



PARK RIDGE MANOR APARTMENTS

304 South Second Avenue
Highland Park, New Jersey 08904

Park Ridge Manor Apartments is a thirty-three (33) unit garden apartment complex located at 304 South Second Avenue, Highland Park, New Jersey (the "Property"). The Property is situated on impeccably landscaped grounds with on-site parking. The Property is ideally located in a quiet residential neighborhood, directly down the street from Donaldson Park and the Raritan River, and less than two (2) miles from Downtown New Brunswick, NJ.

The Property is comprised of thirty-three (33) one bedroom units with one full bathroom each. These units are some of the best maintained apartments in Highland Park, featuring hardwood floors, with updated kitchens and bathrooms. In addition to on-site parking, the Property features on-site laundry. The heat and hot water are included, while the Tenant is responsible for its own electricity, which is separately metered.

Highland Park is a borough in Middlesex County, New Jersey with a resident population of 13,982. It is one of the more affluent towns in Middlesex County, with average household incomes exceeding \$78,000. The commercial zones along both Raritan and Woodbridge Avenues offer residents wonderful shopping and restaurants. Highland Park directly borders the Raritan River, allowing its residents to partake in many outdoor recreational activities. With the addition of a new state-of-the-art environmental center on River Road, residents now have a place to stop and enjoy while spending time in Johnson Park, Donaldson Park, and the Meadows environmental area. Highland Park is conveniently located near numerous major highways including Route 1, 18, I-287, the Garden State Parkway, and the New Jersey Turnpike, with Route 27 running directly through town. New Jersey Transit offers in town local bus service on the 810 and 814 routes, while both the Edison and New Brunswick Train Stations are less than two and one-half (2 ½) miles from the center of town. Neighboring New Brunswick, NJ offers an exclusive downtown experience with shopping, theater, museums, and restaurants, as well as BIG TEN Conference athletic events at Rutgers University. Additionally, New Brunswick is home to the Johnson and Johnson world headquarters, along with several medical teaching and research institutions including Robert Wood Johnson University Hospital.

To Schedule an appointment to see your next "home" contact:

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