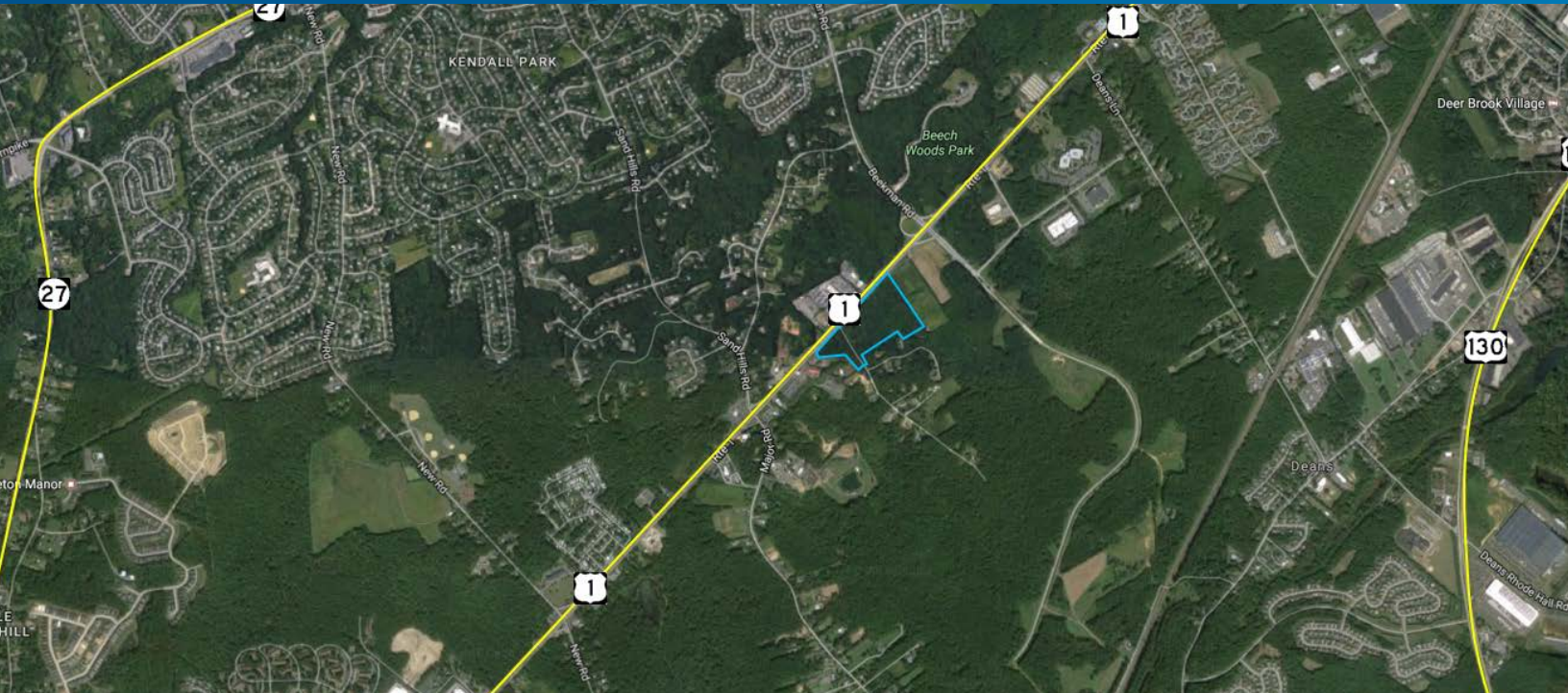


LAND FOR SALE - 14.7 +/- ACRES



Route 1 & Deans Lane

SOUTH BRUNSWICK, NJ



About 4 Acres Useable

- › Previously approved for 3-story office building totaling about 38,415 SF

Approved Uses - Zoned OP

- › Professional offices
- › Medical offices
- › Banks
- › Health clubs
- › Family recreation facilities
- › Nursing homes
- › Extended stay lodging facilities
- › Child care centers
- › Assisted living facilities
- › Laboratory or research facilities

3 Mile Radius



Population 37,306



Households 14,674



Avg. Households
Income \$107,702

5 Mile Radius



Population 112,892



Households 40,718



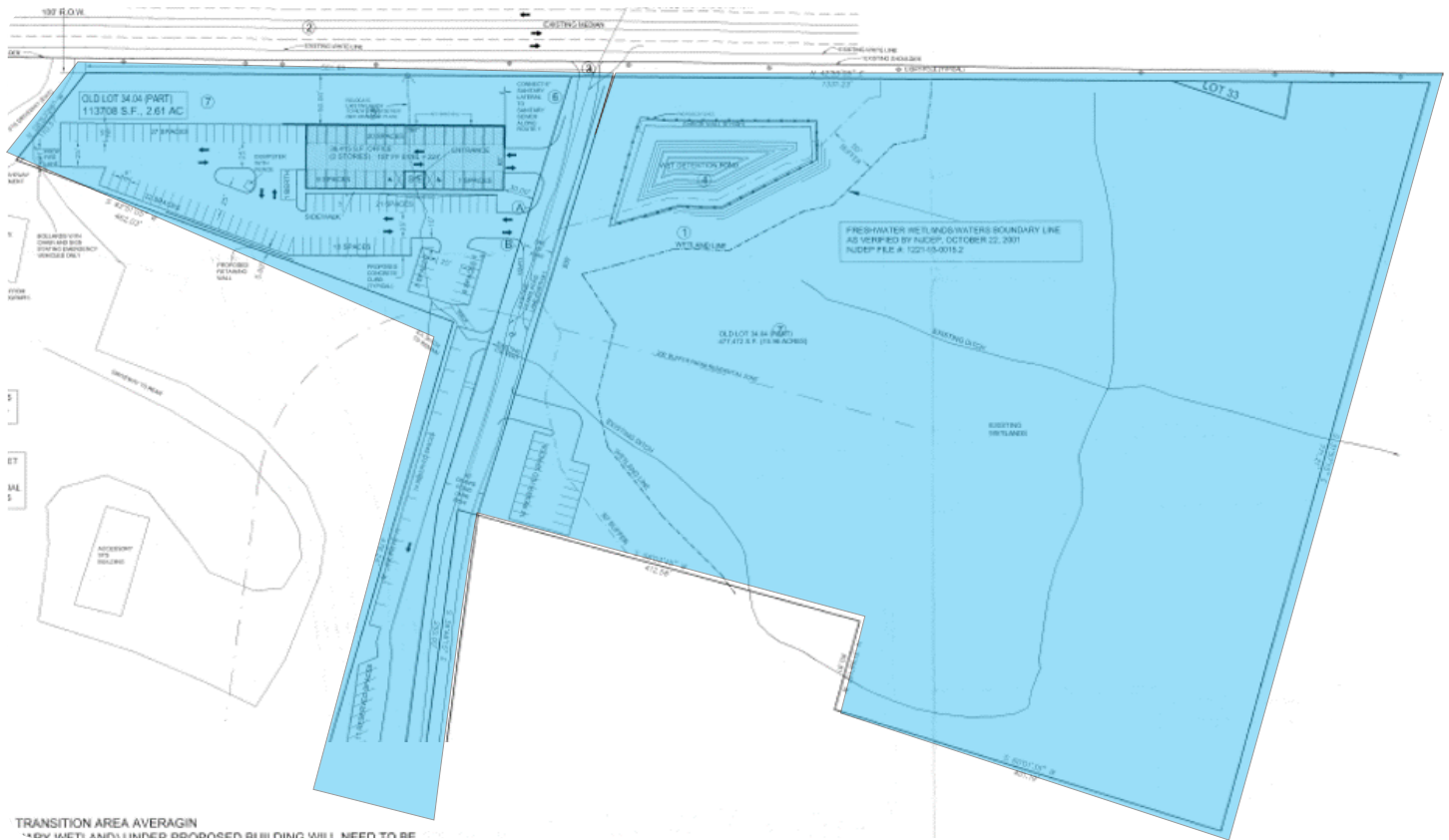
Avg. Households
Income \$102,772

Traffic Counts

- › 44,890 VPD on Route 1
- › 5,670 VPD on Deans Pond Lane West

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Site Plan



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