

2400 Route 1

North Brunswick, New Jersey

Availabilities

- \bullet +/- 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

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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
- \bullet 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





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