



350 FORSGATE DRIVE
MONROE TOWNSHIP, NJ

DEVELOPED AND MANAGED BY:



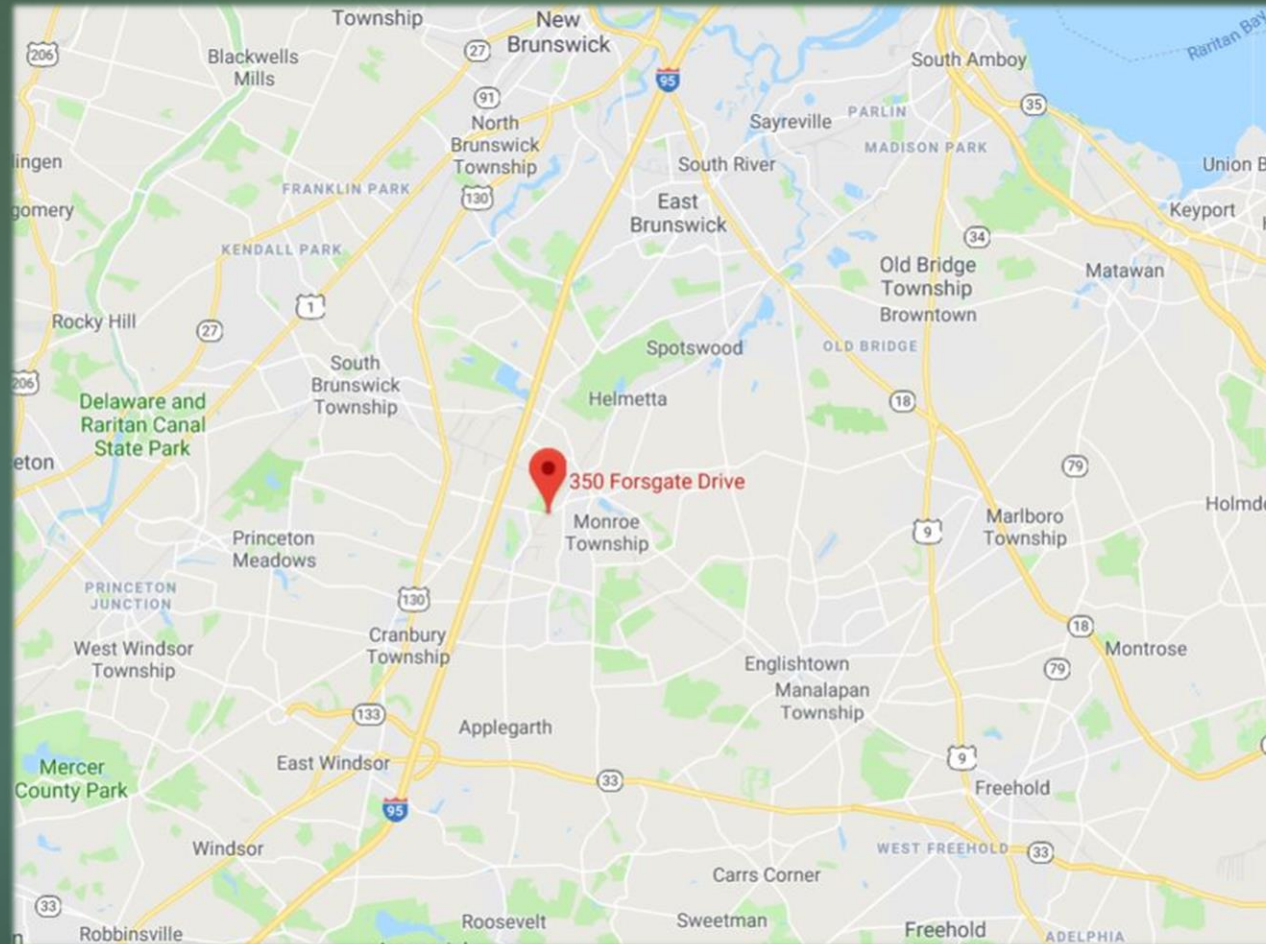


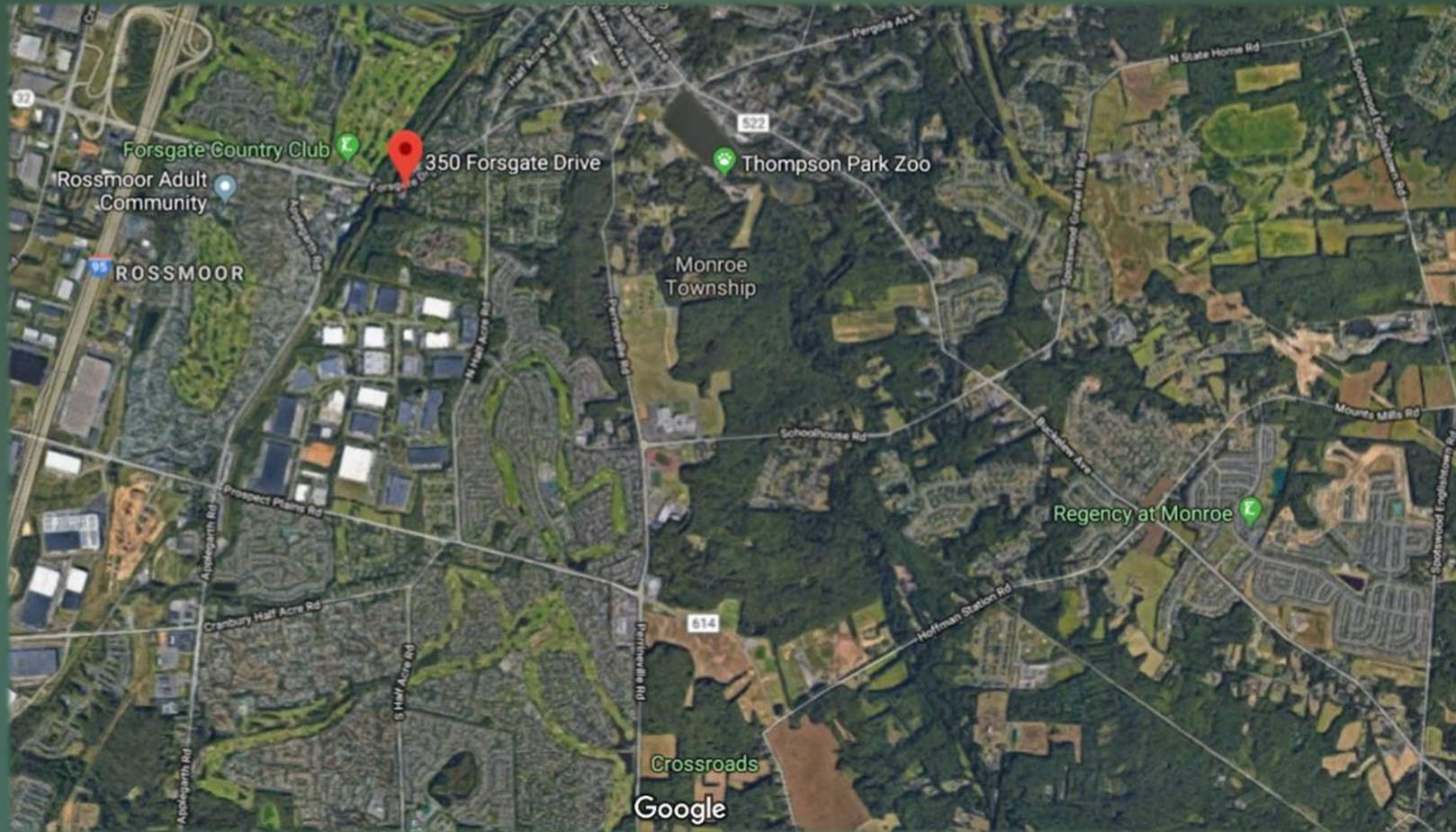
Medical/Office
Suite Entrance

Former Bank Suite with
Frontage on Forsgate Dr.



General Location Map





Aerial Map of Surrounding Area

Center highlights

- ▶ 2,500 square foot former bank space with drive thru with significant exposure on Forsgate Drive and dedicated exterior entrance.
- ▶ Located on busy Forsgate Drive, across from Forsgate Country Club and only 1 mile from NJ Turnpike Exit 8A.
- ▶ Average drive-by traffic is nearly 13,000 cars per day.
- ▶ Average household income of \$127,450 in a 5 mile radius.
- ▶ Average household age of 52 in 1 mile radius.

Building Composition

- ▶ The building presently consists of 4 suites – 3 medical/office and a former bank with drive-thru.
- ▶ The medical/office suites enjoy a foyer entrance and common corridor while the former bank space has a dedicated exterior entrance.
- ▶ Ample parking.
- ▶ Full turning movements for ingress and egress.
- ▶ Existing Tenant Mix:
 - ▶ Spine and Sport Medicine
 - ▶ Penn/Becker Nose and Sinus Center

Former Bank Suite – 2,500 sf

