

FORMER BANK

BRANCHBURG, NJ

204 RARITAN VALLEY COLLEGE DRIVE

±2,423 SF FORMER BANK ON ±1.24 ACRES AVAILABLE FOR LEASE

PAD REDEVELOPMENT OPPORTUNITY!

FORMER BANK BUILDING WITH DRIVE-THRU



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COMMERCIAL
REAL ESTATE, INC.

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get in touch.

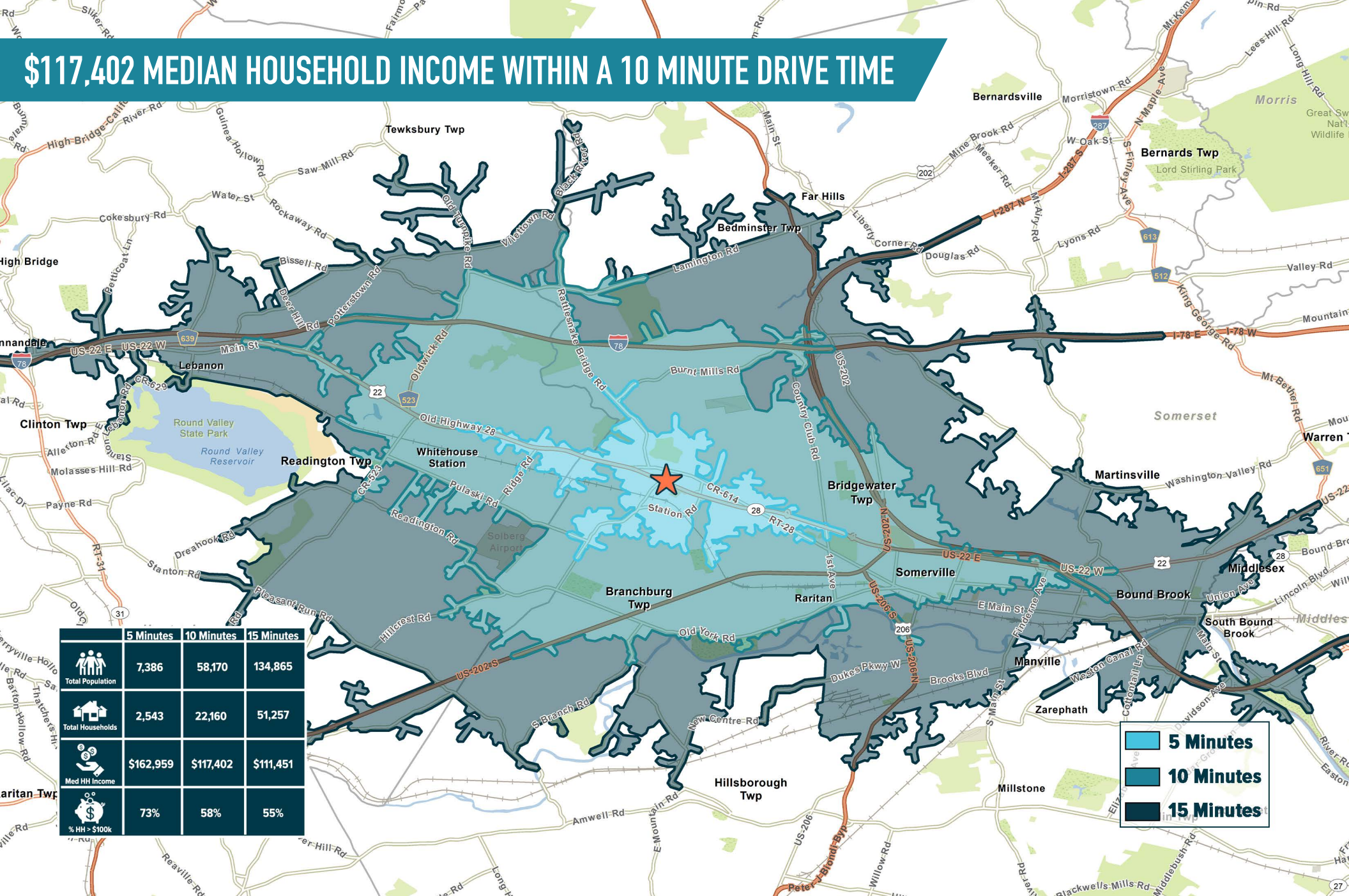
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\$117,402 MEDIAN HOUSEHOLD INCOME WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	7,386	58,170	134,865
Total Households	2,543	22,160	51,257
Med HH Income	\$162,959	\$117,402	\$111,451
% HH > \$100k	73%	58%	55%



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FORMER PNC BANK
BRANCBURG, NJ
 204 RARITAN VALLEY COLLEGE DRIVE



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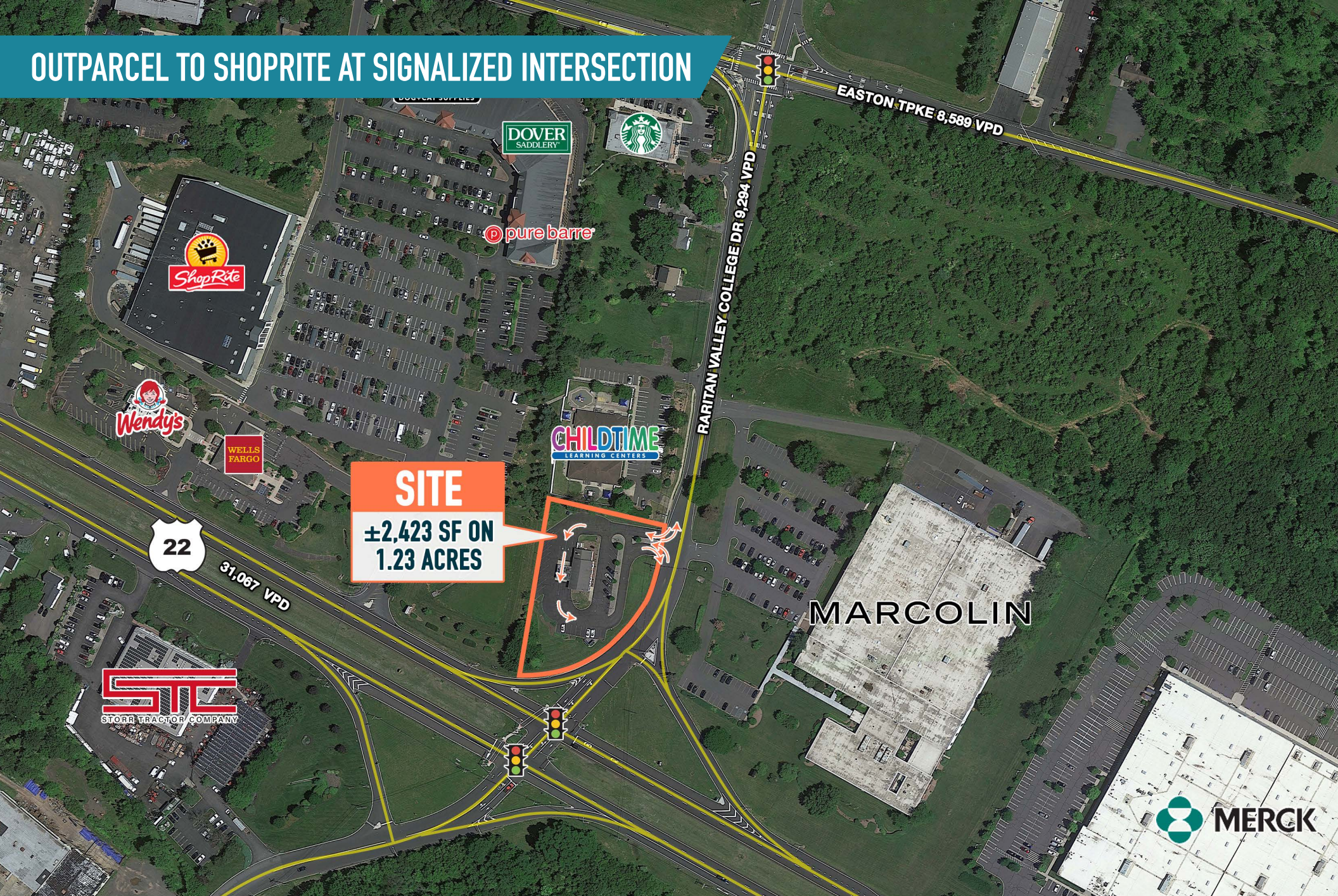
LOCATED ON MAJOR CORRIDOR ROUTE 22



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OUTPARCEL TO SHOPRITE AT SIGNALIZED INTERSECTION



SITE
±2,423 SF ON
1.23 ACRES

MARCOLIN

MERCK

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EXTERIOR PHOTOS



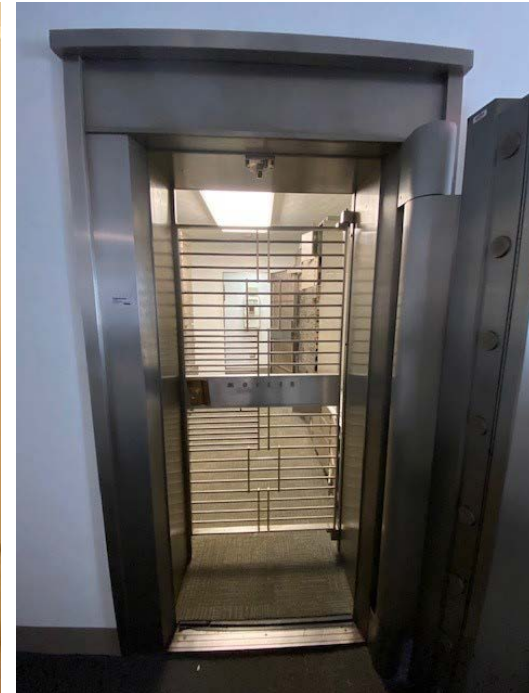
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INTERIOR PHOTOS



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