

2100 OAK TREE ROAD
NORTH EDISON
NEW JERSEY



ANG
INVESTMENT GROUP



CHASE BANK

OAK TREE RD

2100 OAKTREE RD

7-ELEVEN
LA BAGELS
PIZZA BROTHERS

BISHOP GEORGE
AHR HIGH SCHOOL

NEW DOVER RD

NORTH EDISON
BASEBALL & SOFTBALL

OAK TREE
POND PARK

These properties can be acquired individually or as a package.

Property Overview

Address:	2100 Oak Tree Road
Type:	Free standing multi-story
Size:	5,404 SF
Acreage:	0.89
Stories:	2
Number of Tenants:	2
Occupancy:	100%
Drive-Through	Yes
Parking:	29
Corner Location:	No
Branch Deposits	\$76,000,000

2100 OAK TREE ROAD

Highly visible and located on the well-traveled Oak Tree Road, the Property is just one door from the intersection of New Dover Road, providing access to I-287 and the Garden State Parkway. The Oak Tree Pond Historic Park and North Edison Municipal Athletic Complex are within walking distance. The location offers convenience, ample parking and it is minutes from Exit 132 of the Garden State Parkway. The Menlo Park Mall, Golden Acres Shopping Center and The Mall at Oak Tree are all within a few miles of the Property. Within a 3 mile radius, the average household income is \$142,000 with a population of 105,000 people.



 Provident BANK

LOCATION, DEMOGRAPHICS & MARKETING ANALYSIS

Middlesex County anchors Central New Jersey as it is the second most populous county in the state with over 839,000 people, located 30 miles southwest of New York City and 70 miles northeast of Philadelphia and comprised of 25 municipalities covering 318 square miles. The Central New Jersey market benefits from the excellent roadway infrastructure and abundance of surrounding commercial and residential development that drives economic activity.

Offering a dense (2,641 people per sq. mi) and affluent (\$113,000 Avg. HHI consumer base), it should come as no surprise that Middlesex County has attracted almost every national retailer to the area, most notably at two regional malls, Woodbridge Center and Menlo Park Mall, which are located within a few miles of both banks and attract approximated 10 million visitors each year.

In addition to an affluent and dense population, New Jersey serves as a major economic engine with the nation's 5th largest office market and 3rd largest industrial market to combine with its proximity to New York City. This business base and demographic fundamentals combine to form a retailer's ideal landscape, helping to explain the state's historically low vacancy. Over the past 5 years there has been an increase in rent and a decrease in vacancy.

Vacancy & Market Rent Per SF



	Middlesex County	Edison Township	Distance from 2100 Oak Tree			Distance from 980 Amboy Ave		
Demographics			1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile
Population								
2018 Population	839,020	102,779	7,664	104,479	355,455	12,003	104,427	312,144
2000 Census Population	750,314	98,074	7,391	97,473	332,177	11,438	97,375	292,219
Population Growth 2000-2018	10.6%	4.6%	3.6%	6.7%	6.5%	4.7%	6.8%	6.4%
Population Density (PSM)	2,641	3,354	2,436	3,689	4,519	3,814	3,687	3,968
Income								
2018 Average Household Income	\$113,087	\$127,219	\$177,398	\$142,192	\$120,718	\$115,597	\$113,488	\$109,906
Per Capita Income	\$40,162	\$45,431	\$59,029	\$49,194	\$41,706	\$44,351	\$42,160	\$38,507
\$150,000+	20.5%	25.4%	41.8%	30.0%	22.4%	21.3%	19.7%	19.1%
Employment								
White Collar	69.5%	75.9%	82.9%	75.7%	68.6%	75.5%	71.8%	67.8%
Blue Collar	30.5%	24.1%	17.1%	24.3%	31.4%	24.5%	28.2%	32.2%
Education								
Bachelor's Degree	24.7%	29.9%	31.8%	29.2%	25.4%	28.2%	27.1%	23.6%
Post Graduate Degree	16.5%	24.1%	30.8%	23.7%	17.2%	17.2%	17.9%	15.7%

Destination	Distance From 2100 Oak Tree		Distance From 980 Amboy Ave	
	Distance	Drive Time	Distance	Drive Time
Major Roadways				
I-287	4.1	10	1.3	3
Garden State Parkway	3.9	12	2.7	7
NJ Turnpike (I-95)	5.2	14	1.9	4
Transit				
Newark Liberty Int'l Airport	19.2	30	18.7	25
Metuchen Train Station	4.6	13	1.8	6



2100 Oak Tree Road



Building Description – 2100 Oak Tree

Building Size	5,404 SF
Lot Size	.89 acre
Year Built	1980
# of Tenants	2
Occupancy	100%
Stories	2
Parking	29 spaces
Drive Through	Yes
Roof	Gable roof with dormers and standard-grade, three-tab, asphalt roof shingles.
Construction	Natural finish red brick veneer – single-hung, double glazed windows. Wood stud framing.

Building Systems

HVAC	Split-system with grade mounted condenser.
Elevators	None
Lighting	Lighting is provided by pole-mounted fixtures mounted on wood poles, approximately 15 feet in height, and spaced around the site, parking areas. Building-mounted flood lights provide exterior building lighting.
Fire & Life Safety	Fire and life safety equipment includes various fire alarm devices and controls, and an automatic fire sprinkler system.
Security	Alarm system
Utilities	
PSE&G	Electric/Gas
NJ AmericanWater	Water



Real Estate Taxes

Tax Jurisdiction	Township of Edison
Block/Lot	425 / 5.02
2018 Assessed Value	Land: \$255,900 Improvement: \$96,500 Total: \$352,400
2018 Taxes	\$18,578
2018 Tax Rate	2.292%
2018 Equalization Ratio	43.21
Property Class	4A
NJ Property Tax Cap Legislation	In July 2010, the governor of New Jersey signed a measure capping annual property tax increases at 2%. Although taxes are capped under the new legislation, towns may boost taxes beyond the cap to meet rising health insurance costs, pension expenses, bond payments, or to cope with a natural disaster. Communities would also be able to exceed the tax cap through referendum. Due to the 2% tax cap, real estate taxes were estimated to grow at 2.0% annually in the financial model.
NJ Mansion Tax	The Mansion Tax is a tax paid by the purchaser and applies to the sale of certain commercial properties (Class 4A) where the purchase price is over \$1 million. The tax imposed is 1% of the consideration. This tax is in addition to, but separate from, the realty transfer tax which is imposed on the Seller. The Mansion Tax is not imposed on industrial properties (Class 4B), residential properties (Class 4C), or vacant land (Class 1). 8400 River Road is classified as 4A, and therefore the Mansion Tax applies.

Site Description

Access:	Ingress and egress provided on Oak Tree Road
Zoning:	LB, Business District
Flood Zone:	No



SITE PLAN

MILFORD COURT

2100 OAK
TREE ROAD

OAK TREE ROAD



