

Miracle Mall

275 Route 18, East Brunswick, New Jersey



ROUTE 18 64,179 VEHICLES PER DAY

Retail for Lease - Contact

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

Ryan Starkman
Ph. 732-707-6900 x5
ryan@piersonre.com

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COMMERCIAL REAL ESTATE®

Miracle Mall

275 Route 18, East Brunswick, New Jersey

Site Description

Availabilities

- +/- 4,705 SF (former restaurant space)
- +/- 42,460 SF (can be demised)

Traffic Counts

- 64,179 VPD

Co-Tenants

- Big Lots
- Harbor Freight
- PM Music
- Burger King
- Lakeshore Learning
- Popeyes
- Dollar Tree
- Math Genie

- Join recently opened Big Lots and Metro Diner with approximately 42,460 square feet of retail space still available. In addition to the new tenancy, the shopping center just underwent a full façade renovation with multiple improvements and upgrades throughout the property.
- Last Big Box opportunity within this national and regional shopping center located in the heart of the regional Route 18 retail corridor
- Direct access to multi-family residential and junior high school (over 1,500 students within walking distance) via side entrance along Lake Avenue
- Strong demographics with average household incomes over \$100,000 and nearly 100,000 potential shoppers within the immediate area

Demographics

Radius	Population	Employee Population	Average HH Income
1 Mile	7,884	8,782	\$111,082
3 Mile	99,104	40,811	\$105,077
5 Mile	266,736	130,439	\$102,945
7 Mile	447,243	216,494	\$110,852

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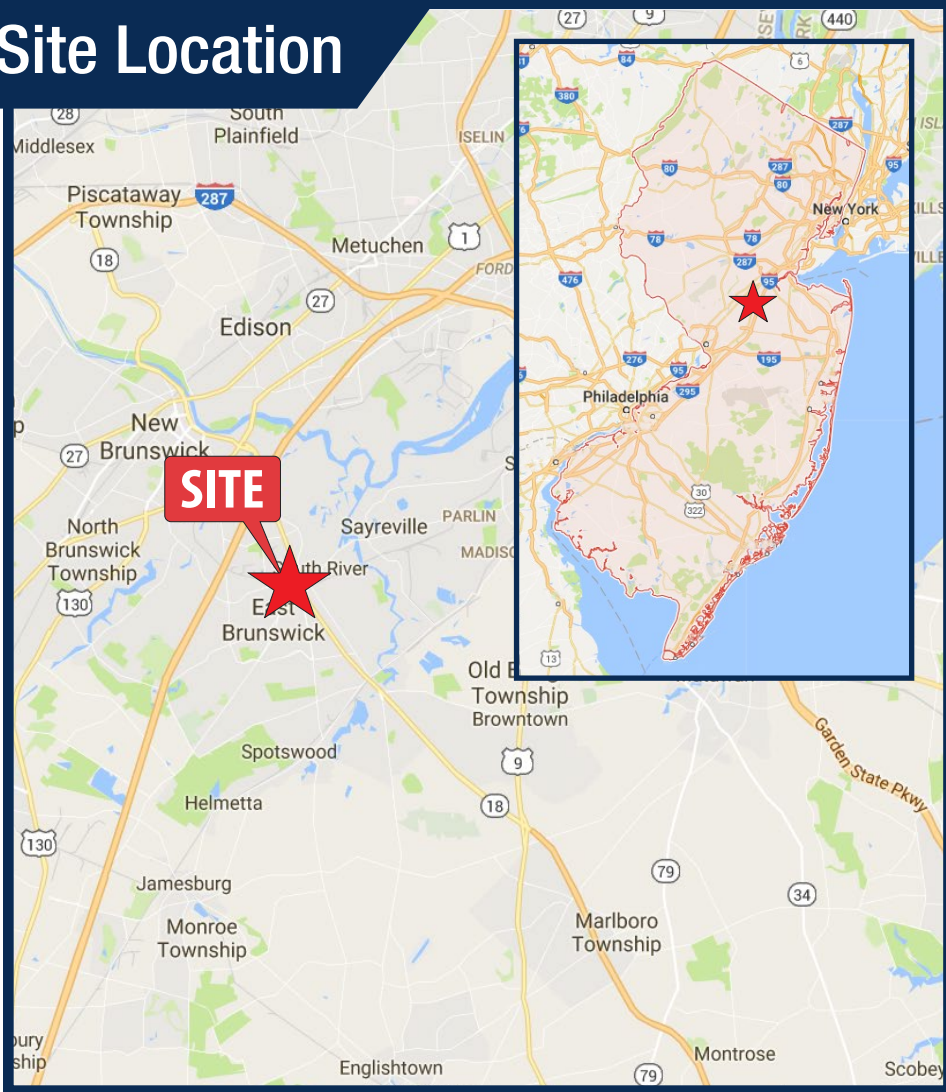
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Site Location



Regional
Retail Corridor

Over 64,000
Vehicles Per Day

Over 600 Feet of
Route 18 Frontage

Nearly 100,000
Potential Shoppers
within the Market

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Proposed Redevelopment

+/- 24,048 SF

+/- 2,824 SF
(can be demised)

+/- 17,000 SF
30' ceiling heights

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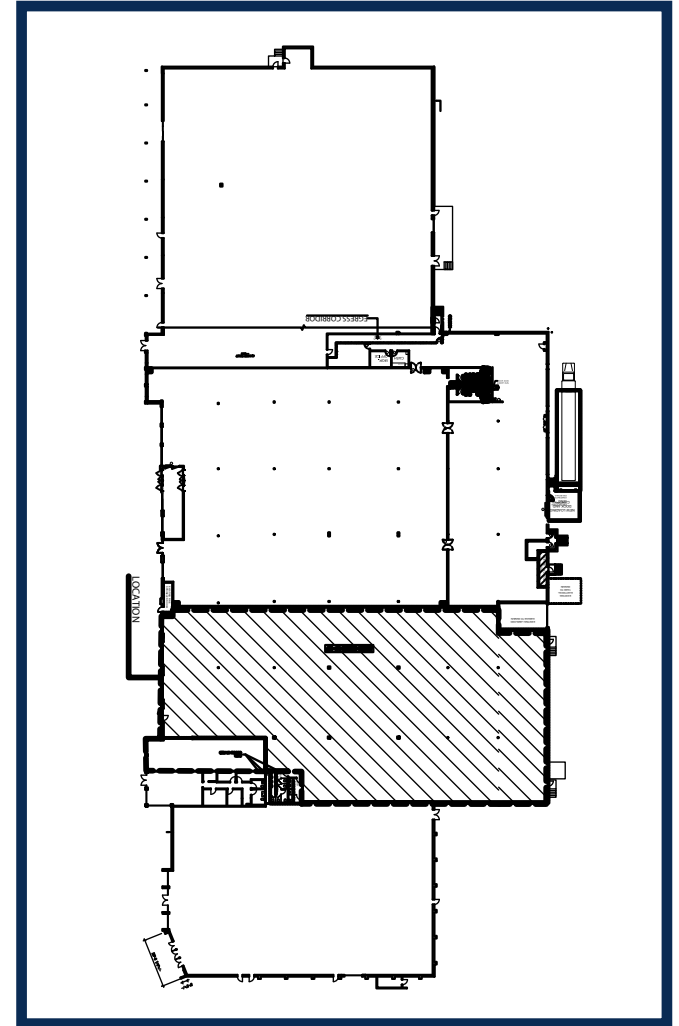
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Site Plans



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