



**Green Street/Route 9 South
Woodbridge, NJ**



Property Type	Retail & Office
Space Available	± 12,130 SF
Office Area	± 2,176 SF
Total Facility Size	± 12,130 SF
Minimum Division	± 12,130 SF

Building	Ceiling Height: 13' Column Spacing: Clear Span Construction: Masonry	Utilities	Heat: Gas Water & Sewer: Municipal
Site	Fully Paved Lot ± 60 Cars Zoning: B-3 Acreage: 1.09 Acres	Financial Data	Lease Price: Upon Request Taxes: ±\$24,000.00
Loading	2 Overhead Doors 1 Truck Dock	Facility Notes	High visibility. Direct access to Rt. 9 & Green Street. Previously used by Wonder Bread Sales Outlet. One-story building. Vacant. Daily traffic count >27,000 vehicles. Demographics within 5 mile radius: Population - 313,566; Average Income - \$69,795.00; Total Households - 108,855.

**For Further Information, Please Contact
Exclusive Broker
RESOURCE REALTY OF NEW JERSEY, INC.
Office: (732) 225-0300 Cell: (908) 715-0595**

Thomas C. Nuara
thomas.nuara@resource-realty.com