



Edison Shopping Center

Inline Retail For Lease

2303 Woodbridge Avenue (CR514)
Edison, New Jersey, 08817

PROPERTY DESCRIPTION

Situated in a very walkable section of the township, Edison Shopping Center is a 24,000 SF neighborhood center anchored by Family Dollar, other tenants include, Rita's Italian ices, Edison Pharmacy, Edison Pizzeria, Cheng Garden II, La Bagel and a laundromat. Excellent visibility and large pylon signage. GB zone allows for a wide range of retail sales and services.

AVAILABLE SPACE

Unit 4: 1,500 SF

Proposed Pad

1,800-3,500 SF with potential drive thru

Ground lease or build-to-suit

Subject to use and creditworthiness

RENTAL RATES

\$14.50 psf NNN

CAM & REAL ESTATE TAXES

\$8.85 psf projected 2023

PARKING

On-site parking for 154 vehicles

TRAFFIC COUNT

ADT 23,505 Woodbridge Ave (CR514)

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE LEASING AGENT**

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SILBERT
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Aerial

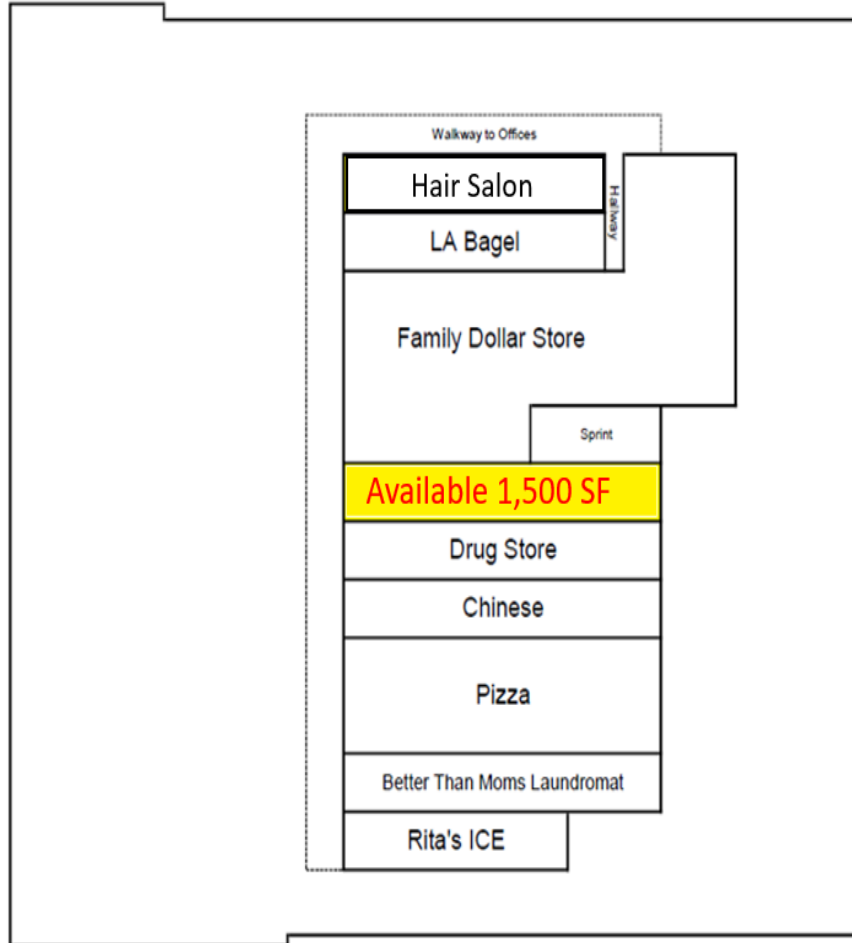


Leasing Plan

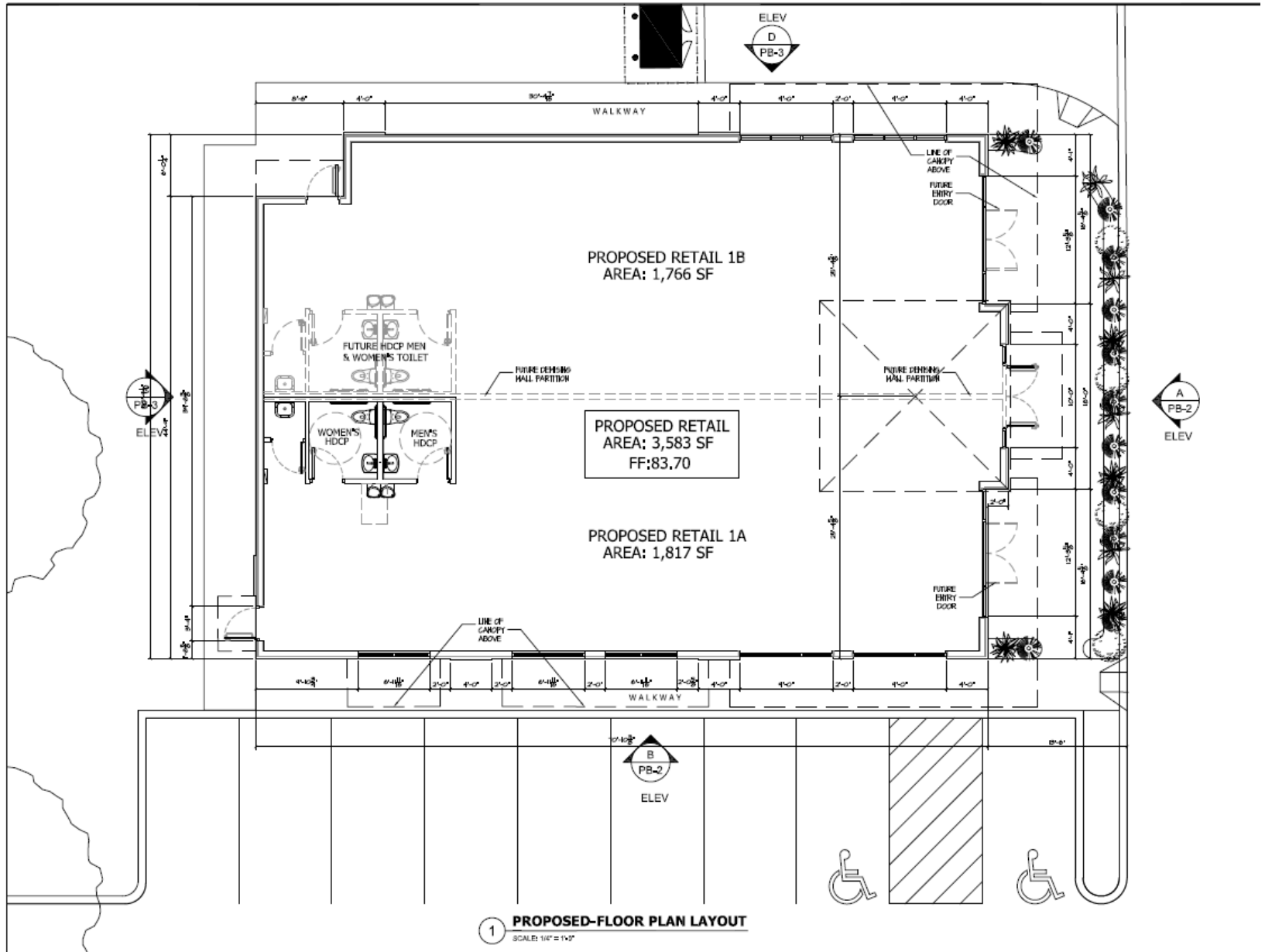
EDISON SHOPPING CENTER

RUTLAND STREET

2303 WOODBRIDGE AVENUE



Proposed Pad Site Plan



AREA DEMOGRAPHICS

2 Mile Radius

Population	43,425
Median HH Income	\$88,936
Median Age	38.4
Daytime Population	46,555

3 Mile Radius

Population	92,273
Median HH Income	\$96,988
Median Age	36.4
Daytime Population	115,596

5 Mile Radius

Population	281,251
Median HH Income	\$93,397
Median Age	36.4
Daytime Population	298,767

