

OFFERING MEMORANDUM

Remax Select Office

636 Morris Turnpike Suite 2B
Short Hills NJ 07078

Carlo Caparruva
Principal
(973) 467-0986
carlo@midtowncre.com



THE SPACE

Location	636 Morris Turnpike Suite 2B, Short Hills, NJ, 07078
COUNTY	Essex

HIGHLIGHTS

- 1,900 SF Remax Select Office
- Remax Real Estate office



POPULATION

1 MILE	3 MILE	5 MILE
13,483	92,241	331,383



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$175,793	\$190,363	\$161,634



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
5,207	32,984	118,434

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Midtown Commercial Realty LLC LC and it should not be made available to any other person or entity without the written consent of Midtown Commercial Realty LLC LC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Midtown Commercial Realty LLC LC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Midtown Commercial Realty LLC LC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Midtown Commercial Realty LLC LC has not verified, and will not verify, any of the information contained herein, nor has Midtown Commercial Realty LLC LC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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