



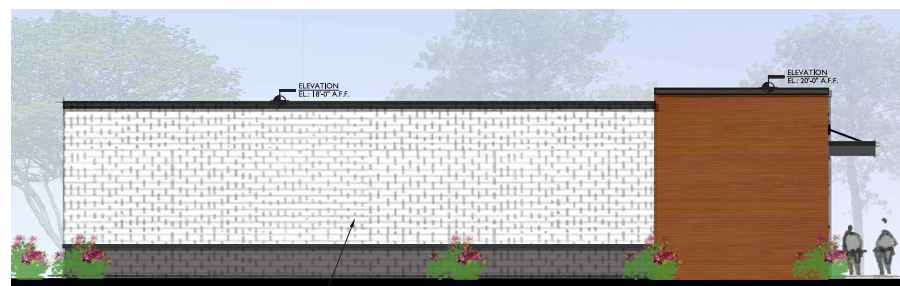
PARAMOUNT
REALTY

HIGHLY VISIBLE END-CAP

687 Route 1, Edison, NJ
MIDDLESEX COUNTY



South Elevation
SCALE 3/16\"/>



JOIN

CITYMD
URGENT CARE

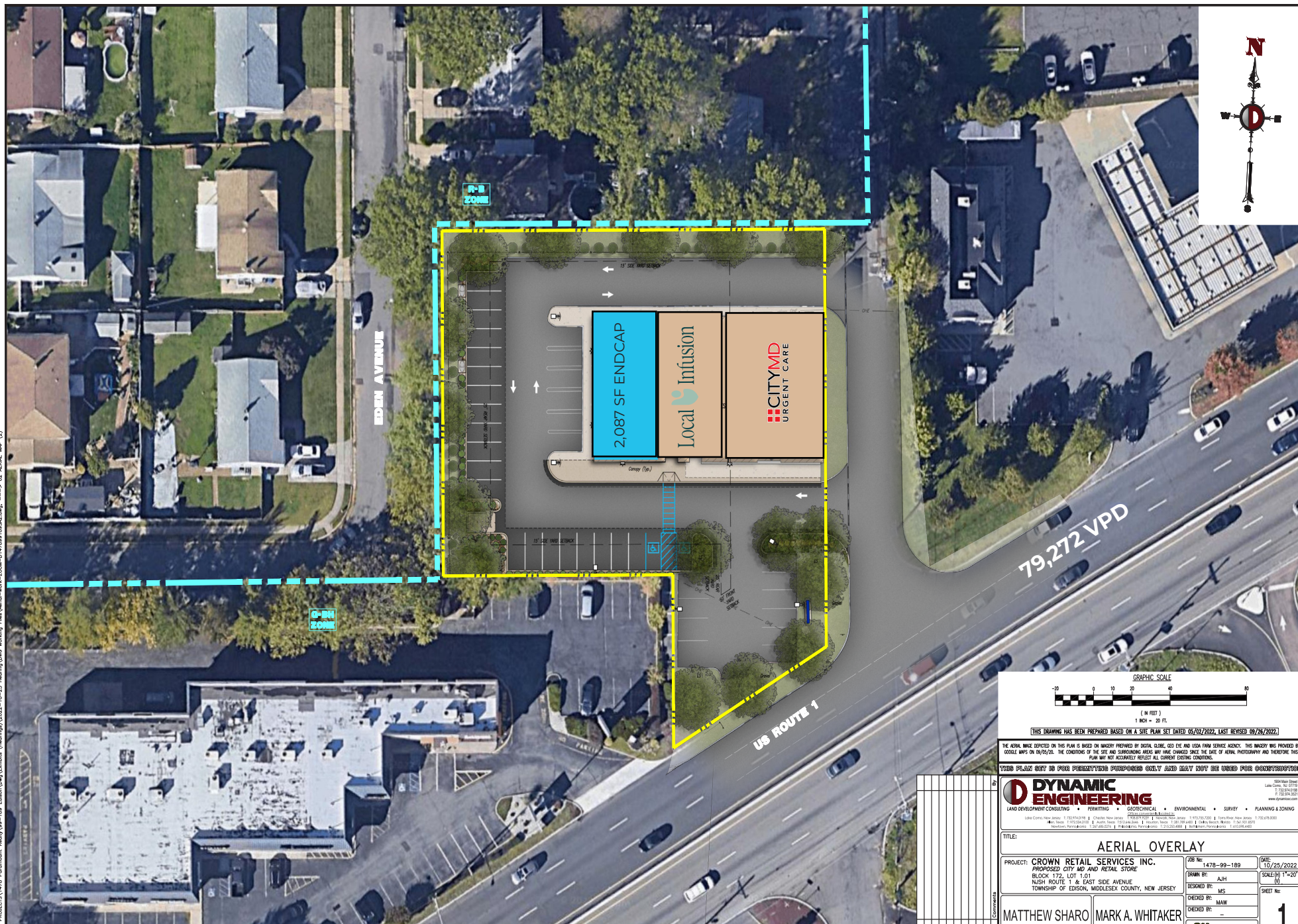
Local  Infusion

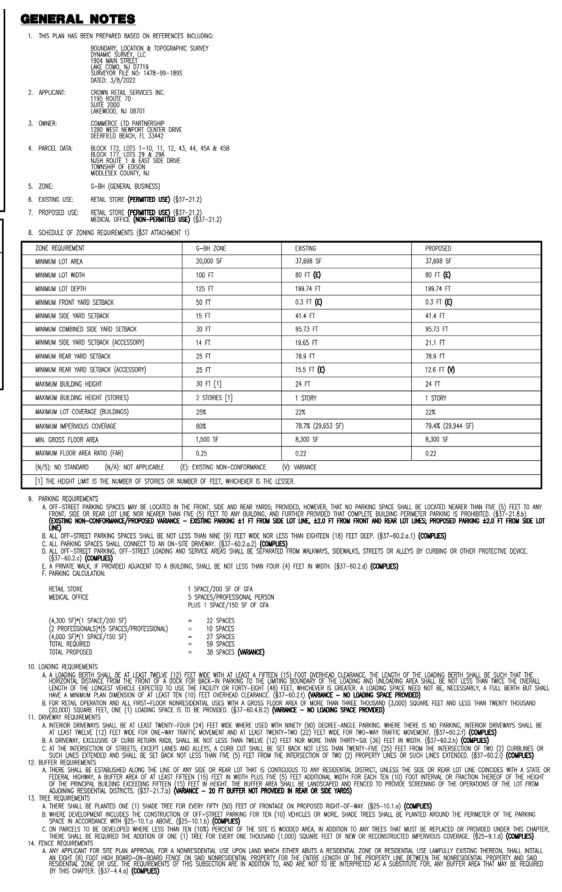
- 2,087 +/- SF for Lease - ENDCAP
- Subject site features an +/- 8,300 SF building, +/- 39 parking spaces, and a prominent pylon sign
- Rear access to the signalized intersection at Old Post Rd and Route 1 (79,272 VPD)
- Easily accessed by NJ Turnpike, Route 287 and Garden State Parkway
- Property renovations include a new facade and expanded parking lot

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	19,481	101,978	298,070
Average HH Income	\$117,904	\$140,627	\$129,125
Households	6,954	35,590	99,345

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THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 05/07/2022, LAST REVISED 09/26/2022	
THIS PLAN SHOWN IS FOR PRELIMINARY PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="text-align: center;"> <p>DYNAMIC ENGINEERING</p> <p>LAND DEVELOPMENT CONSULTING</p> </div> <div style="text-align: center;"> <p>FEASIBILITY ECONOMIC ENVIRONMENTAL SURVEY PLANNING & ZONING</p> </div> <div style="text-align: right;"> <p>1504 Main Street Rm. 101 Tulsa, OK 74106 P: 918.436.8822 F: 918.436.8822 www.dynamiceng.com</p> </div> </div>	
<p> Tulsa County, Oklahoma: 1-733-0167810 Cherokee County, Oklahoma: 1-933-333-0021 Oklahoma City, Oklahoma: 1-505-574-0026 Tulsa County, Oklahoma: 1-918-238-2844 Tulsa County, Oklahoma: 1-918-238-2844 Muskogee County, Oklahoma: 1-206-288-4440 Catoosa County, Oklahoma: 1-504-571-4440 Tulsa County, Oklahoma: 1-504-683-2823 Tulsa County, Oklahoma: 1-512-334-0000 Tulsa County, Oklahoma: 1-512-334-4440 </p>	
TITLE: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <h2 style="margin: 0;">SITE AND LANDSCAPING PLAN RENDERING</h2> </div>	
<p>PROJECT: CROWN RETAIL SERVICES INC. PROPOSED CITY MD AND RAIL AVENUE BLOCK 172, LOT 1 & 2 NULSH ROUTE 1 & EAST SIDE AVENUE TOWNSHIP OF EDSON, MIDDLESEX COUNTY, NEW JERSEY</p>	<p>CDS No: 1478--99-189 DATE: 11/25/2023 DRAWN BY: ALJH DESIGNED BY: SMS CHECKED BY: MAW RECHECKED BY: --</p>
<div style="display: flex; justify-content: space-around; font-size: 1.5em; font-weight: bold;"> MATTHEW SHARO MARK A. WHITAKER </div>	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 53585	PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41417

