

# Miracle Mall

275 Route 18, East Brunswick, New Jersey

Join Recently Opened

**BIG LOTS!**

&



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

**PIERSON**  
COMMERCIAL REAL ESTATE®

# Miracle Mall

275 Route 18, East Brunswick, New Jersey

## Site Description

### Availabilities

- +/- 42,460 SF (can be demised)

### Traffic Counts

- 64,179 VPD

### Co-Tenants

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

- 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

### Retail for Lease - Contact

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

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

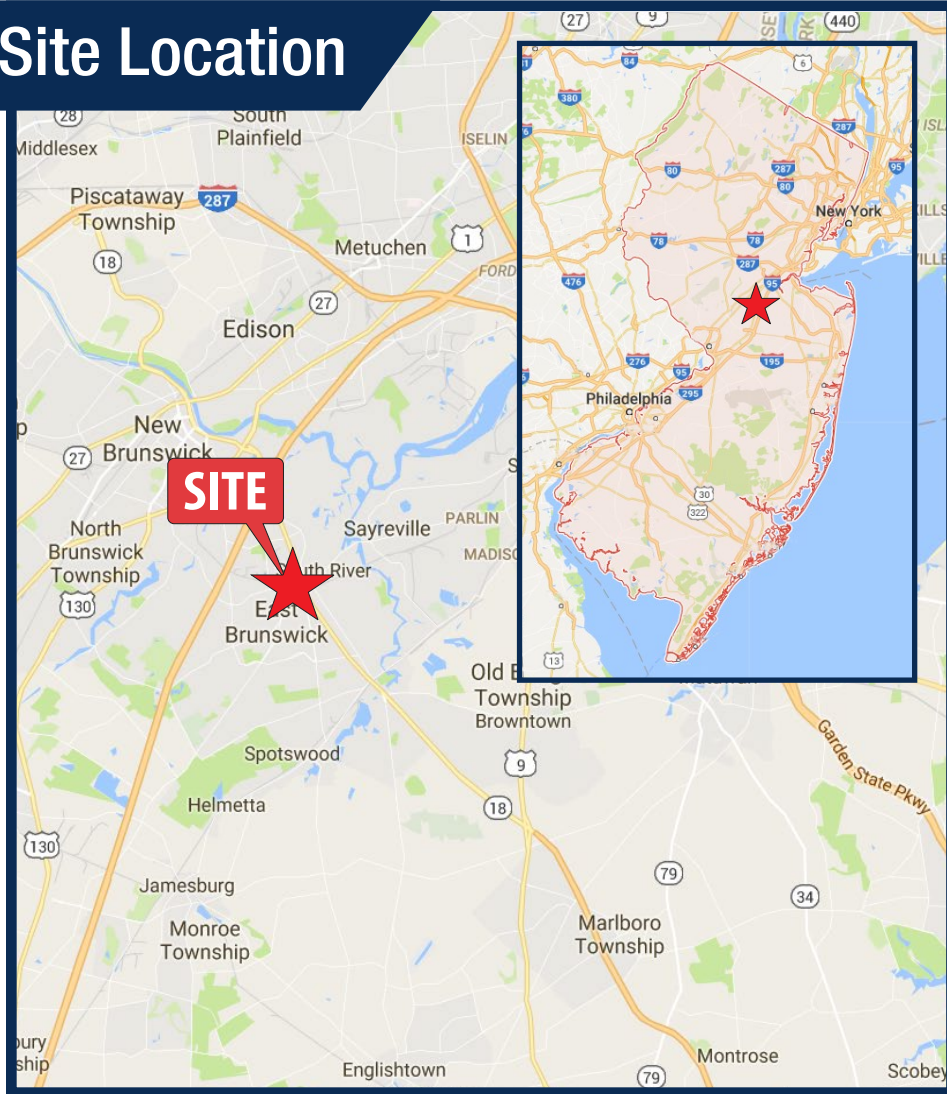
**PIERSON**  
COMMERCIAL REAL ESTATE®



# Miracle Mall

275 Route 18, East Brunswick, New Jersey

## 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

## Retail for Lease - Contact

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

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



# Miracle Mall

275 Route 18, East Brunswick, New Jersey

## Proposed Redevelopment

+/- 24,048 SF

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

+/- 17,000 SF  
30' ceiling heights

### Retail for Lease - Contact

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

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

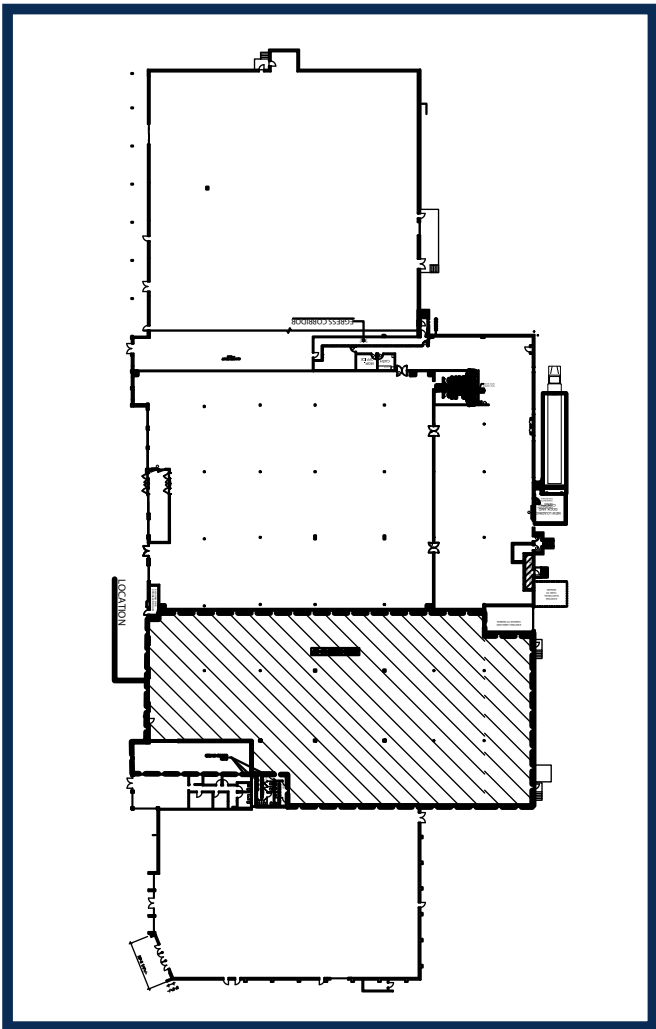
**PIERSON**  
COMMERCIAL REAL ESTATE®



# Miracle Mall

275 Route 18, East Brunswick, New Jersey

## Site Plans



### Retail for Lease - Contact

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

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

**PIERSON**  
COMMERCIAL REAL ESTATE®

© 2020 Pierson Commercial Real Estate, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.