

PRIME ROUTE 1 OPPORTUNITY



770 Route 1

Woodbridge, New Jersey

Availability

- +/- 4,309 SF (cannot be demised)

Asking Rent

- \$28 psf

Traffic Count

- 62,684 VPD

Co-Tenancy

- Great Clips
- Qdoba
- Starbucks

Demographics

Radius	Population	Daytime Population	Median HH Income
1 Mile	21,241	31,512	\$96,054
3 Mile	137,196	146,793	\$88,244
5 Mile	340,896	345,154	\$85,772

Retail for Lease - Contact

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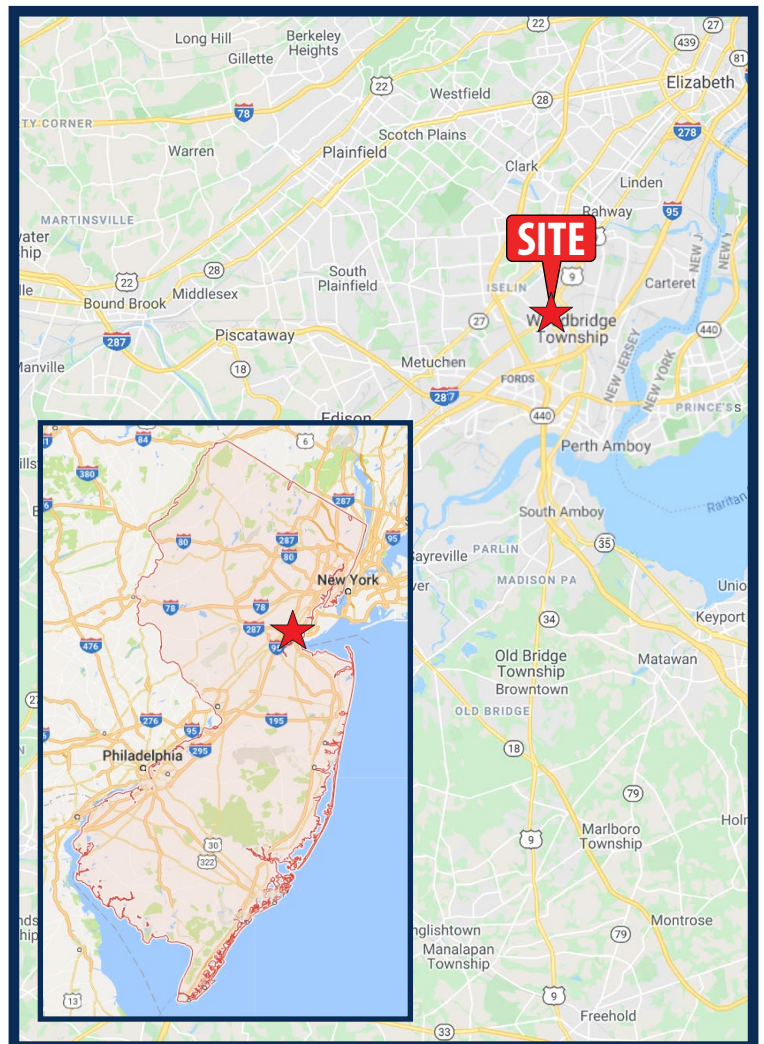
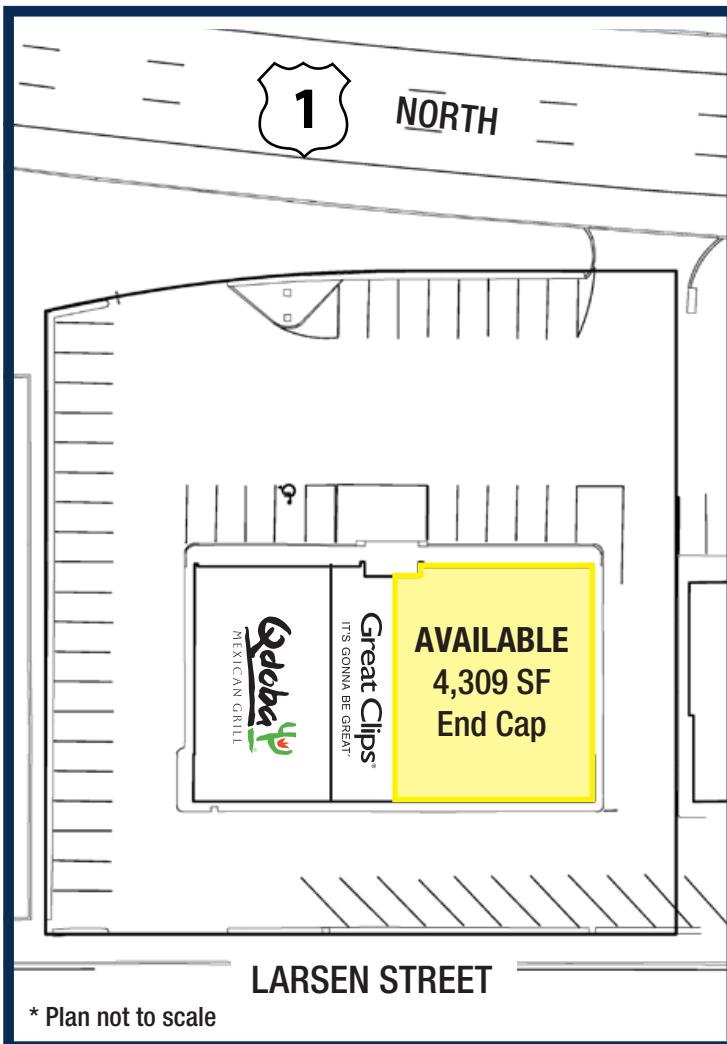
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- End cap opportunity with approximately 60 feet of frontage coinciding with a rare pylon sign slot atop a towering 2-tenant pylon.
- Significant access points with multiple means of ingress/egress via Route 1 as well as back-access via Larsen Street. The site is nestled between Routes 1 & 9 and approximately 1 mile from the Garden State Parkway.
- Approximately 62,684 vehicles pass the site daily along Route 1 with approximately 51,528 daily vehicles traveling along Route 9.
- Extremely dense market with a residential population of over 137,000 within 3 miles and a total daytime population of over 146,000 within 3 miles.
- Woodbridge Township is centrally located with access to numerous major roadways including Route 1, Route 9, Route 35, the Garden State Parkway and the New Jersey Turnpike, which provides for long-standing national, regional and local operators located within the retail market.



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