

**CITI
ZEN**
BOUND BROOK

JLL

507 E MAIN STREET
BOUND BROOK, NJ



Somerset County RETAIL OPPORTUNITY

Property Highlights

- Prime retail space available in a new mixed-use development
- +/-1,500 – 5,100 SF for lease
- Located at the base of a 105-luxury residential unit building
- Within walking distance to the Bound Brook train station
- Excellent retail frontage along busy E Main Street

Financials

- Asking rent: Upon request
- NNN: \$3.00 PSF

Traffic Counts

- E Main Street: 13,155 VPD
- S Main Street: 11,723 VPD





59,827
Population



\$94,390
Med. HH Income

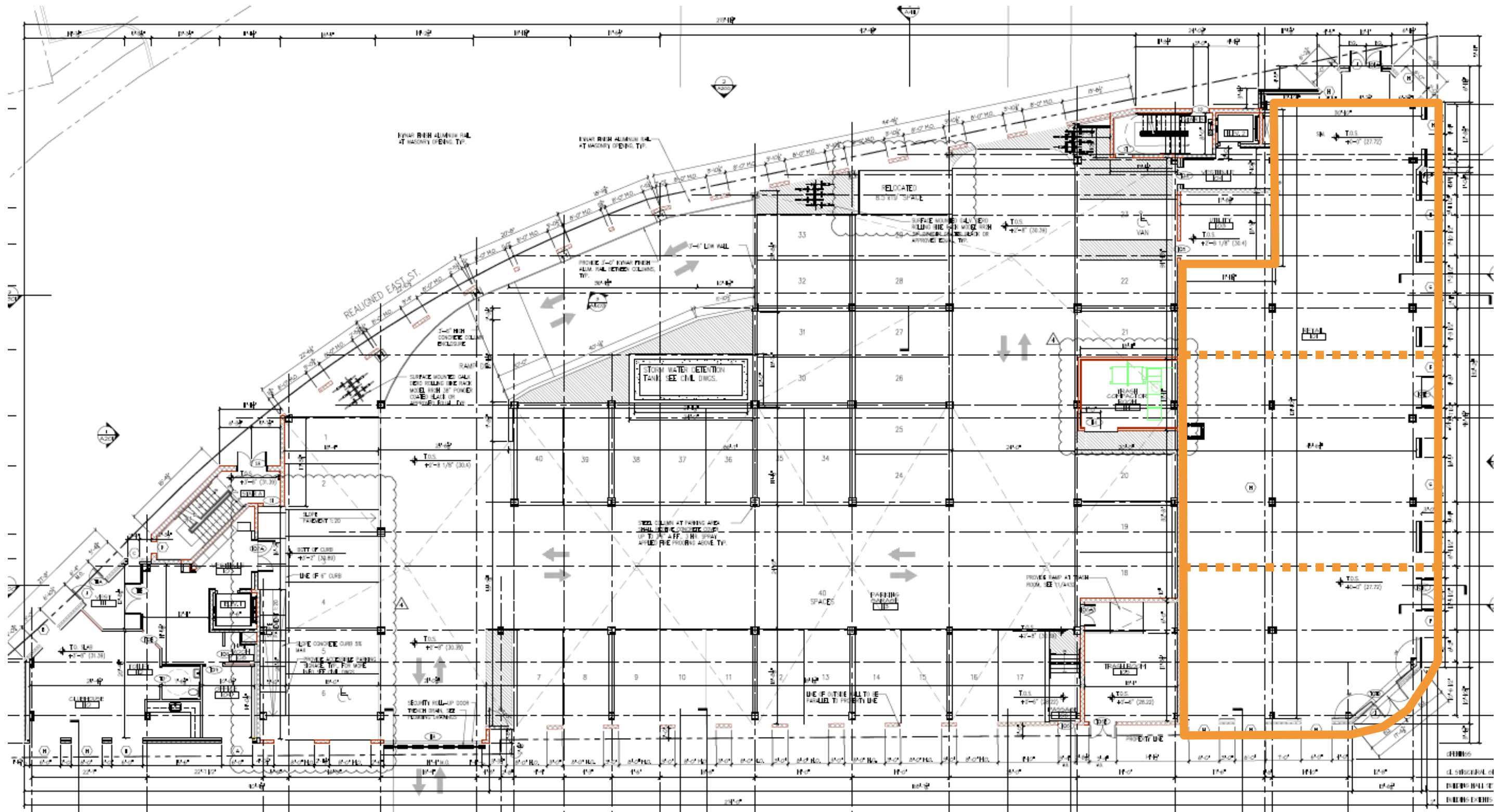


36,209
Employees



3,200
Businesses

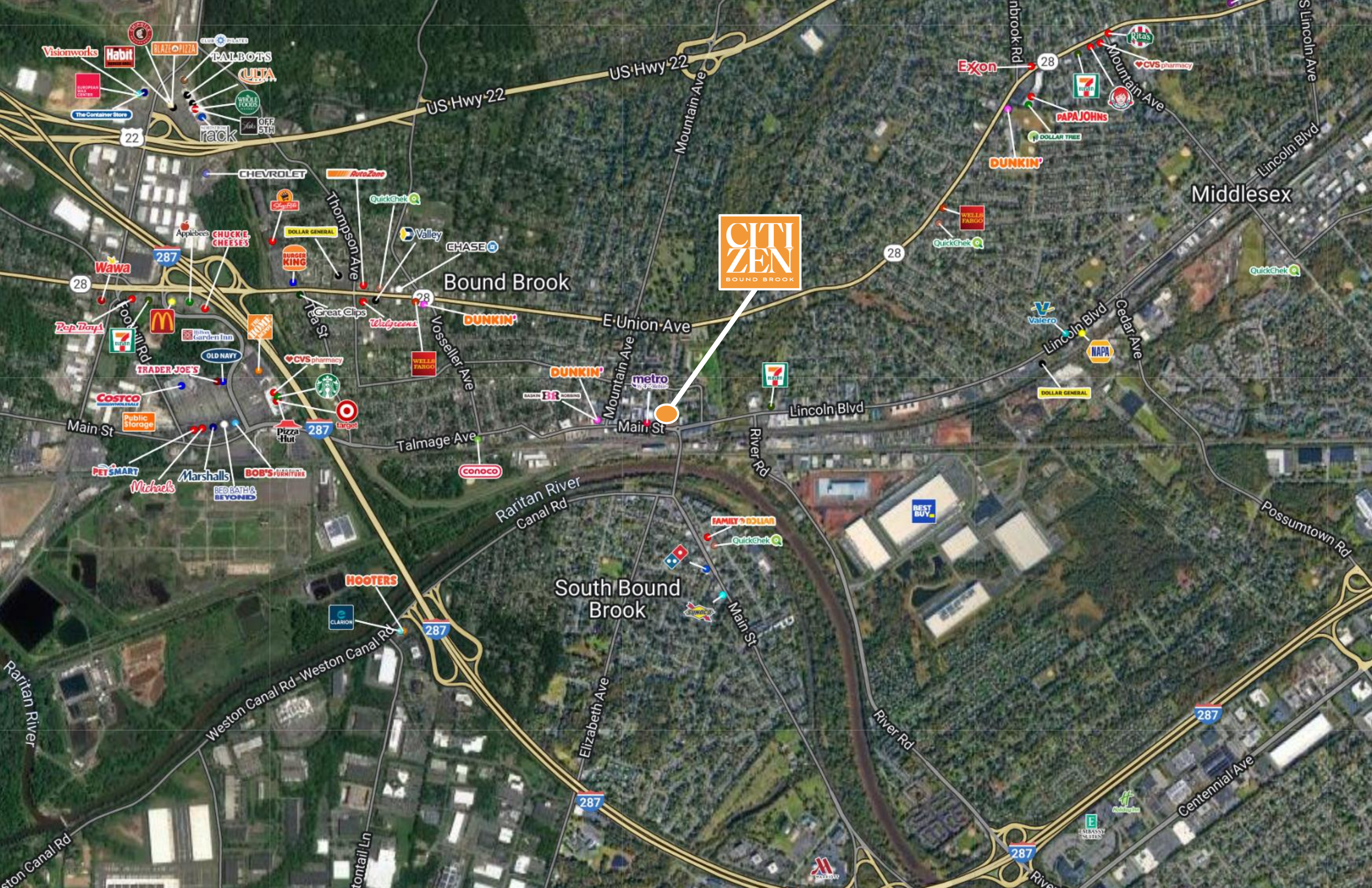
+/- 1,500 TO 5,100 SF AVAILABLE FOR LEASE (DIVISIBLE)



E Main Street

East Street

Site Plan





Somerset County RETAIL OPPORTUNITY

For more information contact:

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