

AVAILABLE: TURN-KEY MEDICAL OFFICE

LAYOUT IS CONDUCIVE TO POST COVID-19 GUIDELINES

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

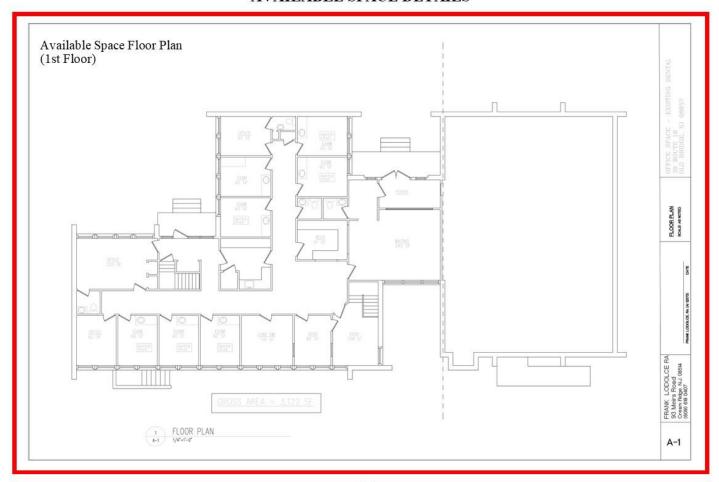
Close Proximity to Hackensack Meridian Health Raritan Bay Hospital

- Very visible pylon & awning sign from Route 18 with 60,000+ cars passing this site daily
- Close Proximity to Hackensack Meridian Health Raritan Bay Hospital
- · Brick Building w/ new LED lighting throughout
- 7 Private Patient 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



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.



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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