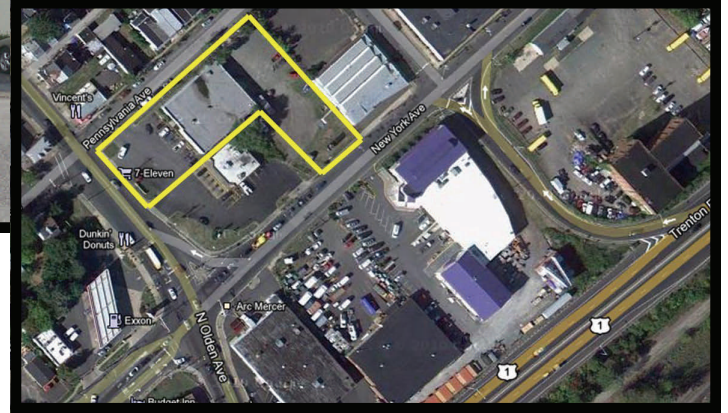


BUILDING FOR SALE OR LEASE

828 North Olden Avenue, Ewing, New Jersey



PROPERTY FEATURES

- Situated on 1.05 acres
- 9,180 Square Feet of Retail Space - Free Standing Building
- Access from N. Olden Ave, Pennsylvania Ave and New York Ave.
- Seconds from US Hwy 1, I-195 & I-295
- Retail and/or Warehouse use
- Ample Parking in front with future expansion possible in rear
- Asking Price: For Sale at \$1,200,000
For Lease at \$12.95 NNN per square foot

DEMOGRAPHIC INFORMATION	1 Mile	3 Miles	5 Miles
2011 Population Estimate	17,374	143,248	248,074
2011 Households Estimate	6,481	47,726	87,491
2011 Est. Avg. HH Income	\$52,203	\$56,917	\$71,344
Traffic Count - Olden Avenue	25,000 Vehicles Per Day		

For Further Information Please Contact Exclusive Broker:

Lance Bram
COMMERCIAL BROKERAGE

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