

Meridia Bound Brook 1

Brand New Mixed-Use Construction

Class-A Ground Floor Retail

with 135 Luxury Apartments

1 E Main St, Bound Brook,
Somerset County, NJ 08805

PROPERTY DESCRIPTION

Meridia Bound Brook 1 among Bound Brook's newest mixed-use redevelopments, comprising highly desirable ground level commercial plus 135 luxury apartments containing 60 two-bedroom, 25 one-bedroom and 50 studio apartments within a six-story building. This brand-new mixed-use redevelopment is located directly across from Bound Brook's NJ Transit Station, Raritan Valley Line, with immediate proximity to I-287 and Route 22, this submarket affords a dense population which provides strong opportunity for retail, food, personal service, and medical uses within the ground level.

AVAILABLE SPACE

2,919 SF (divisible)

RENTAL RATES

Upon request, subject to use and creditworthiness

TRAFFIC COUNT

7,738 VPD Main Street

PARKING

Street parking along Main Street, John Street and Church Street and surface lot parking immediately adjacent

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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Brian S. Silbert
President & CEO
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info@silbertrealestate.com

SILBERT

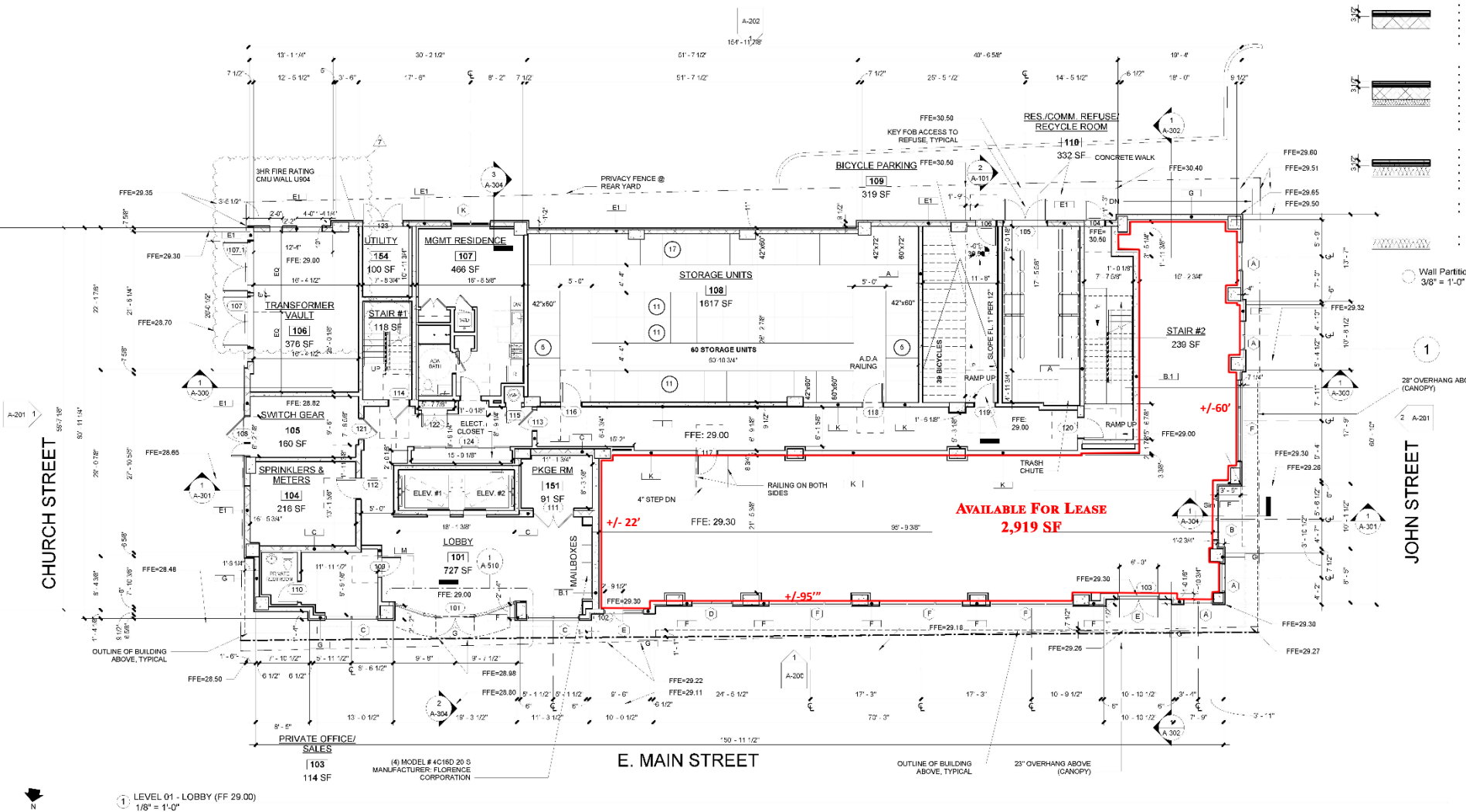
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

REALTY & MANAGEMENT COMPANY, INC.

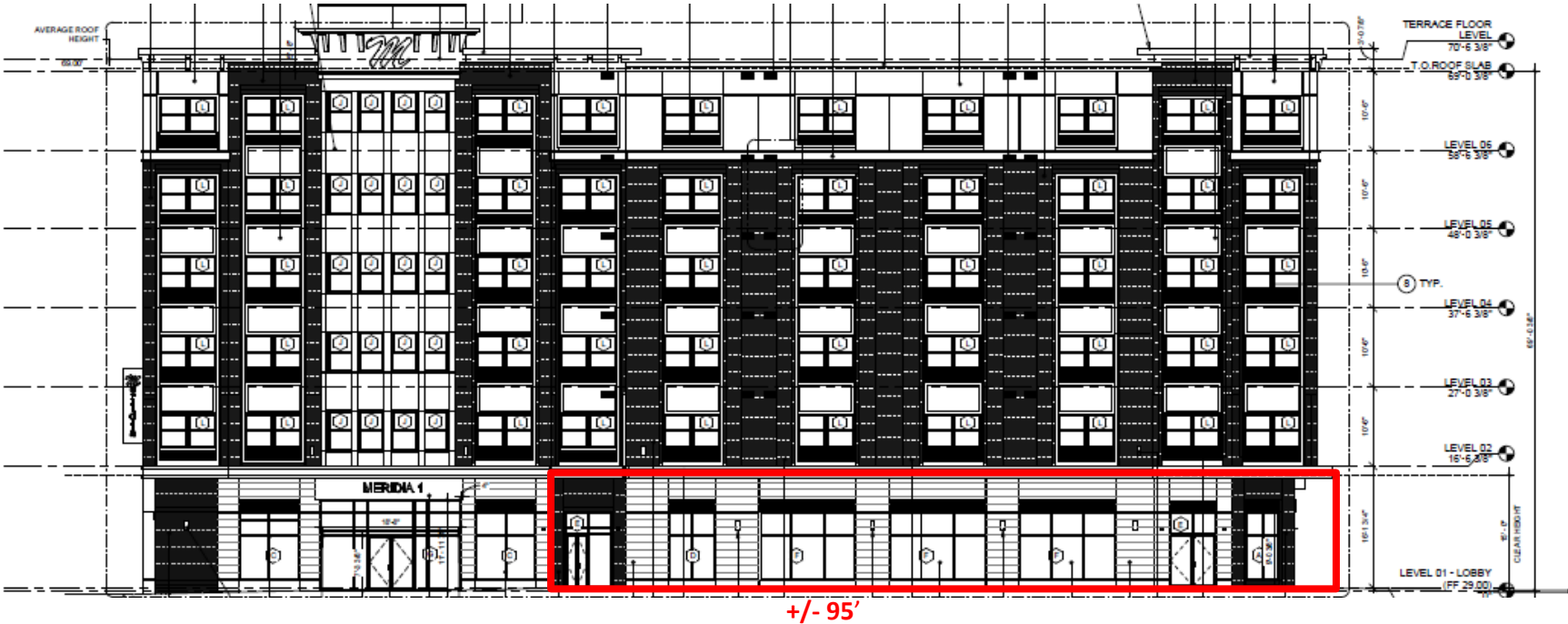


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GROUND FLOOR PLAN



ELEVATION – MAIN STREET



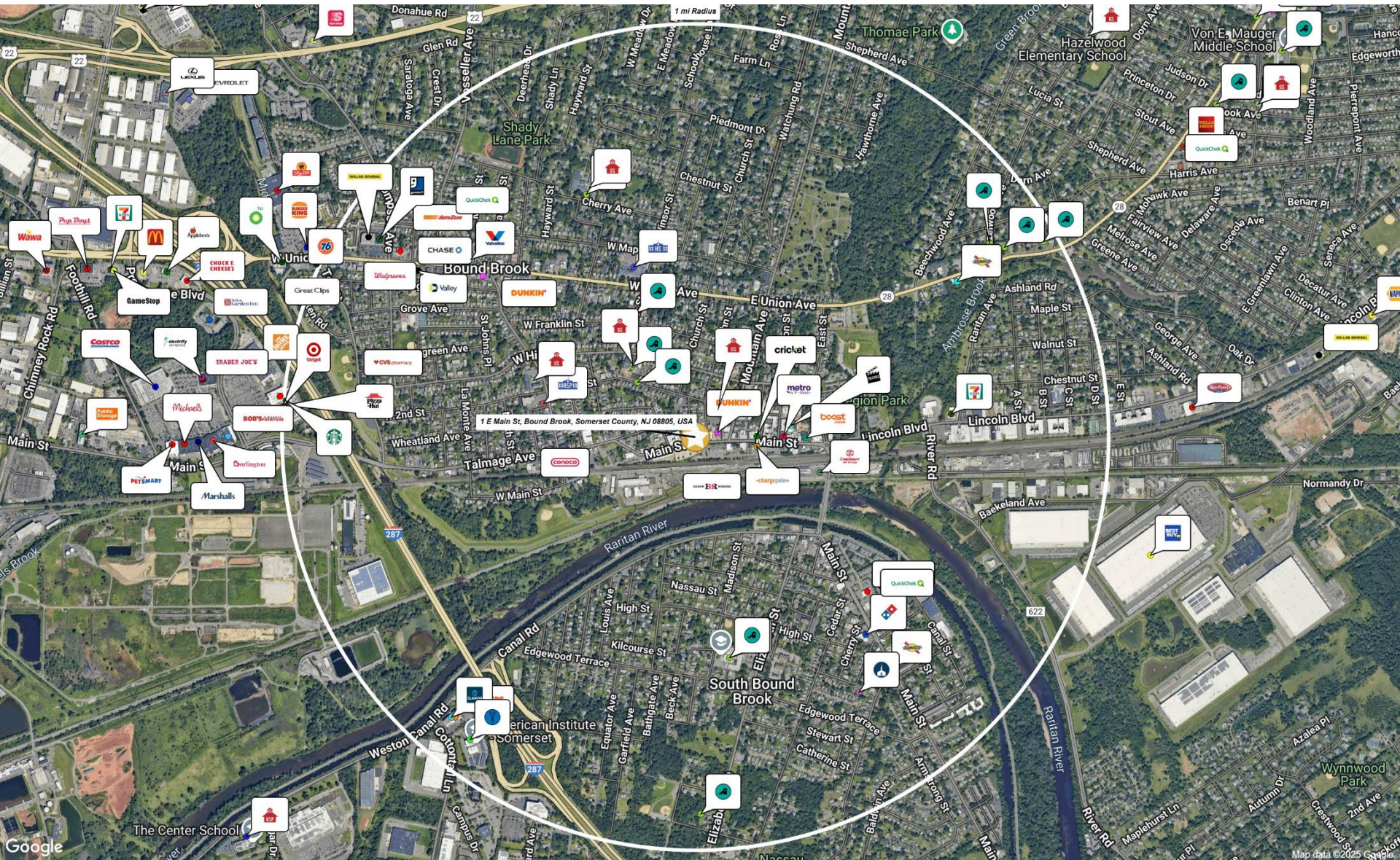
ELEVATION – JOHN STREET



IMMEDIATE TRADE AREA AERIAL



1 MILE TRADE AREA AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

Population	33,735
Median HH Income	\$111,993
Average HH Income	\$137,862
Median Age	38.4
Total Households	12,424
Daytime Population	34,925

3 Mile Radius

Population	65,404
Median HH Income	\$124,823
Average HH Income	\$156,561
Median Age	40.7
Total Households	24,333
Daytime Population	71,283

5 Mile Radius

Population	178,086
Median HH Income	\$127,077
Average HH Income	\$161,768
Median Age	40.4
Total Households	65,506
Daytime Population	162,831

