

KROLL

COMMERCIAL REALTY_{L.L.C.}

VERY UNUSUAL FIND! FIRST TIME ON THE MARKET DENTAL OFFICE OF APPROX. 3,100 SF PLUS BASEMENT LOCATED IN OLD BRIDGE



- Could work for General Dentistry, Orthodontist, Oral Surgeon, Periodontist, Pediatric Dentist, or any type of medical office or Group Practice
- Dental equipment & furniture Available
- Very visible pylon sign & awning from Route 18 & Old Matawan Rd.
- Signage & building are very visible from Route 18. Entrance on Old Matawan Road
- Space has been a dental office for over 40 years

- Layout consists of 7 Operatories
- 3 private offices
- Large waiting room
- 3 Bathrooms
- Reception area
- Conference room
- Manger's/Billing office
- Laboratory
- Kitchenette/File room



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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 thereof 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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Demographics for 30 Route 18, Old Bridge

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	8,717	77,274	171,959
2019 Total Employees	220	2,803	6,393
2019 Household Income: Average	\$108,441	\$102,943	\$111,690



CALL FOR PRICING & APPOINTMENT

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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.