

FOR SALE | STOREFRONT RETAIL/OFFICE

121-125 CHESTNUT STREET

121-125 Chestnut Street | Roselle, NJ 07203



PROPERTY SUMMARY

Sale Price:

Subject To Offer

Lot Size:

± 0.23 Acres

Building Size:

± 13,902 SF

Cross Streets:

1st and 2nd Avenues

PROPERTY OVERVIEW

Multi-tenanted retail/office building for sale

LOCATION OVERVIEW

Located just south of Route 28, on Chestnut Street, with easy access to the Garden State Parkway, Route 27, and Elmora Avenue.

PROPERTY HIGHLIGHTS

- Currently housing Boost Mobile and RJ Dental and others
- Elevator
- Adjacent Lot 29 measures approximately 50' x 200'
- Adjoining lot is also available for sale

FOR MORE INFORMATION, PLEASE CONTACT:

Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

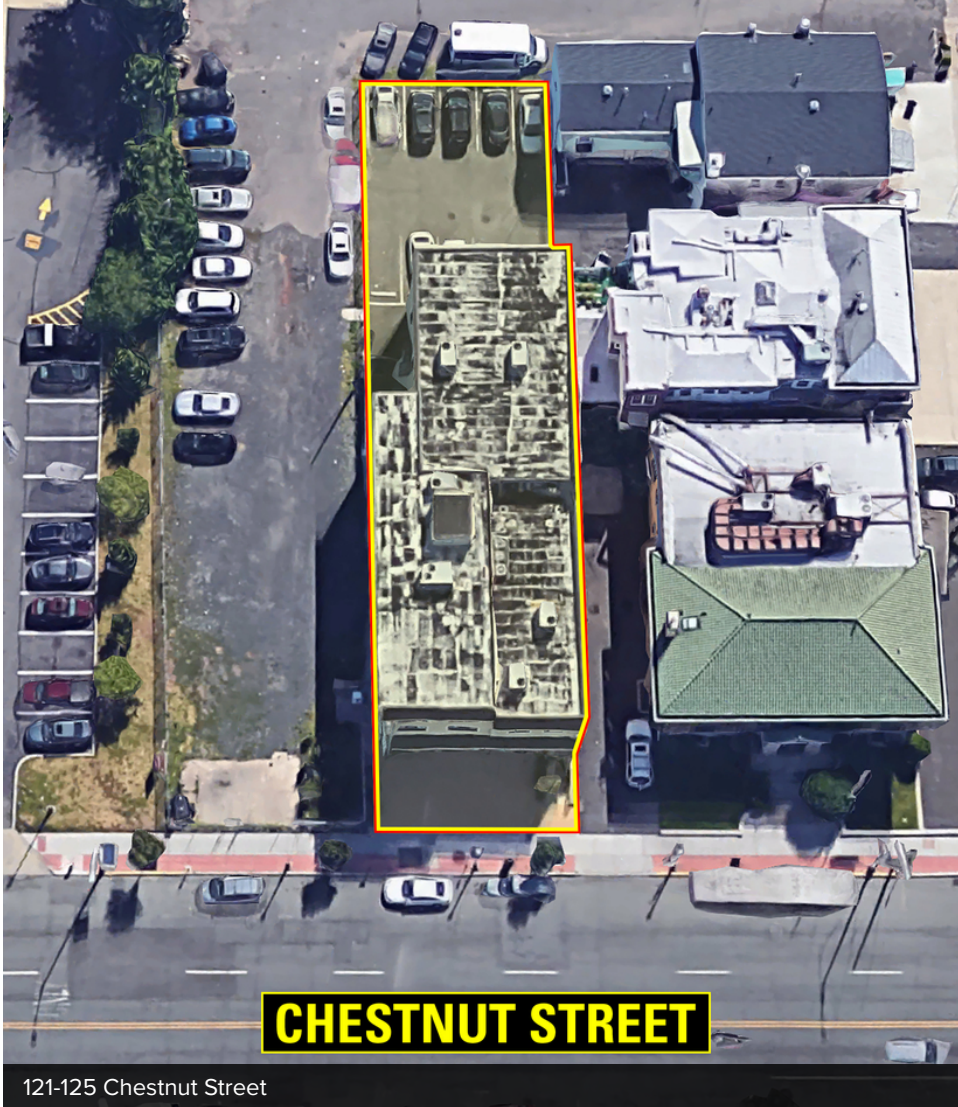


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

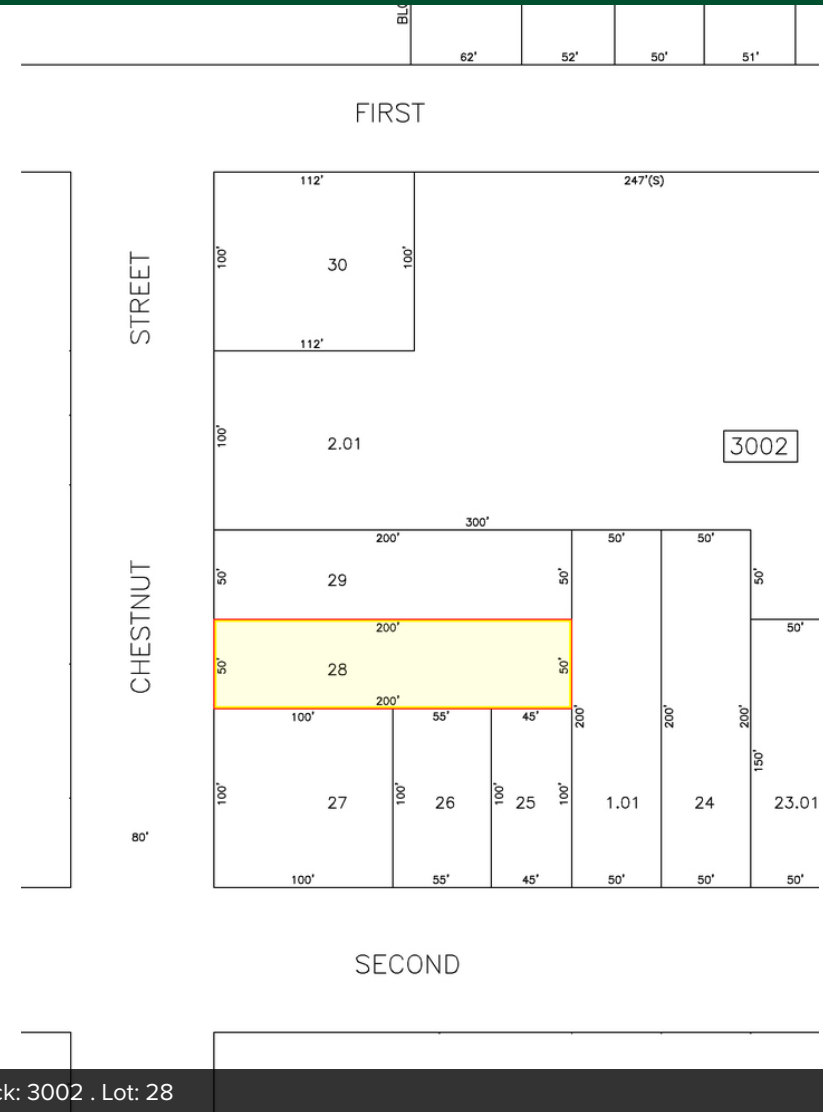
FOR SALE | STOREFRONT RETAIL/OFFICE

121-125 CHESTNUT STREET

121-125 Chestnut Street | Roselle, NJ 07203



121-125 Chestnut Street



FOR MORE INFORMATION, PLEASE CONTACT:

Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

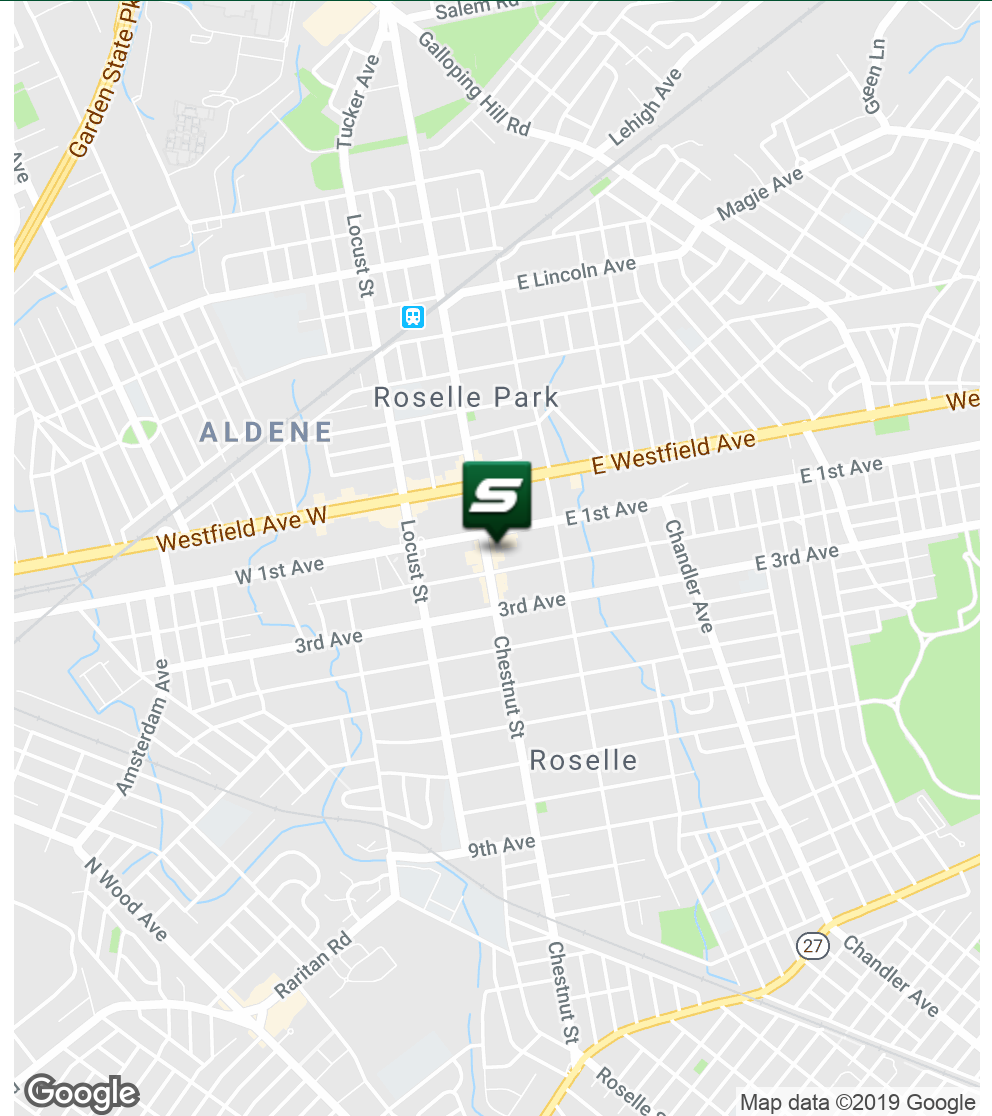
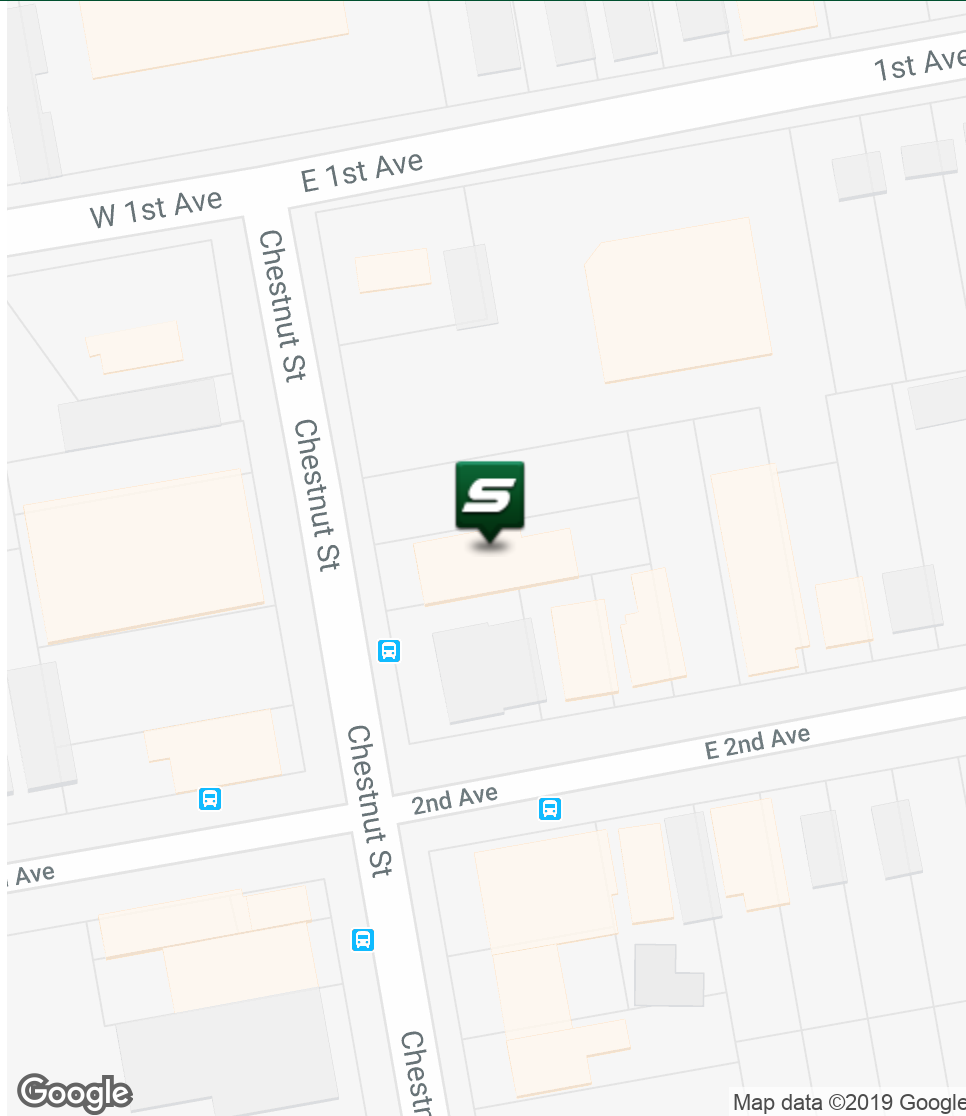


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | STOREFRONT RETAIL/OFFICE

121-125 CHESTNUT STREET

121-125 Chestnut Street | Roselle, NJ 07203



FOR MORE INFORMATION, PLEASE CONTACT:

Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

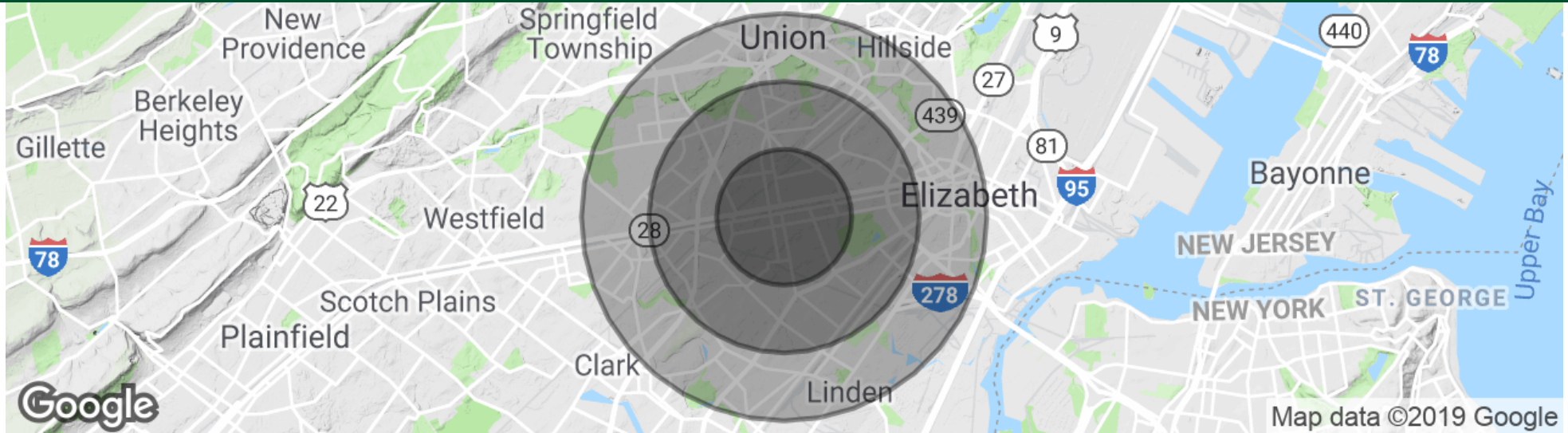


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | STOREFRONT RETAIL/OFFICE

121-125 CHESTNUT STREET

121-125 Chestnut Street | Roselle, NJ 07203



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	28,889	105,222	212,986
Median age	38.1	38.1	38.0
Median age (Male)	37.2	37.1	36.7
Median age (Female)	38.6	39.3	39.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,281	37,012	75,911
# of persons per HH	2.8	2.8	2.8
Average HH income	\$73,139	\$80,090	\$77,975
Average house value	\$340,250	\$359,488	\$372,889

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | STOREFRONT RETAIL/OFFICE

121-125 CHESTNUT STREET

121-125 Chestnut Street | Roselle, NJ 07203



Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

FOR MORE INFORMATION, PLEASE CONTACT:

Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.