

# LAMINGTON CORNERS - ONE UNIT FOR LEASE

Township of Branchburg, Somerset County, NJ

www.SilbertRealEstate.com

## LOCATION

1260 Route 28/ CR614  
Branchburg, NJ 08876

## AVAILABLE SPACE

Unit 4: 1,500 SF

## BASE RENTAL

\$24.00 psf NNN

## PARKING

On-site parking for 96 cars

## TRAFFIC COUNT

ADT 4,420 Route 28 (CR614)  
ADT 16,843 State Hwy Route 22 West

## DEMOGRAPHICS 2019 ESTIMATE

### 2 Mile Radius

Population	10,702
Median HH Income	\$139,399
Average HH Income	\$164,376
Median Age	42.4
Total Households	3,884
Daytime Population	10,932

### 3 Mile Radius

Population	25,686
Median HH Income	\$136,136
Average HH Income	\$164,836
Median Age	42.4
Total Households	9,459
Daytime Population	21,372

### 5 Mile Radius

Population	72,528
Median HH Income	\$125,925
Average HH Income	\$154,947
Median Age	43.1
Total Households	28,337
Daytime Population	75,159

## PROPERTY DESCRIPTION

95% leased and occupied established 21,750 square foot neighborhood shopping center. Brand new façade and pylon directory. Parallel to State Hwy Route 22 and situated at the signalized intersection of Lamington Road and Route 28/CR614 affording excellent visibility and access.

## OCCUPANCY

Immediate

## COMMENTS

- Approximately four miles west from Bridgewater Commons Mall and SR202 and 206. Less than 2.5 miles South of Exit 26 I-78;
- Neighboring retail includes ShopRite Supermarket, Starbucks Coffee & KinderCare Learning Center among others;
- Corporate neighbors include Johnson & Johnson, Ortho, MetLife, Merck and Summerfield Suites;
- Opposite Raritan Valley Community College and adjacent Post Office; North of Readington Road, primary feeder road to Branchburg's housing.

## FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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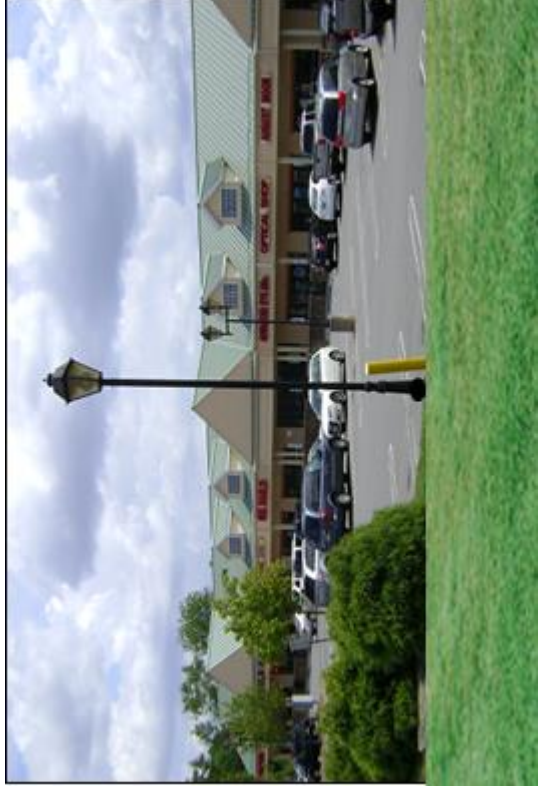
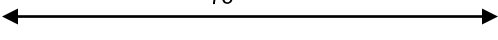
**SILBERT**

REALTY & MANAGEMENT COMPANY, INC.

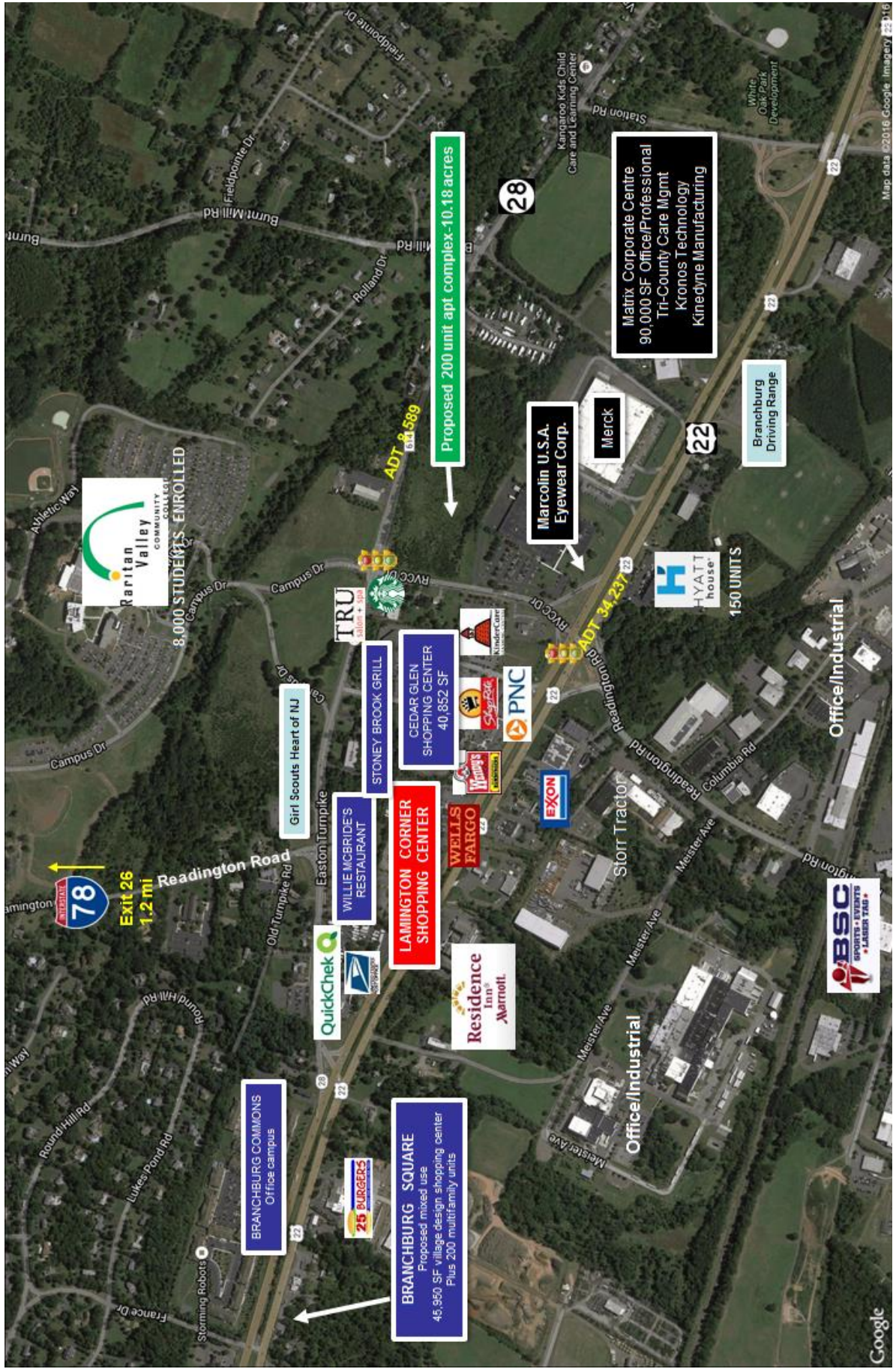
# LAMINGTON CORNER BRANCHBURG NJ – LEASING PLAN

Corner Cleaners	Masa Sushi	Bagels 4-U	<p style="text-align: center;"><b>Available</b></p> <p style="text-align: center;"><b>Unit 4</b> <b>1500 SF</b></p> <p style="text-align: right;"><b>20'</b></p>	Martial Arts	EM Nails	Bright Smile Dental	Advanced Eyes, M.D.	August Moon Restaurant	IL Forno Restaurant	Tattoo Parlor	Georgio Mikaelis Salon
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75'



LAMINGTON CORNER BRANCHBURG NJ – LOCAL TRADE AERIAL



**Raritan Valley Community College**  
8,000 STUDENTS - ENROLLED

**Proposed 200 unit apt complex - 10.18 acres**

**LAMINGTON CORNER SHOPPING CENTER**  
40,852 SF

**BRANCHBURG SQUARE**  
Proposed mixed use  
45,950 SF village design shopping center  
Plus 200 multifamily units

**Matrix Corporate Centre**  
90,000 SF Office/Professional  
Tri-County Care Mgmt  
Kronos Technology  
Kinedyne Manufacturing

**Marcolin U.S.A. Eyewear Corp.**

**Merck**

**Branchburg Driving Range**

**HYATT house**  
150 UNITS

**Girl Scouts Heart of NJ**

**STONEY BROOK GRILL**

**CEDAR GLEN SHOPPING CENTER**  
40,852 SF

**LAMINGTON CORNER SHOPPING CENTER**

**BRANCHBURG COMMONS**  
Office campus

**WILLIE MCBRIDE'S RESTAURANT**

**Residence Inn by Marriott**

**BSC**  
BUSH'S BAKERY  
LAUREN ZEAL

# LAMINGTON CORNER BRANCHBURG NJ – STREET MAPS

