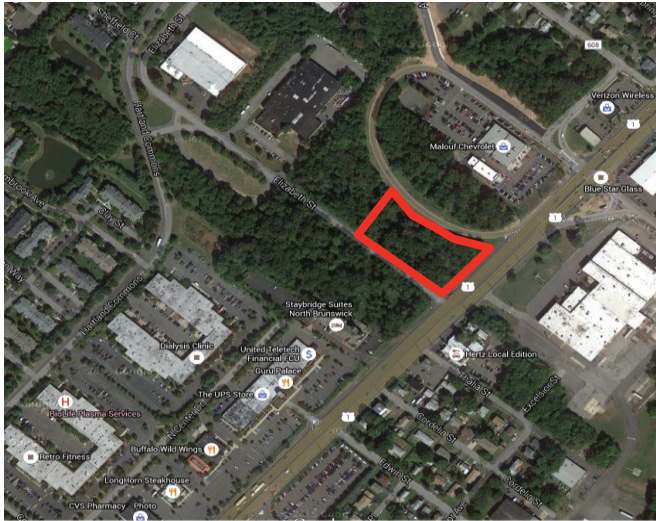


# 2195 U.S HIGHWAY 1 SOUTH. NORTH BRUNSWICK, NJ



FOR SALE



## PROPERTY FEATURES

Cushman & Wakefield has been retained on an exclusive basis to sell a 1.61 acre development site along Route 1 South in North Brunswick, NJ. The sellers of the site secured full permits and approvals required to develop an 84-key Holiday Inn Express & Suites in February of 2015 (property positioned for other Flag(s)), and these approvals will be passed along to any buyer. The site is conveniently located less than ¼ mile from The North Brunswick Transit Village, a 212-acre, \$250MM development currently underway which will add 1,875 residential units, over 870,000 sf of retail space, 195,000 sf of office space and a brand new train station on the NJ Transit Line. The site is also conveniently located 5 miles south of Rutgers University and 12 miles north of Princeton University. This offering represents a unique opportunity to purchase one of the few “shovel ready”, fully entitled parcels of land along Route 1, and allow a buyer to capitalize on the future emerging retail, office, residential, and transit developments in the immediate area.

## ASKING PRICE

**\$1,995,000**

## Development Summary

### Property Description:

Approved for A 4-story steel/concrete construction 84-room hotel with 2 elevators, a fitness center and pool.

### Neighborhood:

North Brunswick, New Jersey

### Building Size:

55,000 SF

### Lot Size:

70,201 SF (1.61 Acres)

### Stories:

4

### Units:

84

### Total Parking Spaces:

90

### Room Matrix:

Queen: 26  
Queen Suite: 10  
King: 34  
King Suite: 14  
**Total: 84**

## FOR MORE INFORMATION, PLEASE CONTACT:

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