

**SECOND-FOURTH FLOOR:  
72 UNITS PER FLOOR  
254 UNITS TOTAL**

## FOUR STORY APARTMENT BUILDING

472

193

**PROPOSED  
HOTEL WITH  
120 ROOMS**

### PROPOSED ACCESS TO SITE FROM ROUTE 1 NORTH

**AVAILABLE UP TO  
100,000+ SF**

**AVAILABLE  
UP TO  
6,834 SF**

**PROPOSED  
UPSCALE SPORTS  
BAR/ RESTAURANT  
7,172 SF**



**STARBUCKS**  
2,004 SF

**PAD OPPORTUNITY  
UP TO 5,308 SF**

NJ STATE HIGHWAY ROUTE 1 (SOUTH)

NJ STATE HIGHWAY ROUTE 1 (NORTH)

REGENCY DRIVE

### PROPOSED ACCESS TO SITE FROM ROUTE 1 NORTH

## CONCEPT PLAN

**RARITAN HEIGHTS**  
11 ROUTE 1 SOUTH, NEW BRUNSWICK, NJ (MIDDLESEX COUNTY)

**EDGEWOOD PROPERTIES**  
**PISCATAWAY, NJ**

**\*\* FOR INFORMATIONAL PURPOSES ONLY. VARIATIONS  
MAY OCCUR IN SOME LEASING PLANS. DIMENSIONS  
AND SQUARE FOOTAGE ARE APPROXIMATE.**