

FOR LEASE

S



PROPOSED RENDERING

2300 Route 1 North Brunswick, NJ

1,153 - 10,000 +/- SF AVAILABLE | FOR LEASE

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SABRE

FOR LEASE

Main Street North Brunswick
2300 Route 1
North Brunswick, NJ



NORTH BRUNSWICK PREMIER MIXED USE DEVELOPMENT AVAILABLE | FOR LEASE

ADDRESS: 2300 Route 1, North Brunswick, NJ

SPACE AVAILABLE: 1,153 - 10,000+/- SF available in various sizes

ASKING RENT: Upon Request

EXTRAS: Upon Request

COMMENTS:

- Ceilings:
 - Up to 20' in H-3 Building
 - 12'-15' in Pad Buildings
- Targeted Uses: **Personal Services, Boutique Fitness, Wellness, Beauty, Medical, Full Service Restaurant**

Demographics	1 mile	3 miles	5 miles
Population	14,020	65,018	207,936
Median HHI	\$122,296	\$115,354	\$107,476
Average HHI	\$159,647	\$156,330	\$147,411
Daytime Population	11,711	60,144	196,871

CO-TENANTS: Costco, Target, Panera Bread, Shake Shack, Chipotle, Panda Express, Cava (Coming Soon), The Greene Turtle Sports Bar & Grill, Courtyard by Marriott

AREA RETAIL:

BJ's Wholesale, Crunch Fitness, Regal Cinemas, Chick Fil A, Longhorn Steakhouse, Buffalo Wild Wings, Retro Fitness, CVS, Verizon, Wonder (coming soon), Freddy's Custard & Steakburgers (coming soon)

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SITE DESCRIPTION & PROPERTY PHOTOS

- New mixed-use development consisting of retail, restaurants, office, residential, and a 124 room Marriott Courtyard Hotel
- Currently 158 residential units on site, which will ultimately become 1,500-1,800 residential units
- Over 4,000 feet of frontage along Route 1 and 5,000 feet of frontage along the Northeast Corridor Rail Line
- Primary access points are located at the full access, signalized intersections of Route 1 and Commerce Drive to the North and Route 1 and Aaron Road to the South. There are also 2 additional right in, right out access locations along Route 1
- 67,032 VPD along Route 1



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SITE PLAN



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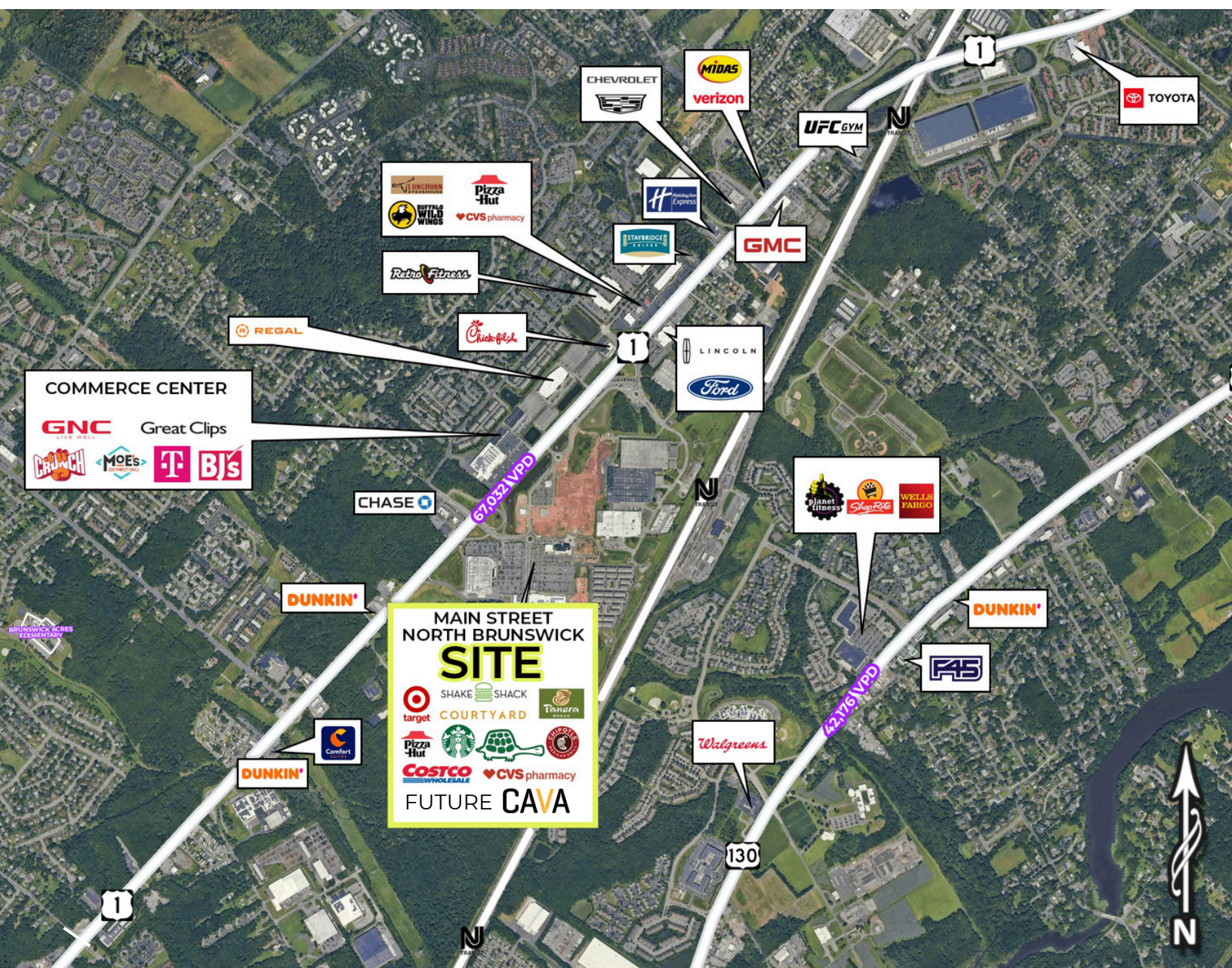
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AERIAL



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