

OLD BRIDGE, NJ - MIXED USE (RESIDENTIAL/RETAIL)

2095 US HIGHWAY 9, OLD BRIDGE, NJ 08857



OFFERING SUMMARY

Available SF: 500,000 SF
Lease Rate: Call for Details
Building Size: 500,000 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Available Immediately: Retail space for lease within 2,400 acre site in Old Bridge NJ

PROPERTY HIGHLIGHTS

- Mixed-Use 2,400 Acre Site with 1,300 Residential Units
- Units can be Subdivided
- Pad Sites Available
- Anchor and Junior Anchor Positions Available
- Ideally Located on Route 9 with 2.4 Miles of Highway Frontage
- 84,398 Daily Car Count
- Convenient Access to the NJ Turnpike and Garden State Parkway

FOR MORE INFORMATION CONTACT:

CHUCK LANYARD

201.703.9700 x115
clanyard@thegoldsteingroup.com

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

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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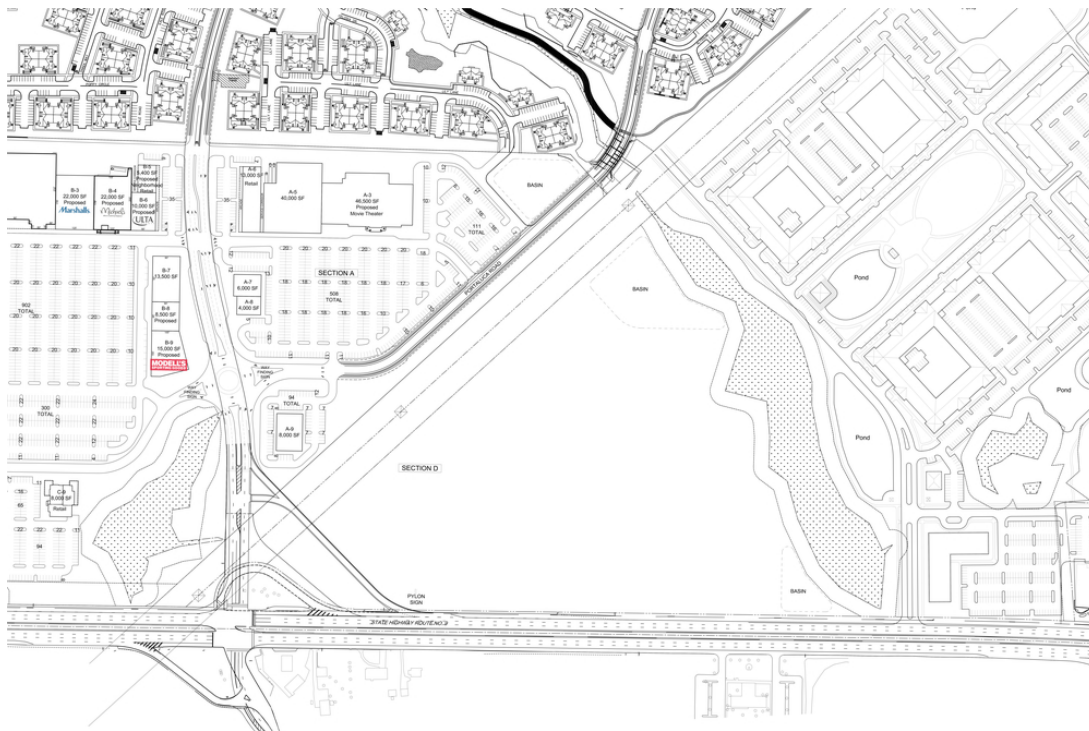
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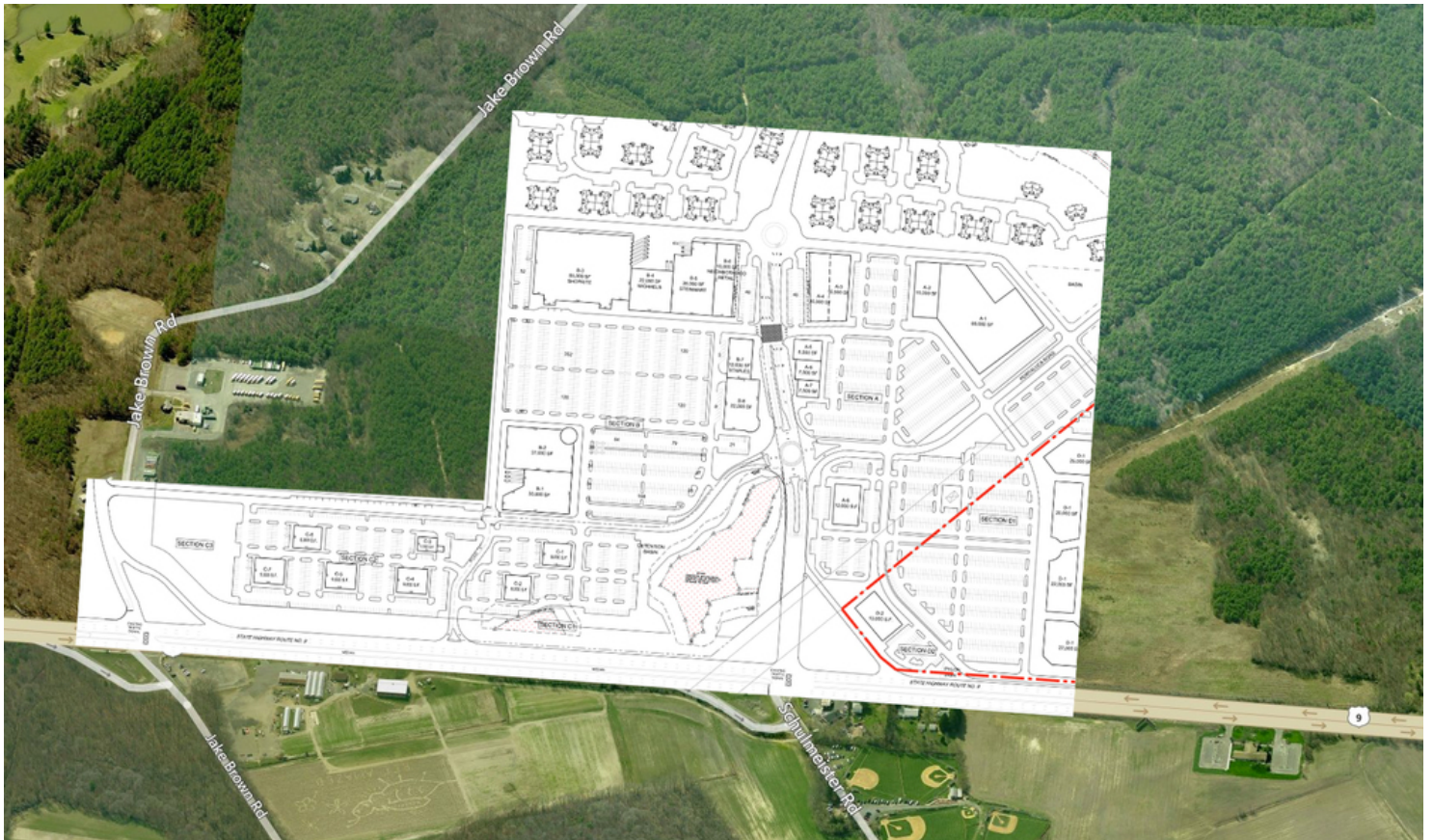
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PROUD MEMBER OF

RETAIL BROKERS
NETWORK

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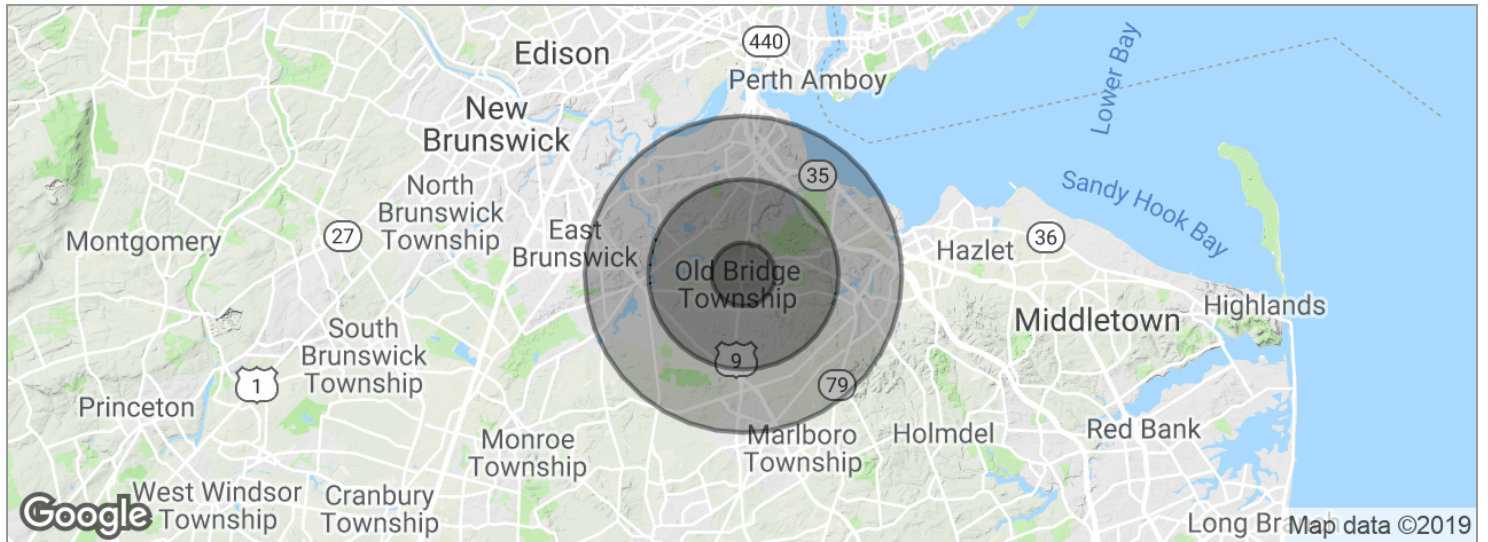
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,802	62,686	163,047
Median age	39.5	39.0	39.2
Median age (Male)	39.8	38.8	38.6
Median age (Female)	38.7	38.8	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,934	22,698	58,523
# of persons per HH	2.5	2.8	2.8
Average HH income	\$81,942	\$93,532	\$96,821
Average house value	\$363,231	\$395,425	\$400,605

* Demographic data derived from 2010 US Census

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