

ERICSSON DEVELOPMENT

Township of Piscataway - Middlesex County, NJ



- One of the largest mixed-use projects currently proposed in New Jersey.
- Recently re-zoned as a mixed-use campus near to approx. 1,500 new residential units proposed to be built, a hotel/conference center, over 125,000 SF of shops and restaurants, on-site medical services, an amphitheater and many more amenities.
- The 230,000 SF office building on this campus is LEED Gold Certified for sustainability with 97% Energy Star Compliance and indoor air quality management.
- Less than a mile from Rutgers University/ Sports Complex and Johnson & Johnson.
- Conveniently positioned next to New Brunswick with industry leaders including Robert Wood Johnson University Hospital, St. Peter's Hospital, Bristol Meyers Squibb, Novo Nordisk, Wakefern Corporation, Wipro, Cognizant Technology Solutions, Verizon, and more nearby.
- Ideally positioned within the heart of the community with almost 300,000 residents within five miles, 53,811 daytime population within three miles, immediate proximity to Rte. 18 and very close proximity to I-287, NJ Turnpike and Garden State Parkway. The property also shares an intersection with Piscataway High School at Knightsbridge Road with a traffic count exceeding 38,000 cars per day.
- Leasing opportunities include shops and restaurant spaces ranging from 1,200 SF up to 35,000 SF and Class-A office ranging from 5,000 SF to 230,000 SF.

NOW LEASING

DEMOGRAPHICS	CATEGORY	3 MILES	5 MILES	7 MILES
	POPULATION	88,708	294,836	479,488
TOTAL HOUSEHOLDS	29,784	98,340	165,545	
AVG. HH INCOME	\$112,803	\$109,342	\$117,187	
MEDIAN H.H. INCOME	\$98,008	\$89,446	\$94,023	
DAYTIME POPULATION	53,811	152,252	248,071	

248,071 *SITES USA, 2019



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TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY

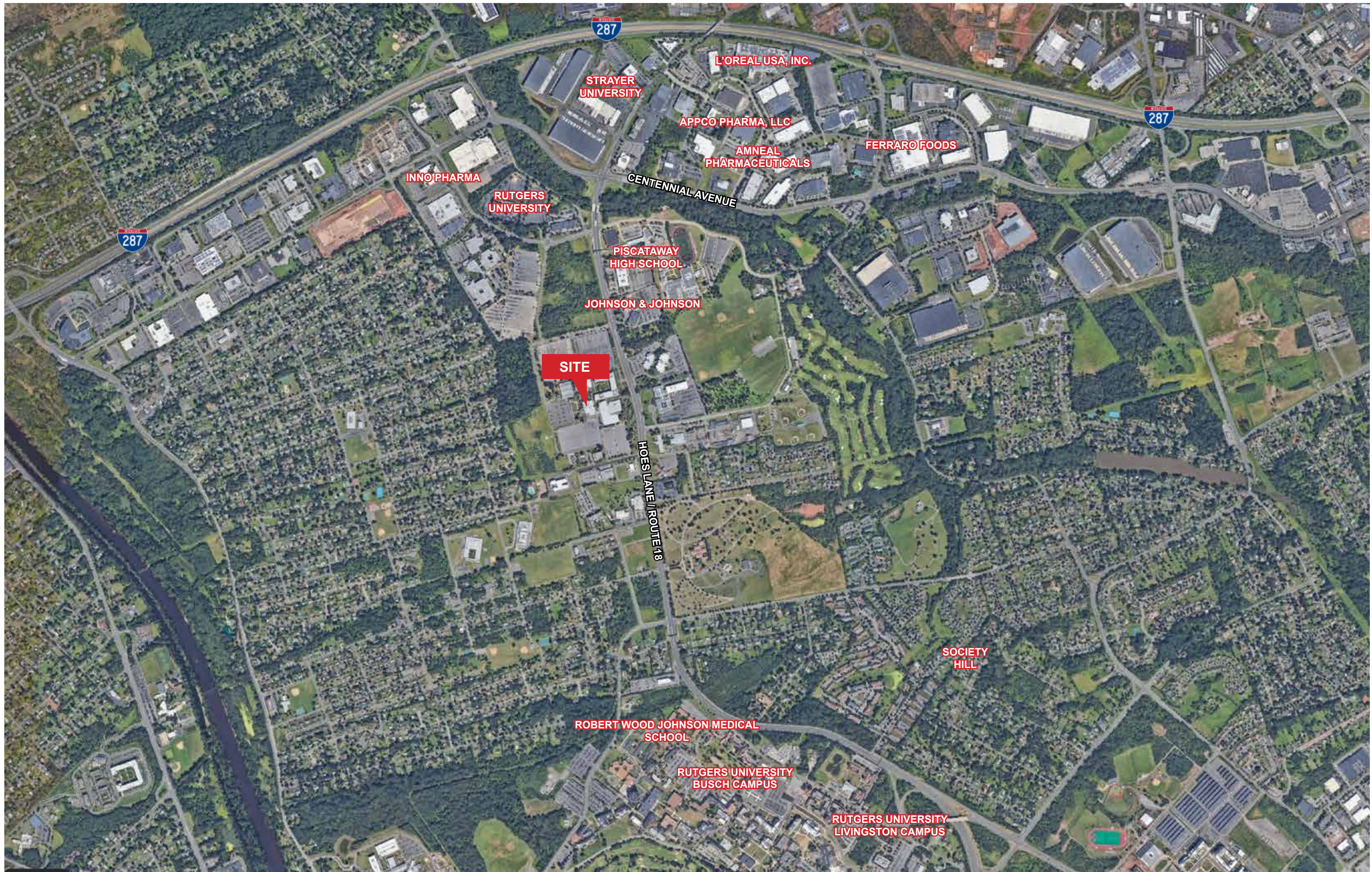
M&M REALTY PARTNERS
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STRAYER
UNIVERSITY

L'OREAL USA, INC.

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AMNEAL
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FERRARO FOODS

INNO PHARMA

RUTGERS
UNIVERSITY

CENTENNIAL AVENUE

PISCATAWAY
HIGH SCHOOL

JOHNSON & JOHNSON

SITE

HOES LANE / ROUTE 18

SOCIETY
HILL

ROBERT WOOD JOHNSON MEDICAL
SCHOOL

RUTGERS UNIVERSITY
BUSCH CAMPUS

RUTGERS UNIVERSITY
LIVINGSTON CAMPUS