

FOR LEASE
OFFERING MEMORANDUM

109 South Ave

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Cranford NJ 07016

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THE SPACE

Location	109 South Ave, Cranford, NJ, 07016
COUNTY	Union

HIGHLIGHTS

- 1,000 SF Office Available
- South Avenue Location
- On Site Parking
- Close Proximity to NYC Transportation



POPULATION

1 MILE	3 MILE	5 MILE
20,477	139,608	411,465



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$160,788	\$151,572	\$130,329



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
7,972	52,393	146,830

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.

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Exclusively Marketed by:

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