

KROLL

COMMERCIAL REALTY L.L.C.

AVAILABLE: TURN-KEY DENTAL OFFICE

LAYOUT IS CONDUCIVE TO POST COVID-19 GUIDELINES

**MAJOR HIGHWAY EXPOSURE (ROUTE 18)
EAST BRUNSWICK/OLD BRIDGE BORDER, NJ**

- **Very visible pylon & awning sign from Route 18 with 60,000+ cars passing this site daily**
- **Brick Building w/ new LED lighting throughout**
- **7 Private Exam Rooms**
- **4 Private Bathrooms**
- **3 Private Offices**
- **2 Entrances with a Private Entrance**
- **Consultation Room and Laboratory**
- **Spacious waiting area—allowing for social distancing**
- **Ample on-site parking**
- **All Furniture, Fixtures, and Equipment Remain for New User**



CALL FOR MORE INFORMATION AND A LINK TO A PRIVATE VIRTUAL TOUR
Adrian Kroll : 732-613-8100 ext.16 or 732-735-1313

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.

AVAILABLE SPACE DETAILS

Available Space Floor Plan
(1st Floor)



1 FLOOR PLAN
A-1 1/4"=1'-0"

OFFICE SPACE - EXISTING DENTAL
30 ROUTE 18
OLD BRIDGE, NJ 08857

FLOOR PLAN
SCALE AS NOTED

FRANK LODOLCE, P.A. IN ARCHT.
DATE

FRANK LODOLCE, P.A.
30 MERRILL ST., SUITE 100
OLD BRIDGE, NJ 08854
(609) 618-0407

A-1

UPPER LEVEL (Layout of Available Space)

- **7 Exam Rooms.**
- **3 Private Offices.**
- **Reception Area.**
- **Waiting Room.**
- **Two Entrances, including Private Doctor's Entrance.**
- **4 Bathrooms.**
- **Kitchenette.**
- **Conference Room.**

LOWER LEVEL (Layout of Available Space)

- **Kitchenette/Break Room.**
- **Bathroom.**
- **Additional Private Offices.**
- **Open Area.**
- **Large Storage Area.**
- **3 Forms of Ingress and Egress, Including Outside Entrance and Parking Lot Access.**

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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

Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com

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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.