

KROLL

COMMERCIAL REALTY_{L.L.C.}

7,200 SF Restaurant Building for Lease on Route 1 Corner
Trophy Location; 2.1 Acres; +/- 100,000 Cars Pass Daily (2016)
FIRST TIME ON MARKET IN OVER 15 YEARS

- **Utilize building for your restaurant or retail use**
- **Other potential uses: Fast Food, Gas Station, Car Dealership, Pharmacy, Retail**



- **Full Basement**
- **4 Access Points from roadway**
- **Entire Building Remodeled in 2011**



FOR MORE INFO:
Adrian Kroll Cell: (732) 735-1313 Email: Akroll@krollcommercial.com
www.krollcommercial.com

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**Abundant
Parking !**

**Lease Rate: \$36 per SF
NNN**

**Real Estate Taxes 2025:
\$18.000 a quarter**

**Insurance: +/- 20,000 a
year**

**Close Proximity to NJ
Turnpike and Route 18**



C-5 Zoning

See page 4 and 5 for
permitted uses

For your particular use
contact New Brunswick
Zoning Dept.

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Demographics

- **1 mile radius: +/- 15,091 (2025)**
- **3 mile radius: +/- 138,744 (2025)**
- **5 mile radius: +/- 275,282 (2025)**

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PERMITTED USES FOR C-5 ZONING IN NB:

C-5 Highway Commercial District.

a.

Intent. The intent and purpose of this district is to provide for the development of regional uses which are appropriate along major arterial highways. Further in order to provide for the safe and efficient flow of traffic within and thorough this district, specific bulk requirements and design standards are also established.

b.

Principal Permitted Uses.

i.

Professional and general offices;

ii.

Restaurants, drive-thru, and drive-in restaurants;

iii.

Retail stores, excluding flea markets;

iv.

Reserved;

v.

Indoor theaters;

vi.

Art galleries;

vii.

Automotive supply stores;

viii.

Supermarkets and retail food stores;

ix.

Body art establishments;

x.

Public and non-profit private schools;

xi.

Automobile dealerships, excluding the sale of used automobiles as a principal use;

xii.

Public passenger transportation stations and parking facilities;

xiii.

Hotels and conference centers, and motels;	xv.
Banks;	xvi.
Research and development facilities and laboratories;	xvii.
Educational training centers;	xviii.
Health clubs and spas;	xix.
Family entertainment centers;	xx.
Car washes;	xxi.
Personal service businesses;	xxii.
Communication facilities;	xxiii.
Automotive service facilities;	

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All individuals, parties, and/or entity are urged to verify all information and to conduct their own research and/or inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by consulting appropriate independent professionals. Kroll Commercial Realty, LLC, and/or any affiliated individual/party do not serve as a financial advisor of any nature. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may not reflect actual performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

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