

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

Jason Pierson Ph. 732-707-6900 x1 jason@piersonre.com Gregg Medvin Ph. 732-707-6900 x3 gregg@piersonre.com



79 Route 520, Suite 202 • Englishtown, NJ 07726 • www.piersonre.com • Licensed Real Estate Broker

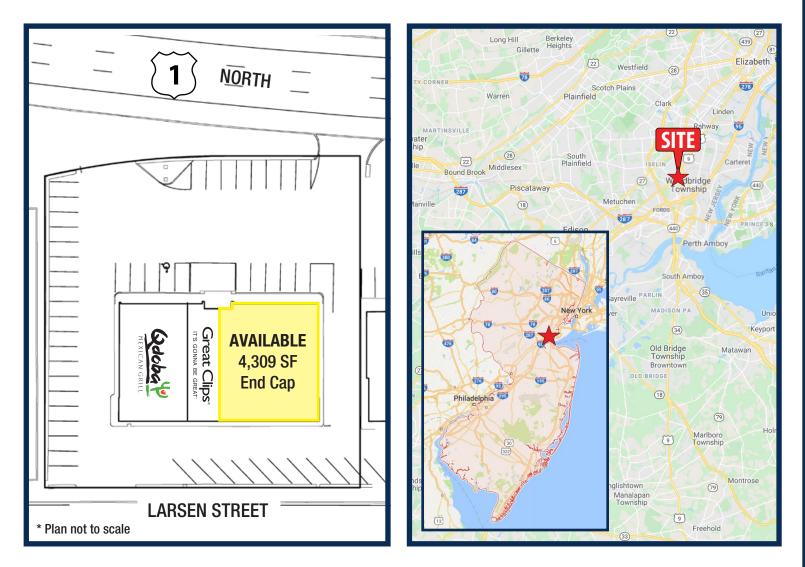
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• End cap opportunity with approximately 60 feet of frontage coinciding with a rare pylon sign slot atop a towering 2-tenant pylon.

• 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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