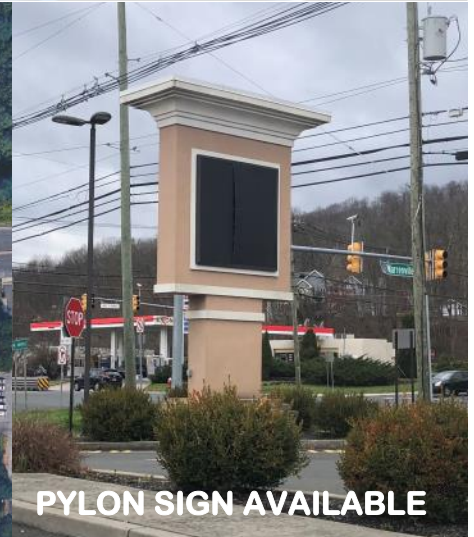


**Over 47,000
Cars Per Day!**

SPACE AVAILABLE 245 US ROUTE 22 GREEN BROOK, NJ



PYLON SIGN AVAILABLE

Size: 3,100 Sq. Ft.
Asking Rent: Upon Request
Lease Term: Substantial Term Remaining
Parking: 31 Spots

**Corner Location
Excellent Visibility
With Parking**

DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	8,192	78,882	204,023
Households:	2,891	27,521	69,718
Avg. HH Inc.:	\$144,273	\$136,855	\$131,224
Daytime Pop:	3,357	25,398	97,046

Traffic Counts:

US Route 22	47,070 AADT
Warrenville Road	9,616 AADT

FOR ADDITIONAL INFORMATION CONTACT:



David Szabo
Phone: (201) 292-4647 Ext.1
Cell: (914) 275-7076
Email: dszabo@bkrretail.com

440 West Street, Suite 320, Fort Lee, New Jersey 07024
www.bkrretail.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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