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481 BLAIR ROAD

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table of contents

section I • property brochure
property flyer

section II • property maps
aerial map

section III • demographics
executive summary
demographic infographic



481 Blair Road Avenel, NJ

Name	Blair Road
Location	481 Blair Road Avenel, NJ
County	Middlesex County
Square Feet	± 2,349 SF
Price	\$725,000
Potential Uses	office, retail



PROPERTY DESCRIPTION

This 2,349 sq. ft. building sits on 0.88 acres of land in Avenel, New Jersey. It is located on Blair Road and adjacent to Randolph Avenue. Parking spaces are located in the rear of the building off. Originally suited for a bank, it has many potential office, professional, or retail uses. There are many restaurants and businesses in the surrounding area. The daily traffic count is between 15,000-20,000.

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Avenel

MIDDLESEX COUNTY

Avenel is an unincorporated community and census-designated place located in Woodridge Township, in Middlesex County. According to the 2010 census, the population was 17011. Avenel has a total of 3.532 square miles.



Main Industries: Avenel was the flagship location of Bradco Supply, founded in 1966, one of the leading distributors of building supplies. Amazon.com opened a fulfillment center in June 2013.

Middlesex County is a county located in north-central New Jersey, United States. As of the 2017 Census estimate, the county's population was 842,798, making it the state's second-most populous county, an increase of 4.1% from the 2010 United States Census, when its population was enumerated at 809,858, making it the second-most populous county in the state. Middlesex is part of the New York metropolitan area, and its county seat is New Brunswick.

Education: The county is home to five colleges and universities, including: Middlesex County College, DeVry University, Rutgers University New Brunswick Campus, Rutgers University Biomedical and Health Sciences Campus, and Princeton University.

Geography: According to the 2010 Census, the county had a total area of 322.83 square miles (836.1 km²), including 308.91 square miles (800.1 km²) of land (95.7%) and 13.91 square miles (36.0 km²) of water (4.3%). The county is named after the historic English county of Middlesex.

Bisected by the Raritan River, the county is topographically typical of Central Jersey in that it is largely flat. The elevation ranges from sea level to 300 feet (91 m) above sea level on a hill scaled by Major Road/ Sand Hill Road near Route 1 in South Brunswick Township.

LARGEST EMPLOYERS:

Rutgers University

Bristol-Myers Squibb

Merrill-Lynch and Company

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NEW JERSEY

New Jersey is a state in the Mid-Atlantic region of the Northeast United States. It is a peninsula, bordered on the north and east by the state of New York; on the east, southeast, and south by the Atlantic Ocean; on the west by the Delaware River and Pennsylvania; and on the southwest by the Delaware Bay and Delaware. New Jersey is the fourth-smallest state by area but the 11th-most populous, with 9 million residents as of 2017, and the most densely populated of the 50 U.S. states. New Jersey lies entirely within the combined statistical areas of New York City and Philadelphia and is the third-wealthiest state by median household income as of 2016.



New Jersey was inhabited by Native Americans for more than 2,800 years, with historical tribes such as the Lenape along the coast. In the early 17th century, the Dutch and the Swedes made the first European settlements in the state. The English later seized control of the region, naming it the Province of New Jersey after the largest of the Channel Islands, Jersey, and granting it as a colony to Sir George Carteret and John Berkeley, 1st Baron Berkeley of Stratton. New Jersey was the site of several decisive battles during the American Revolutionary War in the 18th century.



In the 19th century, factories in cities, Camden, Paterson, Newark, Trenton, Jersey City, and Elizabeth helped to drive the Industrial Revolution. New Jersey's geographic location at the center of the Northeast megalopolis, between Boston and New York City to the northeast, and Philadelphia, Baltimore, and Washington D.C., to the southwest, fueled its rapid growth through the process of suburbanization began reverting with the consolidation of New Jersey's culturally diverse populace toward more urban settings with the state, with towns home to commuter rail stations outpacing the population growth of more automobile-oriented suburbs since 2008.



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AERIAL MAP



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EXECUTIVE SUMMARY

Total population	830,300	
Median age	39.3	
Total male	408,374	49%
Total female	421,926	51%
White	520,171	63%
Black / African American	88,731	11%
American Indian / Alaska Native	4,024	0%
Asian	201,349	24%
Native Hawaiian / Other Pacific Islander	1,003	0%
Some other race	34,728	4%
Hispanic / Latino (of any race)	162,449	20%

Population 25 years and over	563,333	
Less than 9th grade education	33,232	6%
9th to 12th grade, no diploma	30,113	5%
High school graduate / equivalent	148,258	26%
Some college, no degree	85,709	15%
Associate's degree	35,116	6%
Bachelor's degree	137,882	24%
Graduate / professional degree	93,023	17%

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DEMOGRAPHIC - INFOGRAPHIC

MIDDLESEX COUNTY, NJ

ADD COMPARISON

POPULATION
837,073
0.46% DECLINE

MEDIAN AGE
38.2

MEDIAN HOUSEHOLD INCOME
\$82,375
4.75% GROWTH

POVERTY RATE
8.64%

NUMBER OF EMPLOYEES
406,786
0.7% GROWTH

MEDIAN PROPERTY VALUE
\$333,200
0.09% GROWTH



ABOUT



ECONOMY



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DIVERSITY



EDUCATION



HOUSING & LIVING

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