

# 553 SAYRE AVENUE

Perth Amboy, NJ

FOR LEASE



DIVISIBLE  
7,413 SF



 533 Sayre Avenue • Perth Amboy, NJ

## PROPERTY HIGHLIGHTS

### Prime Mixed-Use Retail Strip Center

- Available Immediately
- Can Be Divided into 3 Spaces
- Great for Bank, QSR, Restaurant and Medical Offices
- Densely Populated Marketplace
- Located at Signalized Intersection
- Convenient access to Route 35, Route 440, Route 9, the Garden State Parkway and NJ Turnpike
- Ample Parking (44 Spaces)
- 25,000+ VPD

1,318 - 7,413 SF  
**FOR LEASE**

## OFFERING SUMMARY

<b>Lease Price:</b>	Call for Details
<b>Available:</b>	1,318 - 7,413 SF
<b>Building Size:</b>	32,000 SF

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	30,359	112,896	287,491
<b>Median Age</b>	36.9	39	40.4
<b>Total Households</b>	9,314	38,932	102,207
<b>Average HH Income</b>	\$69,123	\$98,830	\$114,578

## EXCLUSIVELY OFFERED BY:

### JONATHAN ABAD

201.370.3389  
jonny@vanrockcre.com

### MARC PALESTINA

201.321.5776  
marc@vanrockcre.com

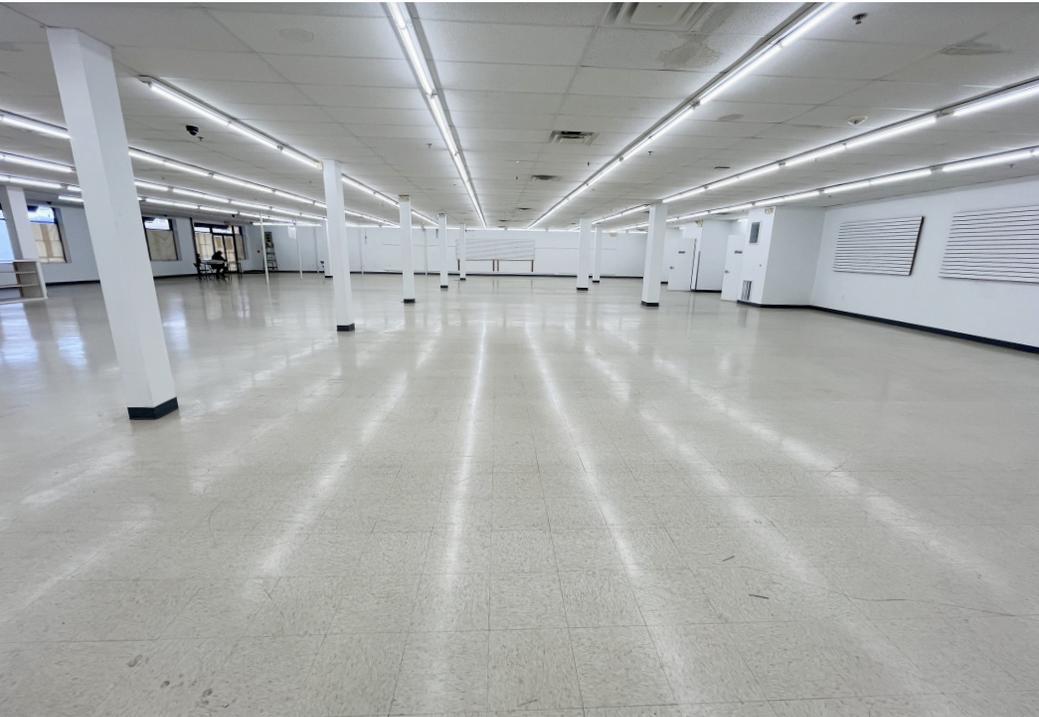
### CJ HUTER

201.888.8129  
cj@vanrockcre.com

**VanRockCRE**  
COMMERCIAL REAL ESTATE



# INTERIOR IMAGES





THE HOME DEPOT  
**MILLER'S ALE HOUSE**  
ALDI  
Hampton by Hilton  
**Walmart**

superfresh

McDonald's

AutoZone

Walgreens

boost

Carvel

ShopRite  
TACO BELL  
H&R BLOCK  
Santander

**SITE**

Hackensack Meridian  
Raritan Bay Medical Center

Wendy's

HMH Raritan Bay Medical Ctr

Perth Amboy

The Conference House

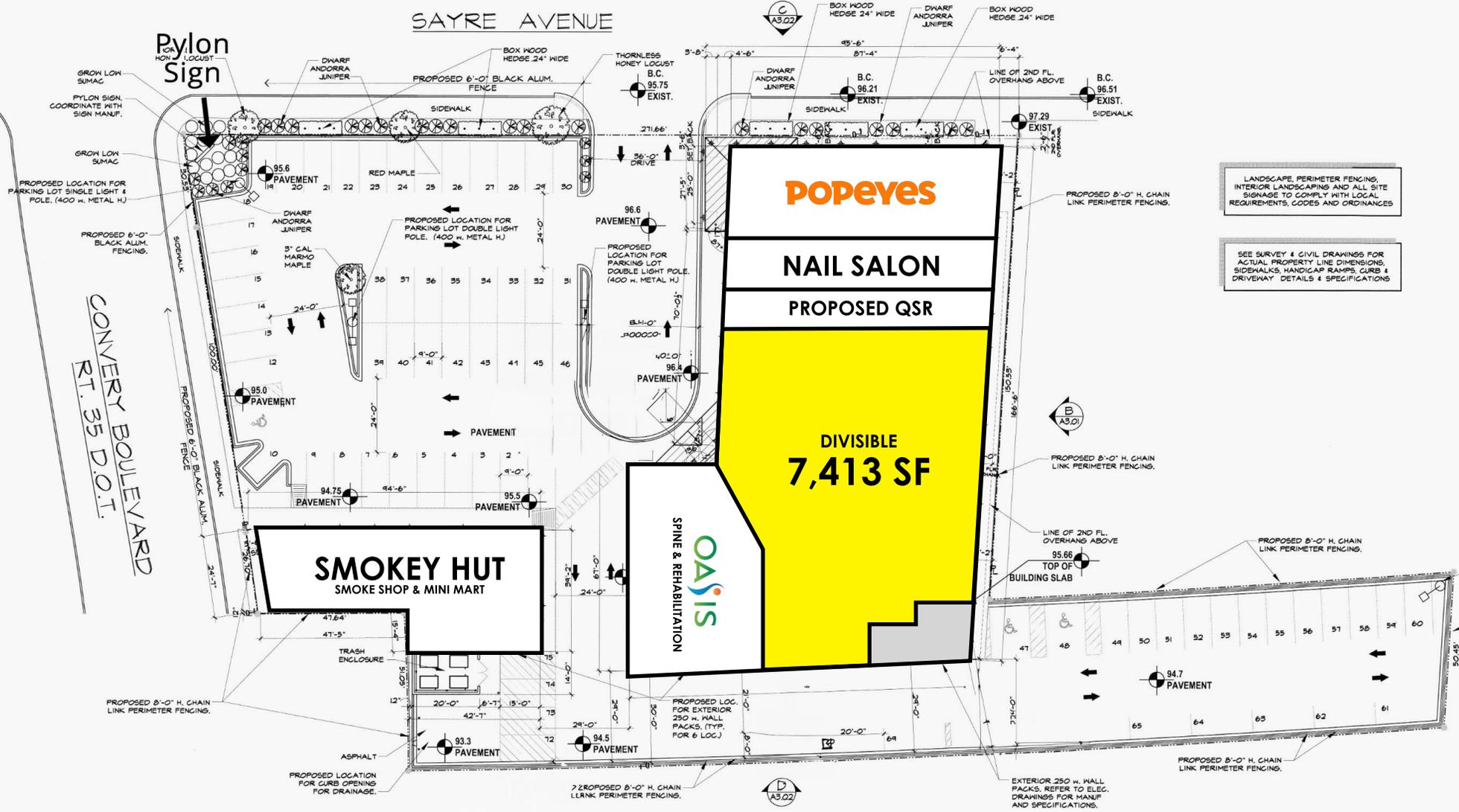
Conference House Park

Raritan River

Garden State Pkwy Toll road

NEW YORK

NEW YORK



LANDSCAPE PERIMETER FENCING, INTERIOR LANDSCAPING AND ALL SITE SIGNAGE TO COMPLY WITH LOCAL REQUIREMENTS, CODES AND ORDINANCES

SEE SURVEY & CIVIL DRAWINGS FOR ACTUAL PROPERTY LINE DIMENSIONS, SIDEWALKS, HANDICAP RAMPS, CURB & DRIVEWAY DETAILS & SPECIFICATIONS

**SITE PLAN / PRELIMINARY GRADING PLAN**  
SCALE: 1" = 20'-0"



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	30,359	112,896	287,491
Median Age	36.9	39	40.4
Total Households	9,314	38,932	102,207
Average HH Income	\$69,123	\$98,830	\$114,578



**EXCLUSIVELY OFFERED BY:**

**VanRockCRE**  
COMMERCIAL REAL ESTATE

**JONATHAN ABAD**

201.370.3389  
jonny@vanrockcre.com

**MARC PALESTINA**

201.321.5776  
marc@vanrockcre.com

**CJ HUTER**

201.888.8129  
cj@vanrockcre.com

**Disclaimer:** The information contained in this marketing brochure has been obtained from sources believed to be reliable. However, no representation, guarantee, or warranty (express or implied) is made as to its accuracy, completeness, or suitability. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. All information is subject to change without notice, including price, terms, and availability. Interested parties are encouraged to conduct their own due diligence and verification of all facts.