

Raritan International Center

426 Raritan Street, Sayreville, NJ 08872



AZARIAN
REALTY CO.



RARITAN STREET

THE LEARNING
EXPERIENCE
Academy of Early Education

LEASING AVAILABILITY:

LAST AVAILABILITY - 12,050 SF available. Reasonable sub-division considered.

- Individual 6,025 SF floor plates ideal for fitness user, entertainment, warehouse, storage or automotive.

PROPERTY HIGHLIGHTS:

- **GLA:** 74,061 SF | **Parking:** 385 spaces.
- **Layout:** One-story shopping center with 13 tenant spaces ranging from 1,150 - 20,000 SF. Newly renovated shopping center with large pylon at property's main entrance.

- **Neighborhood:** High density housing, single family homes, and industrial area. Only area shopping center.

- **Location:** Located at signalized intersection of Raritan Street and Main Street. "Easy on" access from exit 124 of the Garden State Parkway.

- 300-vehicle NJ Transit commuter parking lot across the street.



Kevin Pelio

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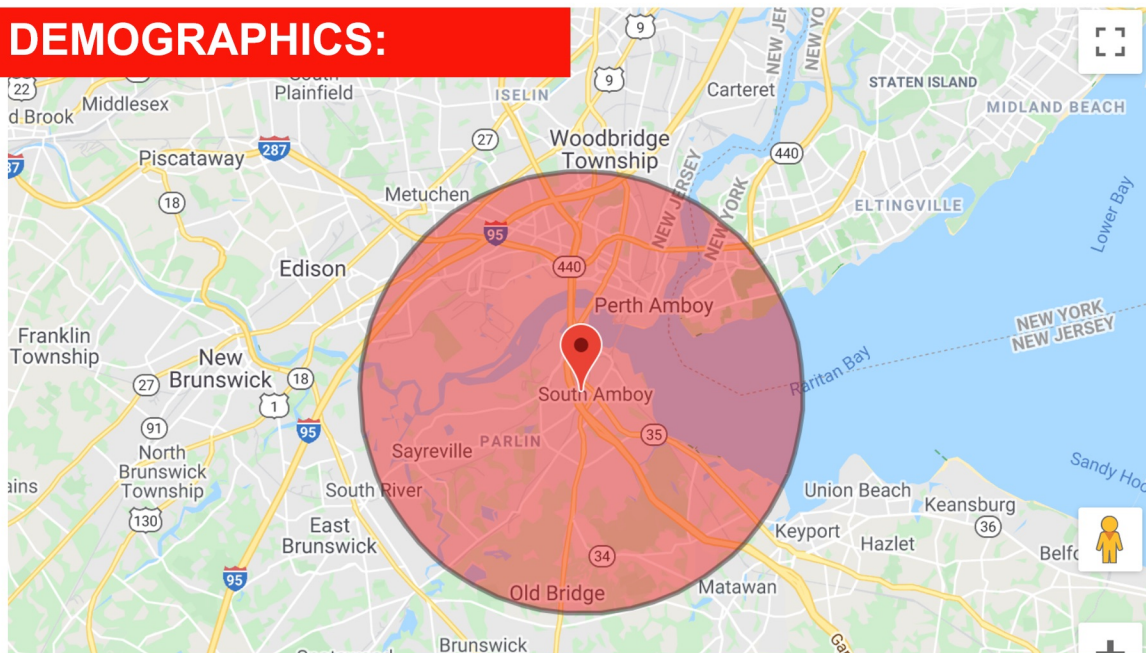


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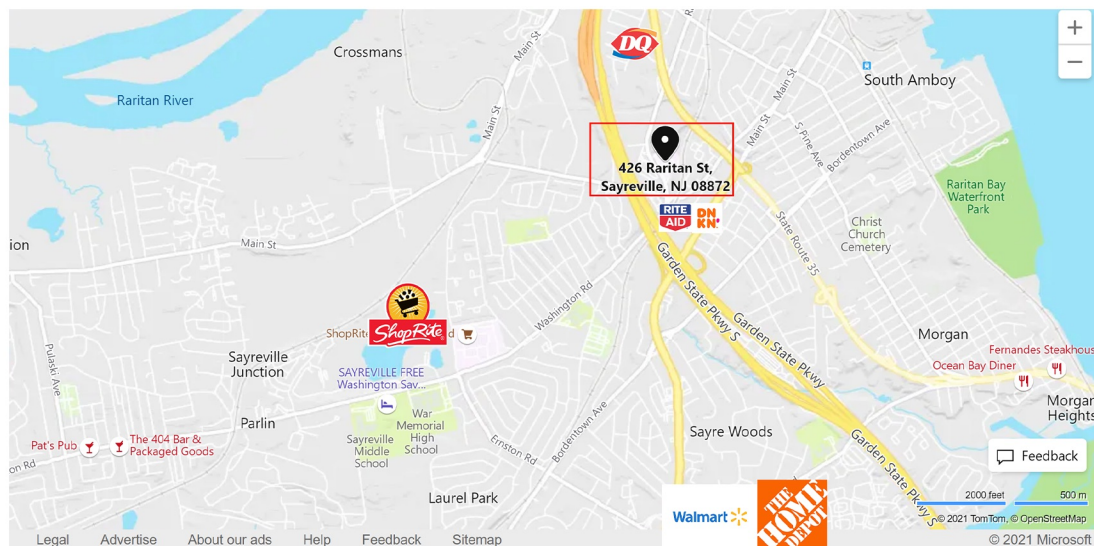


DEMOGRAPHICS:



Radius	Population	Median HH Income	Median Age
3 mile	84,000	\$ 69,000.00	37
5 mile	217,000	\$ 75,000.00	37
8 mile	648,000	\$ 87,000.00	38

NEIGHBORING TENANTS:



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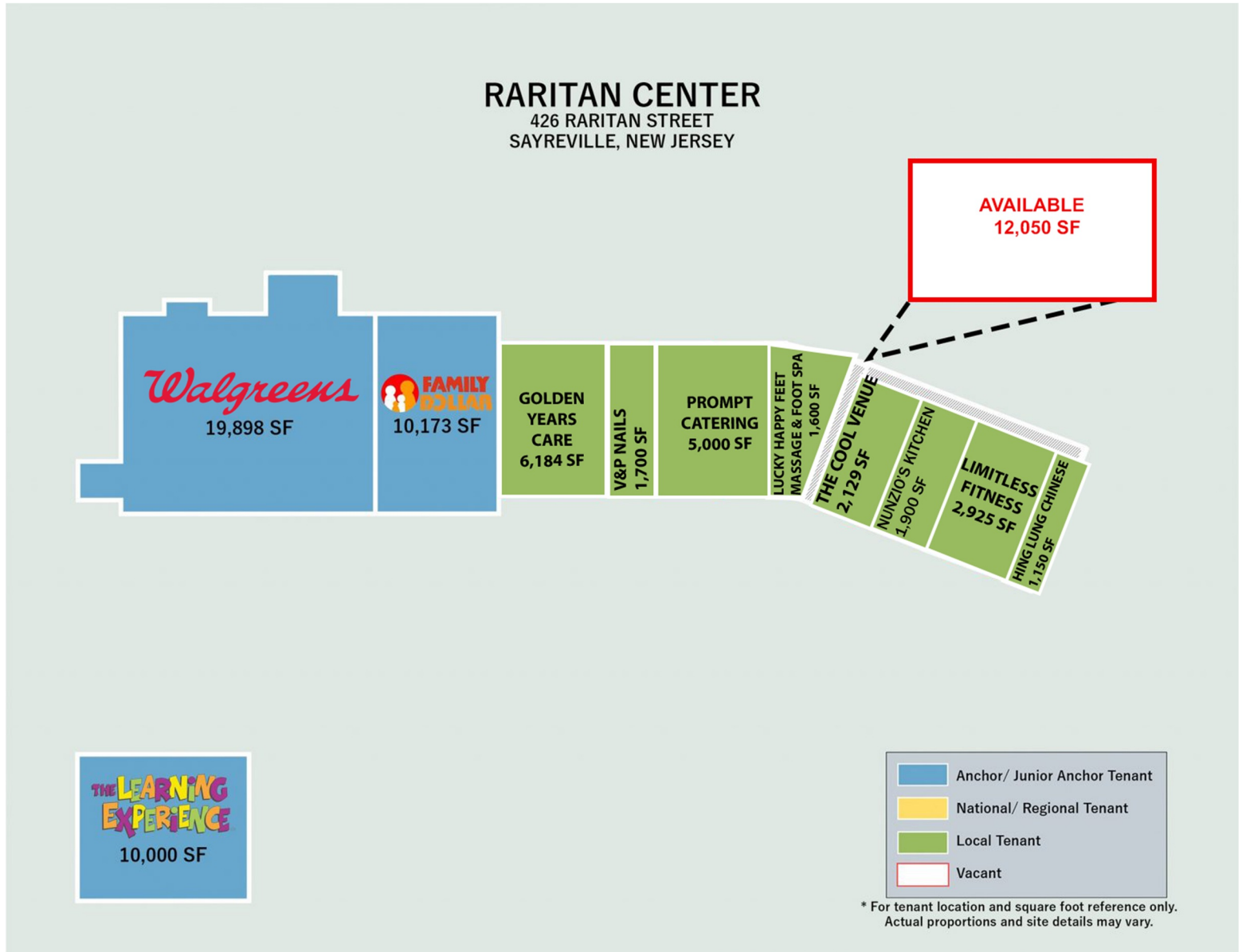
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SITE PLAN:



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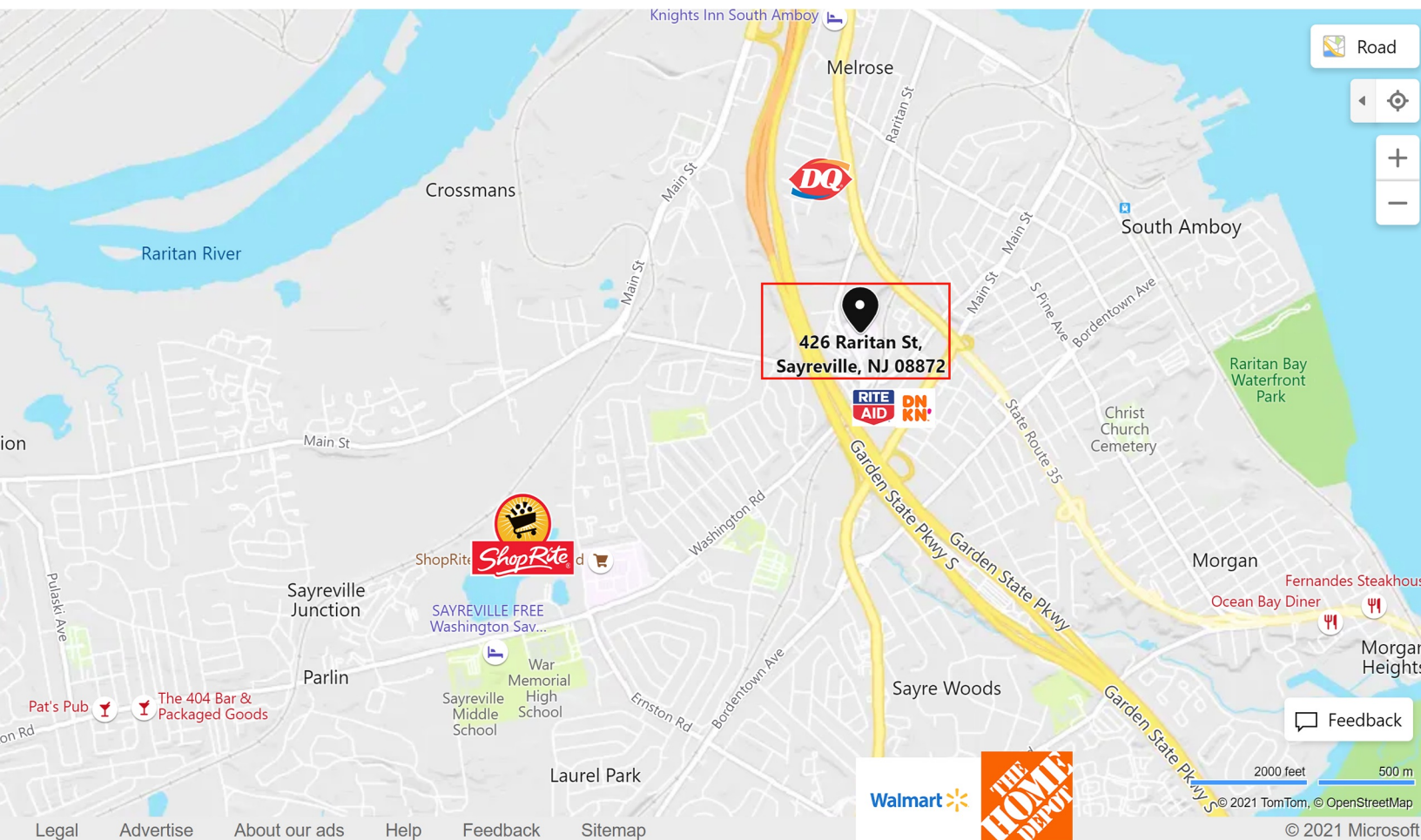


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