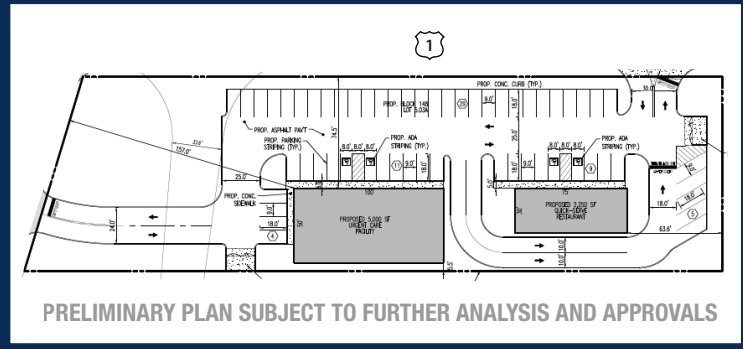




MAIN STREET AT NORTH BRUNSWICK

TARGET CVS/pharmacy The Green Turtle



2400 Route 1

North Brunswick, New Jersey

Availabilities

- +/- 5,000 SF Free Standing Pad and +/- 2,250 SF Pad with Drive-Thru Pad Opportunity
- OR
- +/- 4,500 SF Multi-Tenant Pad with Drive-Thru

Traffic Counts

- 68,243 VPD

Demographics

| Radius | Population | Median HH Income | Daytime Work Population |
|--------|------------|------------------|-------------------------|
| 1 Mile | 11,644 | \$96,743 | 3,335 |
| 3 Mile | 63,304 | \$92,807 | 23,834 |
| 5 Mile | 188,869 | \$85,052 | 69,808 |

Pads for Lease - Contact

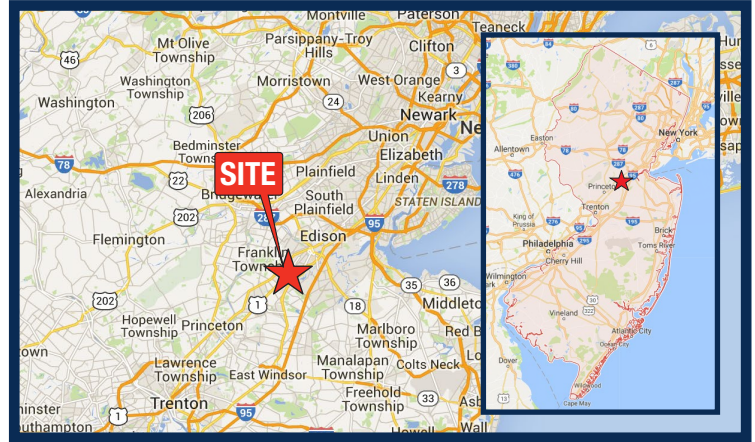
Jason Pierson
 Ph. 732-707-6900 x1
 jason@piersonre.com



2400 Route 1

North Brunswick, New Jersey

- Strategically located directly adjacent to Main Street at North Brunswick anchored by new Costco, Target and Panera Bread
- Layout is flexible with proposed preliminary plan consisting of either a +/- 5,000 SF retail building and a +/- 2,250 SF pad with drive-thru, or +/- 4,500 SF multi-tenant pad with drive-thru
- Direct right-in and right-out onto Route 1
- Approximately 58 proposed parking spaces
- Straight Route 1 visibility from both North and South sides



Pads for Lease - Contact

Jason Pierson
 Ph. 732-707-6900 x1
jason@piersonre.com

PIERSON
 COMMERCIAL REAL ESTATE.®