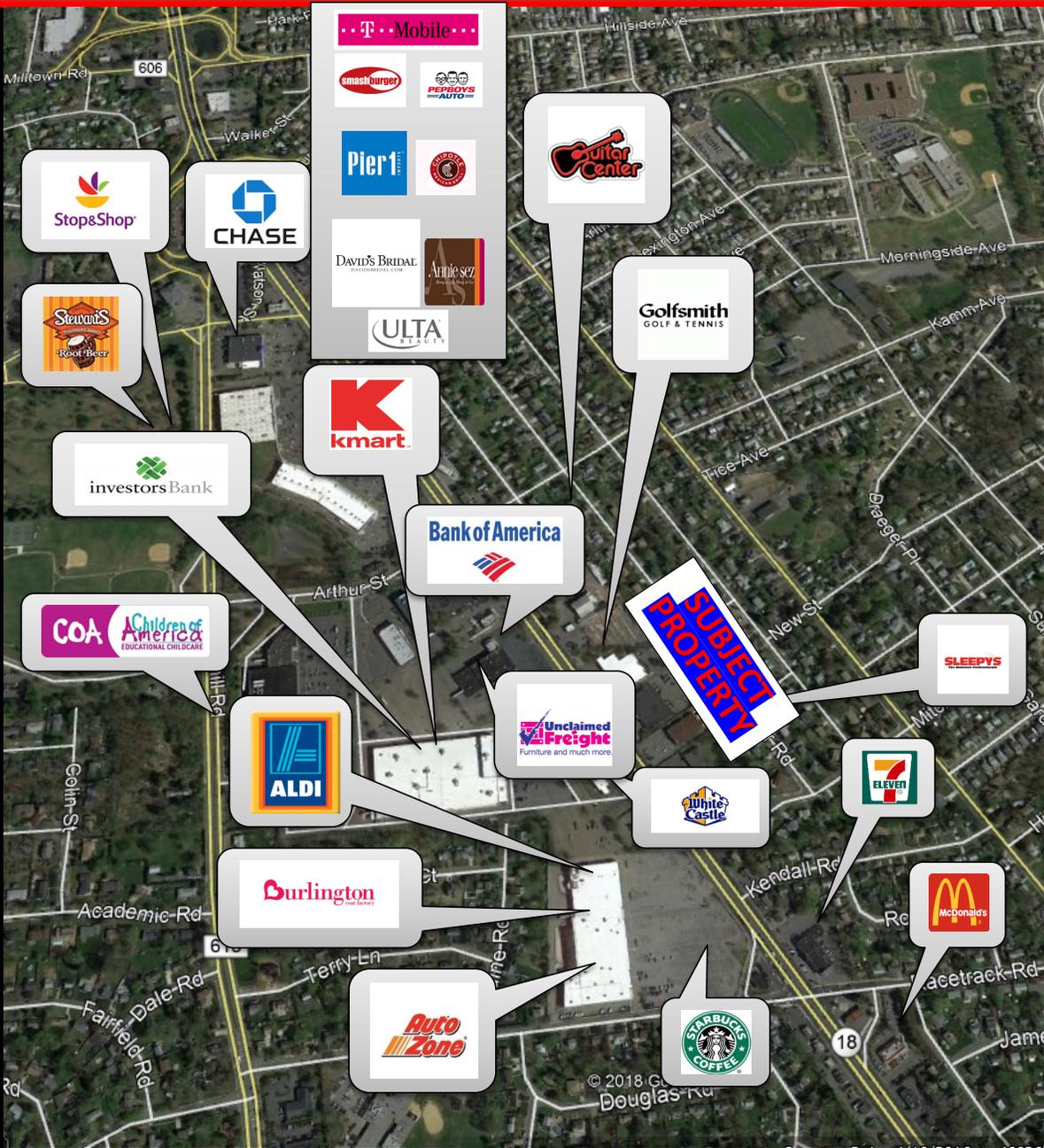
- Building situated on 1.20 acres of land
- Route 18 northbound, 65,000 cars/day pass this location, Great visibility
  - Freestanding pylon sign, Freshly re-stripped & sealed parking lot w/32 spaces
  - Access to NJ Turnpike, Garden State Parkway, & Route 9

**Call for personal viewing of property  
Adrian Kroll @732-613-8100 ext.16  
akroll@krollcommercial.com**

All information furnished regarding property for sale, rental, 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. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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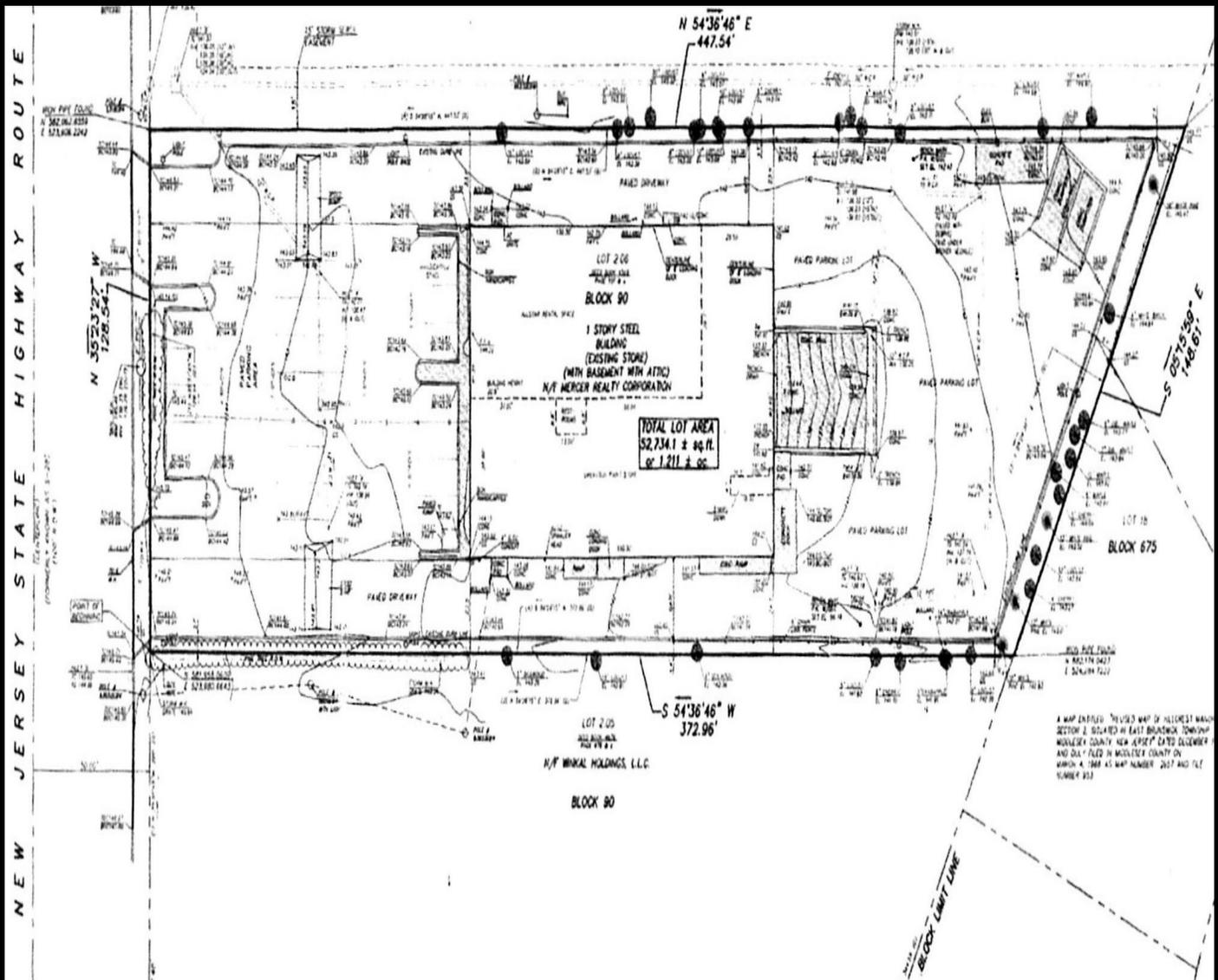


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**682 Route 18 - Block 90, Lot 2.06**

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### **Demographics for 682 Route 18, East Brunswick**

	1 Mile	3 Miles	5 Miles
2018 Total Population:	14,706	87,176	201,014
2018 Total Employees	7,568	32,941	70,367
2018 Household Income: Average	\$87,500	\$87,181	\$83,000



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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.