

360 Grove Street (Route 22 & Grove Street)

Bridgewater, New Jersey

Availability

- Current Configuration: Ground Level: +/- 5,265 SF | Second Level: +/- 3,422 SF
- Potential Configuration: +/- 9,950 SF Building with Outdoor Patio
- All Logical Configurations will be Considered

Area Tenants











VPD

Acreage

• 1.04 Acres

• 101,066 VPD on Route 22



Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	10,717	23,931	\$103,532
3 Mile	58,119	77,916	\$114,015
5 Mile	131,062	161,300	\$124,870

For Lease - Contact

Robert Mackowski Ph. 732-724-4089 rob@piersonre.com



360 Grove Street (Route 22 & Grove Street) Bridgewater, New Jersey

Site Description

- One acre available with multiple configurations possible at the intersection of Route 22 and Grove Street
- Subject site currently houses a multi-story building, which can remain as-is or be demolished
- Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities
- Ingress from both Route 22 and Grove Street
- Less than a five minute drive to Downtown Somerville via Grove Street
- Liquor license available for purchase

Market Aerial



For Lease - Contact

Robert Mackowski Ph. 732-724-4089 rob@piersonre.com

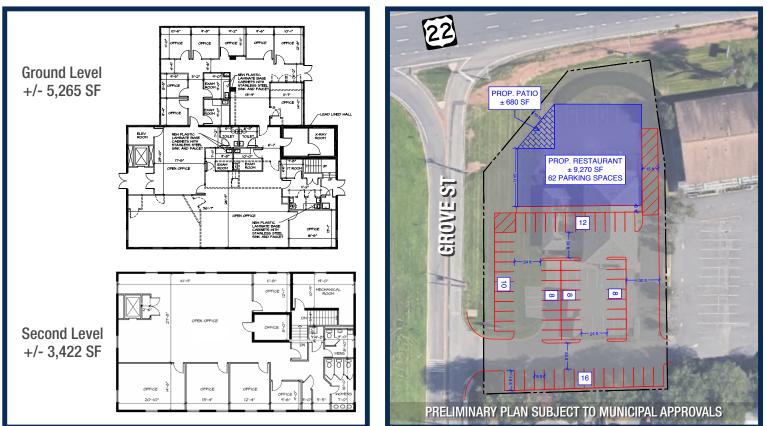


© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.

360 Grove Street (Route 22 & Grove Street)

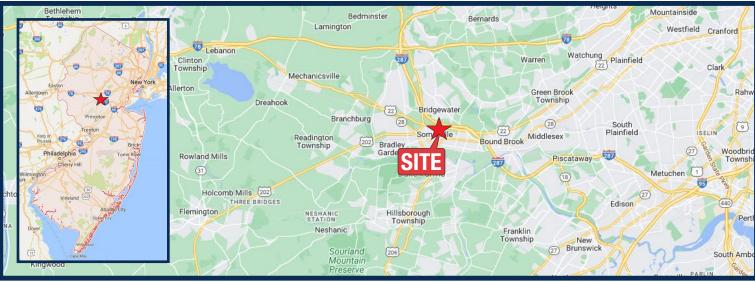
Bridgewater, New Jersey

Current Configuration



Potential Configuration

State Map



For Lease - Contact

Robert Mackowski Ph. 732-724-4089 rob@piersonre.com



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.