

**MONMOUTH JUNCTION, NJ - HERITAGE SQUARE**

4180 ROUTE 1 NORTH, MONMOUTH JUNCTION, NJ 08852



**OFFERING SUMMARY**

Available SF: 30,032 SF  
Lease Rate: Call For Details  
Shopping Center GLA: 80,504 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: Former Best Buy 30,032 SF (divisible)

**PROPERTY HIGHLIGHTS**

- Available Immediately
- 30,032 SF (Divisible) - Former Best Buy
- Join Top Retailers - Target, PetSmart and Bobs Furniture
- Site Neighbors with Subway, Dunkin Supercuts and Rita's Italian Ices
- Prime Retail Site
- Excellent Exposure
- Easy access from both North and South Rt 1 as well as neighborhood access off Rt 522
- 56,000+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**  
201.703.9700 x122  
lfinkelstein@thegoldsteingroup.com

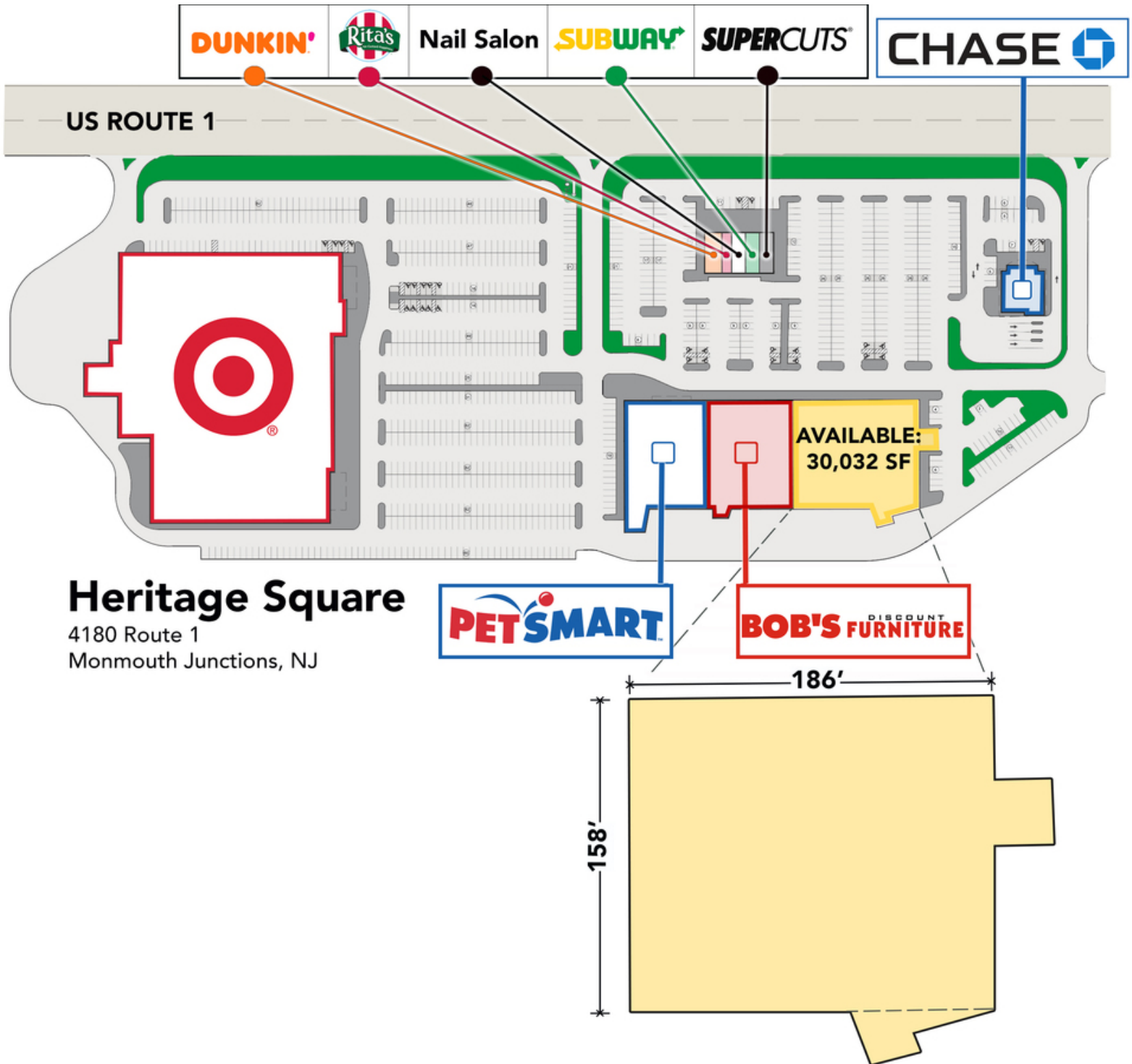
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**Heritage Square**

4180 Route 1  
Monmouth Junctions, NJ

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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

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**Site Features**

- A. Chase Bank
- B. Dunkin, Subway, Supercuts
- C. Target
- D. PetSmart, Bob's Discount Furniture

**Surrounding Retailers**

- 1. South Brunswick Square Mall: Home Depot, Dollar Tree
- 2. Regal Cinemas, BJ's Wholesale Club
- 3. Costco, Target
- 4. North Brunswick Plaza: Walmart, Burlington, Marshall's, Barnes & Noble, Bed, Bath & Beyond, Michael's

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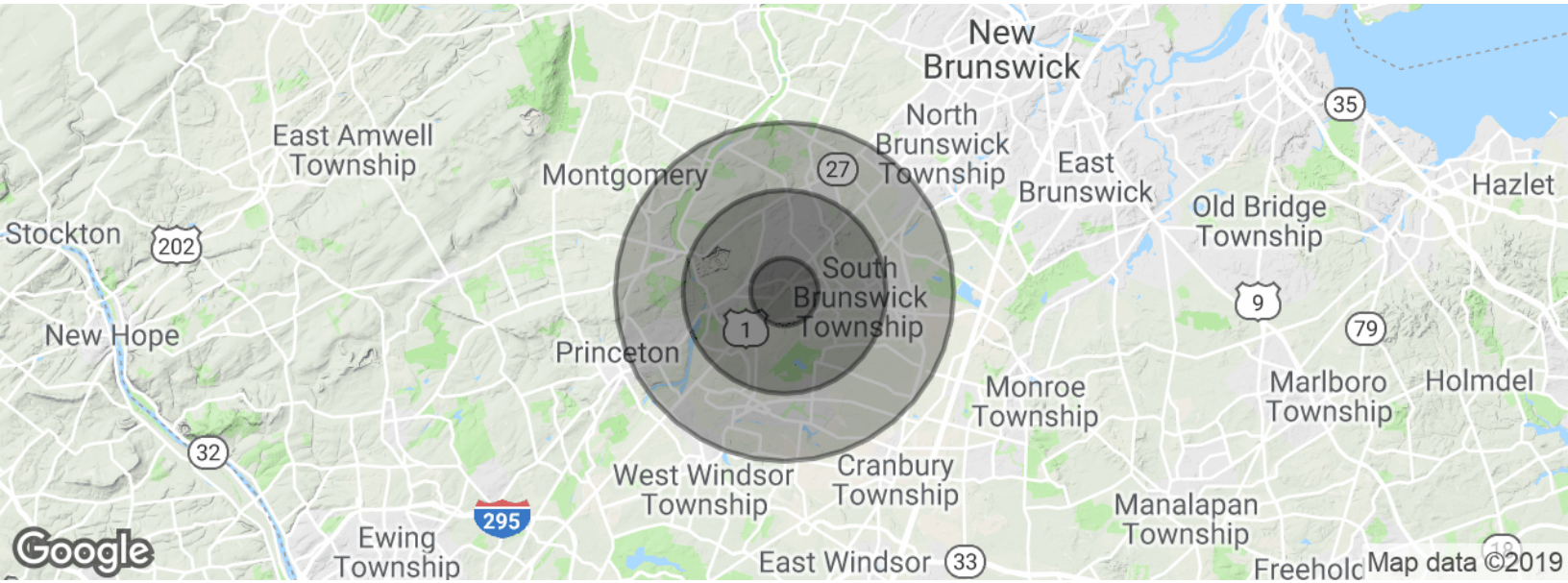
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,718	35,746	103,607
Median age	38.6	37.9	37.2
Median age (Male)	38.8	37.9	37.0
Median age (Female)	38.6	38.1	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,691	13,115	38,823
# of persons per HH	2.8	2.7	2.7
Average HH income	\$122,740	\$115,982	\$116,002
Average house value	\$436,202	\$413,980	\$459,258

\* Demographic data derived from 2010 US Census

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