



710 Old Bridge Tpke & Route 18 • East Brunswick, NJ

For Lease – Retail Redevelopment



3.10 Acre
Up to 30,000 SF Retail Building
Pad Site Available



 DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	7,459	108,728	267,980
Average HHI	\$107,256	\$100,786	\$101,818
Households	2,864	37,334	89,386

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JEFFERY REALTY
 Retail Specialist

710 Old Bridge Tpke & Route 18 • East Brunswick, NJ

For Lease – Retail Redevelopment



SITE

18

18

18



Tices Lane

31,150 VPD



Amazing Savings
Retro Fitness
AT HOME RECREATION
OVER 25 YEARS OF EXPERIENCE

DUNKIN' DONUTS

Wawa

DOLLAR TREE HARBOR FREIGHT TOOLS

Walmart
Save money. Live better.

POPEYES
CRICKET & BISCUITS

Jersey Mike's SUBS
Batteries + Bulbs

Mid State Mall

- ShopRite**
- PET SMART**
- A.C. MOORE**
- DUNKIN' DONUTS**
- art of salad**
- NYSC**
- golfTEC**
- DSW**
- BEST BUY**
- STARBUCKS COFFEE**

PC RICHARD & SON
THE APPLIANCE • ELECTRONICS • COMPUTER GIANT

TJ-maxx **DICK'S** SPORTING GOODS
LA FITNESS **KOHL'S**

BOSTON MARKET
Home Style Meats

LOWE'S

chil's

CVS

VCF VALUE CITY FURNITURE

Vitamin Shoppe

goodwill

Wendy's

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GLA

3.10 Acre

Available

Pad Site

3.10 Acres

Up to 30,000 SF

Retail Building

Price

Call for Quote

Parking

Ample

Traffic Count

16,7025 vehicles pass the site daily

65,349 vehicles on Route 18

Neighboring Retailers

Lowe's, Walmart, Wawa, Dunkin Donuts, Retro Fitness, Amazing Savings, Harbor Freight, Dollar Tree, Sprint, Benjamin Moore Paint

Notes

- Zoning – HC-2 General Highway District
- Located at high-traffic intersection
- Excellent visibility
- Retail Pad good for Bank or Fast Food
- Ability to build up to 30,000 SF Building
- Ability to do Storage Facility 100,000+ SF

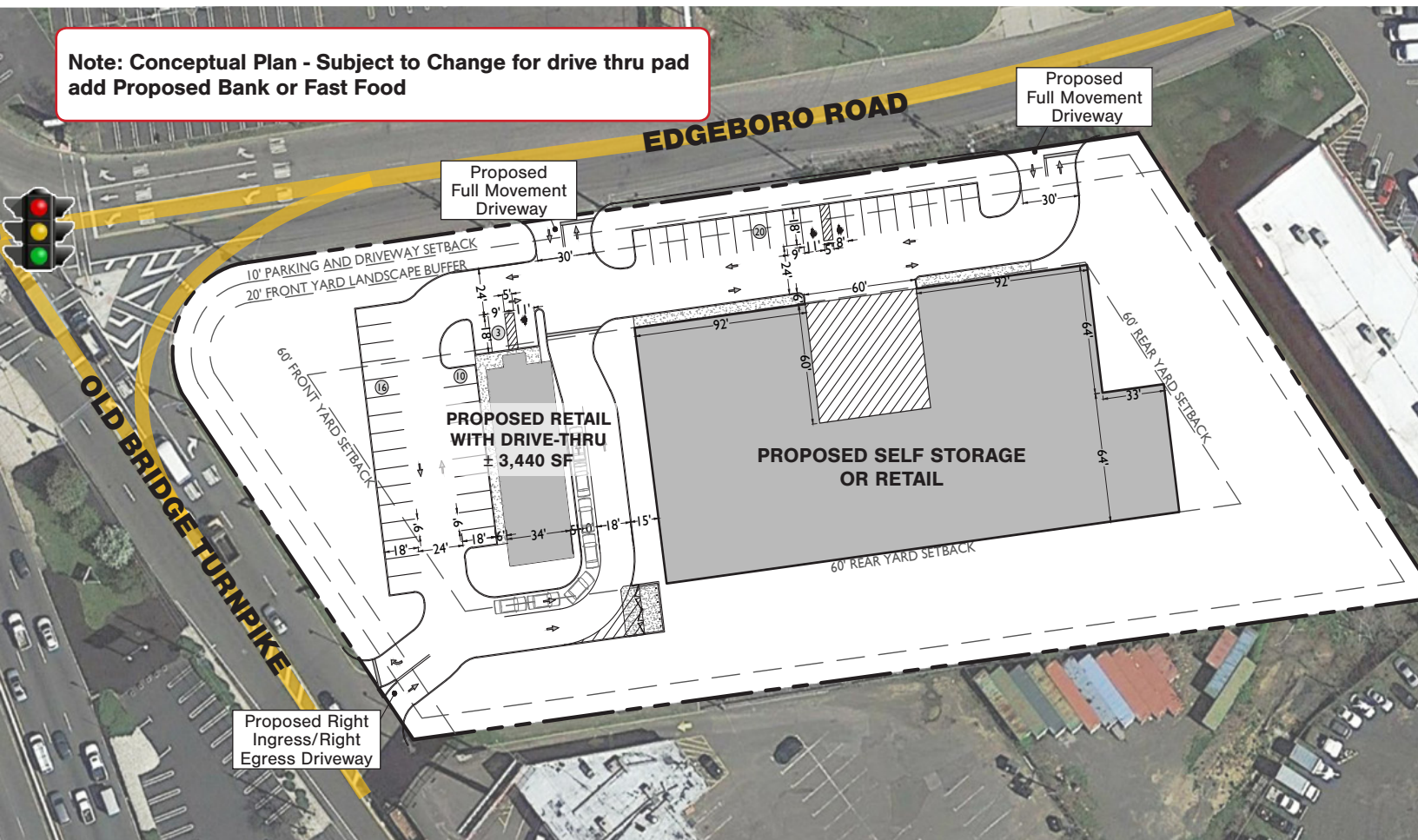
Available

Option 1 – 3.10 Acres Ground Lease

Option 2 – 5,000 SF to 30,000 SF Retail

Option 3 – 3,440 SF Pad site w/ Drive Thru

Note: Conceptual Plan - Subject to Change for drive thru pad add Proposed Bank or Fast Food



Proposed Right Ingress/Right Egress Driveway