

LAND FOR LEASE

\$2,800/MONTH | LAND LEASE

43 Edmund Street, Edison, NJ 08817



PROPERTY DESCRIPTION

43 Edmund Street presents an exceptional opportunity for the integration of an innovative EV charging station within its expansive parking area. With the growing demand for sustainable transportation solutions, the addition of EV chargers will position this property as a forward-thinking and environmentally conscious destination. Offering convenience and sustainability, the installation of EV chargers will enhance the property's appeal to eco-conscious businesses and consumers, further solidifying its status as a modern and progressive commercial space. Embrace the future of transportation and set the stage for sustainable growth at 43 Edmund Street, where modern amenities and sustainability converge to shape a new standard of commercial excellence.

OFFERING SUMMARY

Lease Rate:	\$2,800.00 per month (NNN)
Available SF:	0.6 Acres
Lot Size:	0.6 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	562	2,523	7,738
Total Population	1,335	6,312	20,744
Average HH Income	\$103,483	\$105,991	\$134,105

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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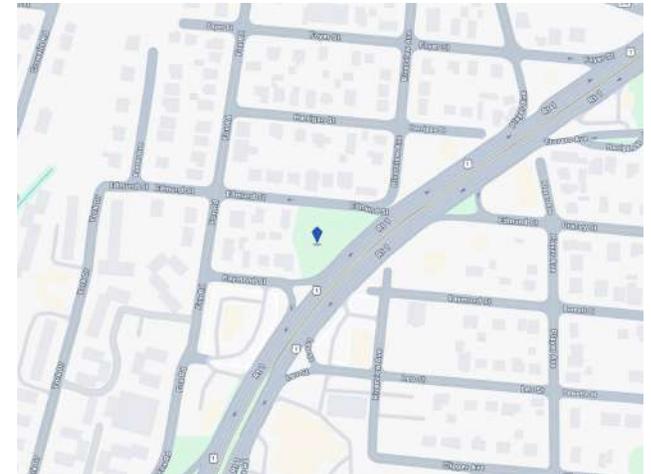
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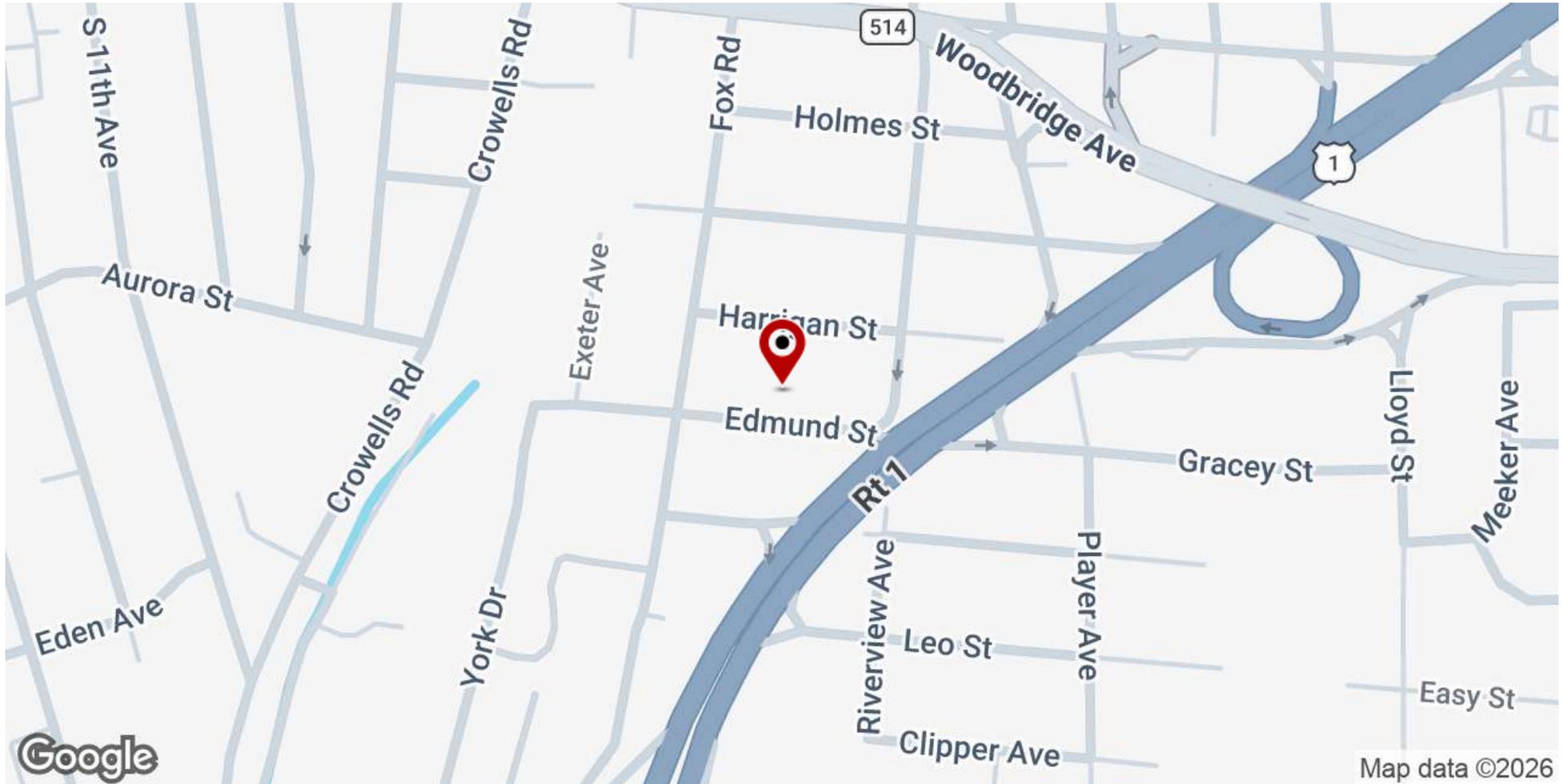
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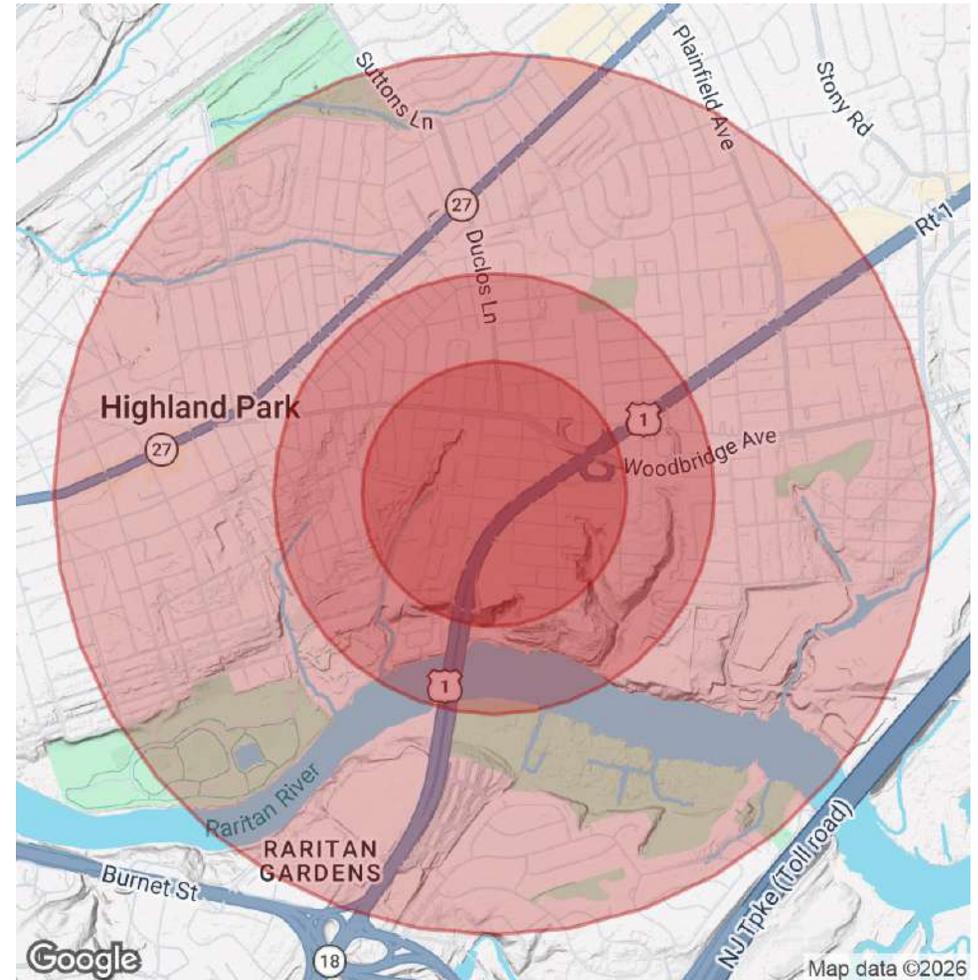
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,335	6,312	20,744
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	562	2,523	7,738
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$103,483	\$105,991	\$134,105
Average House Value	\$307,423	\$381,750	\$468,208

Demographics data derived from AlphaMap



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