



CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

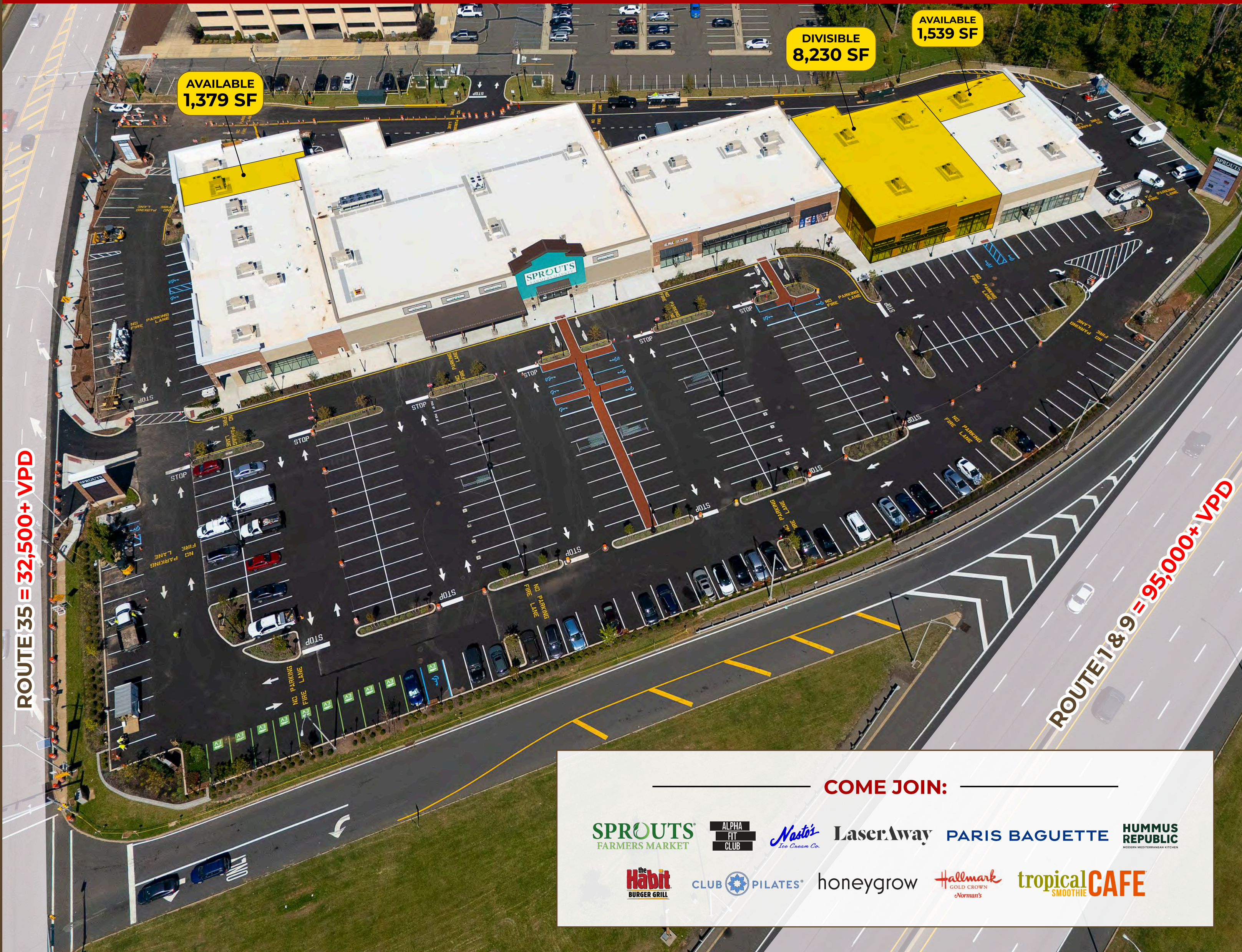
1,379 - 8,230 SF
FOR LEASE

LIQUOR LICENSE AVAILABLE

 **SHOPPING CENTER**

PROPERTY HIGHLIGHTS:

- Brand new retail center
- Upgraded finishes, Paver walkways, decorative signage, Fast EV charging spaces
- Great exposure, visibility and access
- Located along Route 1 & 9 South at a signalized intersection on Route 35
- Strong population and income levels
- 95,000 Cars per day on Route 1 & 9
- Close to Route 287, NJ Turnpike, Garden State Parkway, Route 27 & Route 18
- PILOT program will reduce each tenant's real estate taxes and provide predictable payments



EXCLUSIVE AGENTS:

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PROPERTY INFORMATION

PROPERTY TYPE:

Grocery Anchored Community Center w/ Highway Visibility

UNIT AVAILABILITY:

1,379 - 8,230 SF

PARKING:

298 Spaces

ANCHORED BY:

Sprouts Farmers Market

GLA:

58,707 SF

DEMOGRAPHICS:

Strong population and income levels

LOCATION:

Route 1 and Route 35

CONVENIENT ACCESS TO:

- Route 1 & 9
- Route 27 (1.7 miles)
- Garden State Parkway (3 miles)
- NJ Turnpike (5 miles)
- Route 287 (5.4 miles)
- Route 18 (10 miles)

VEHICLES PER DAY:

95,000+ on Route 1 & 9

SIGNAGE:

- (1) Pylon
- (2) Digital Pylons

CURRENT TENANTS:



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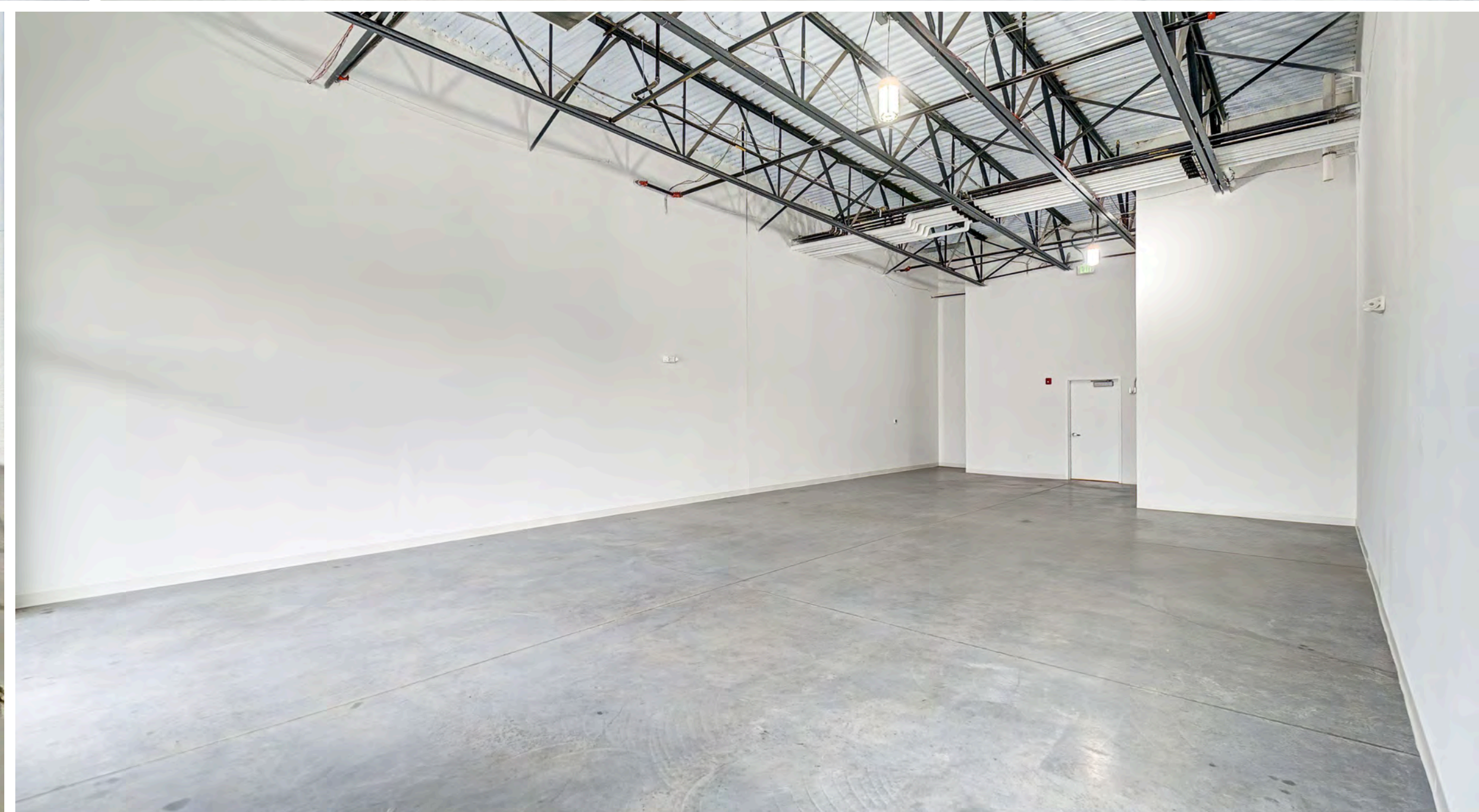
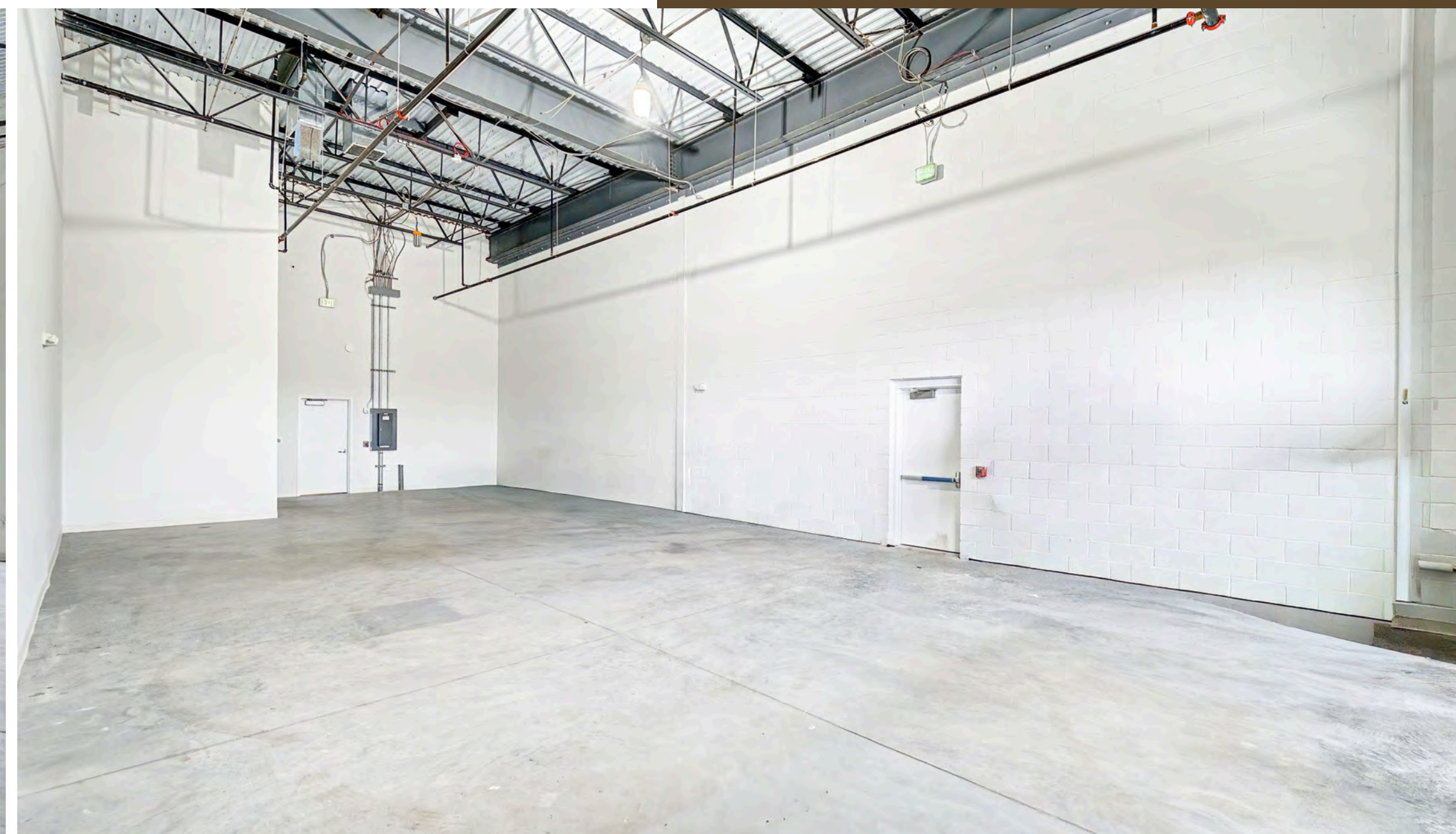
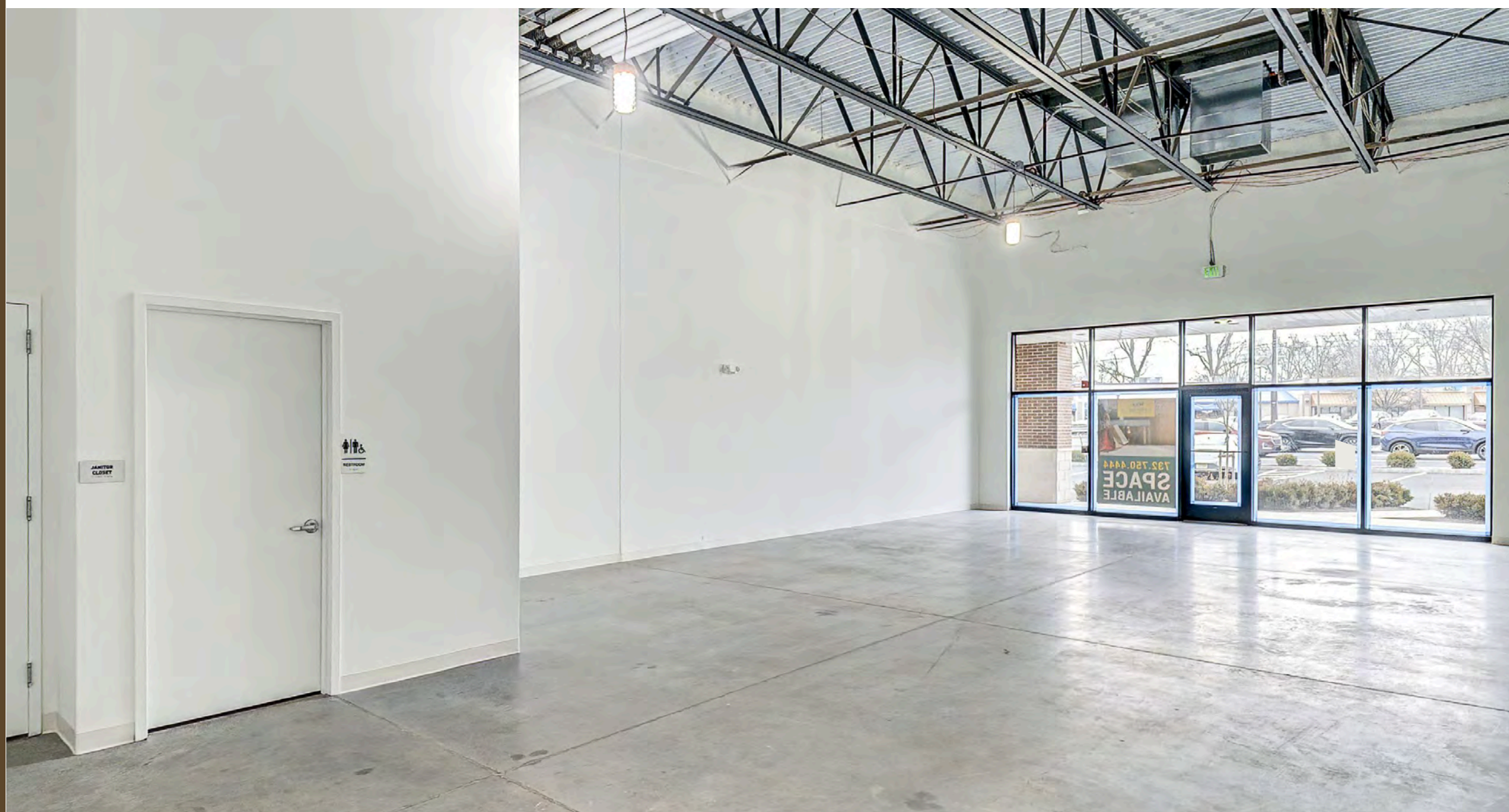
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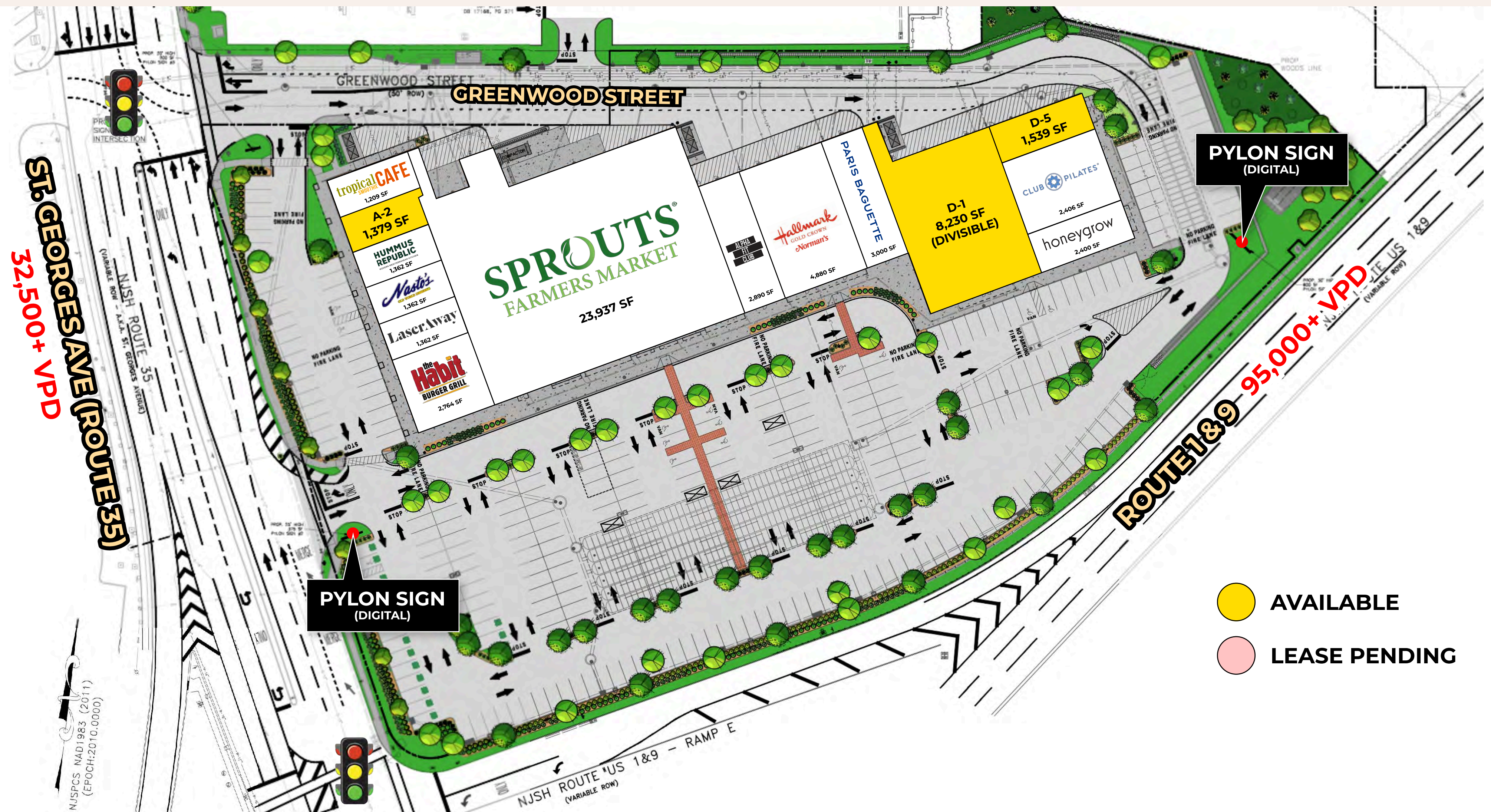


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SITE PLAN



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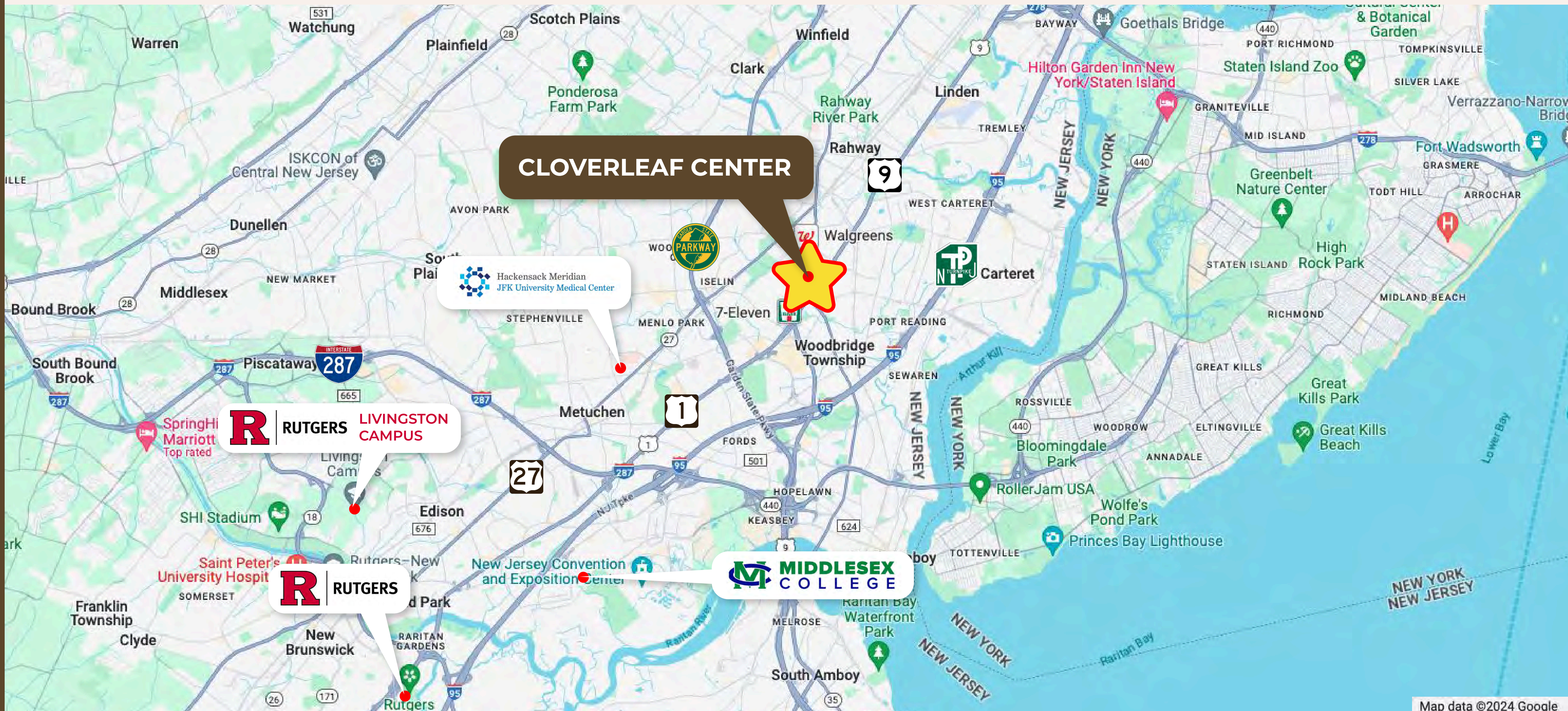


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LOCATION MAP



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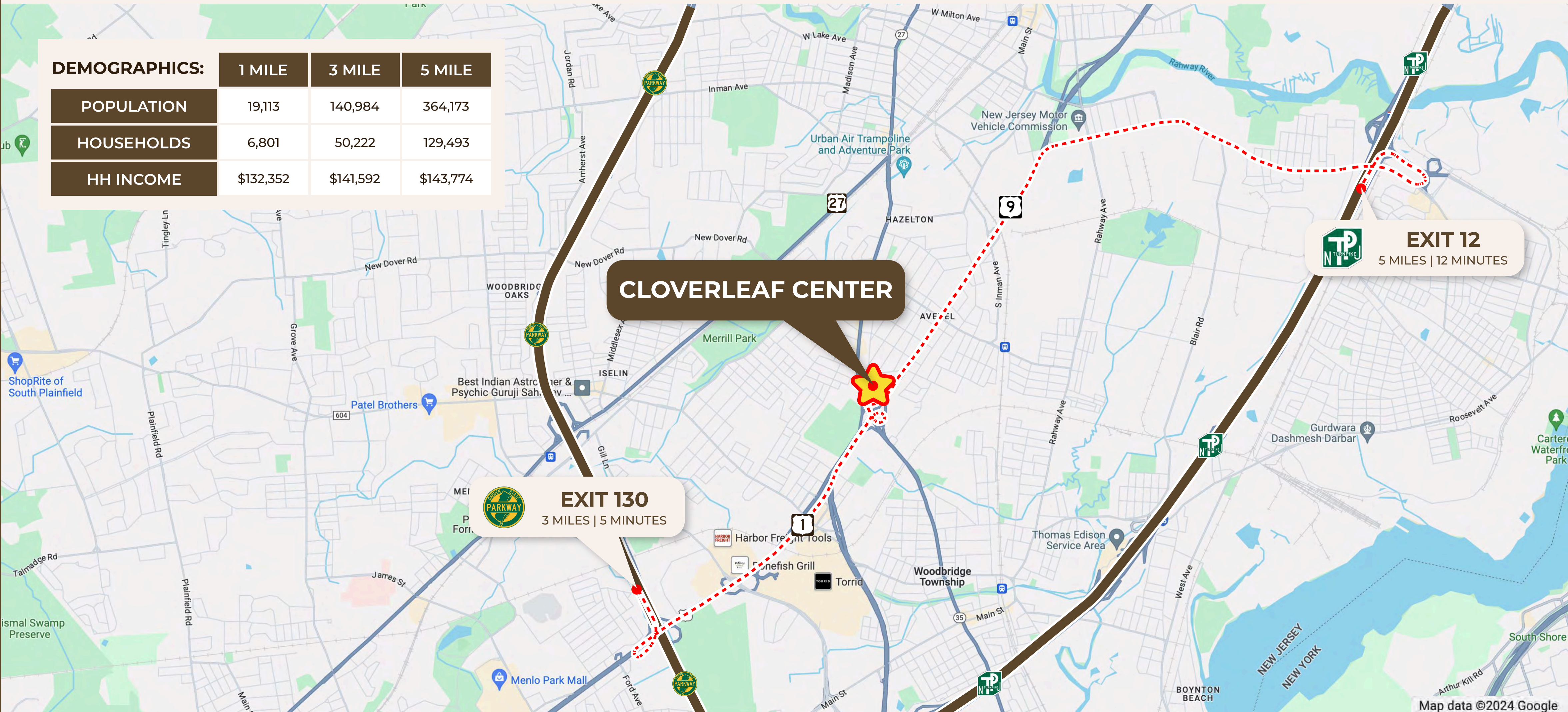
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ACCESS MAP & DEMOGRAPHICS

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	19,113	140,984	364,173
HOUSEHOLDS	6,801	50,222	129,493
HH INCOME	\$132,352	\$141,592	\$143,774



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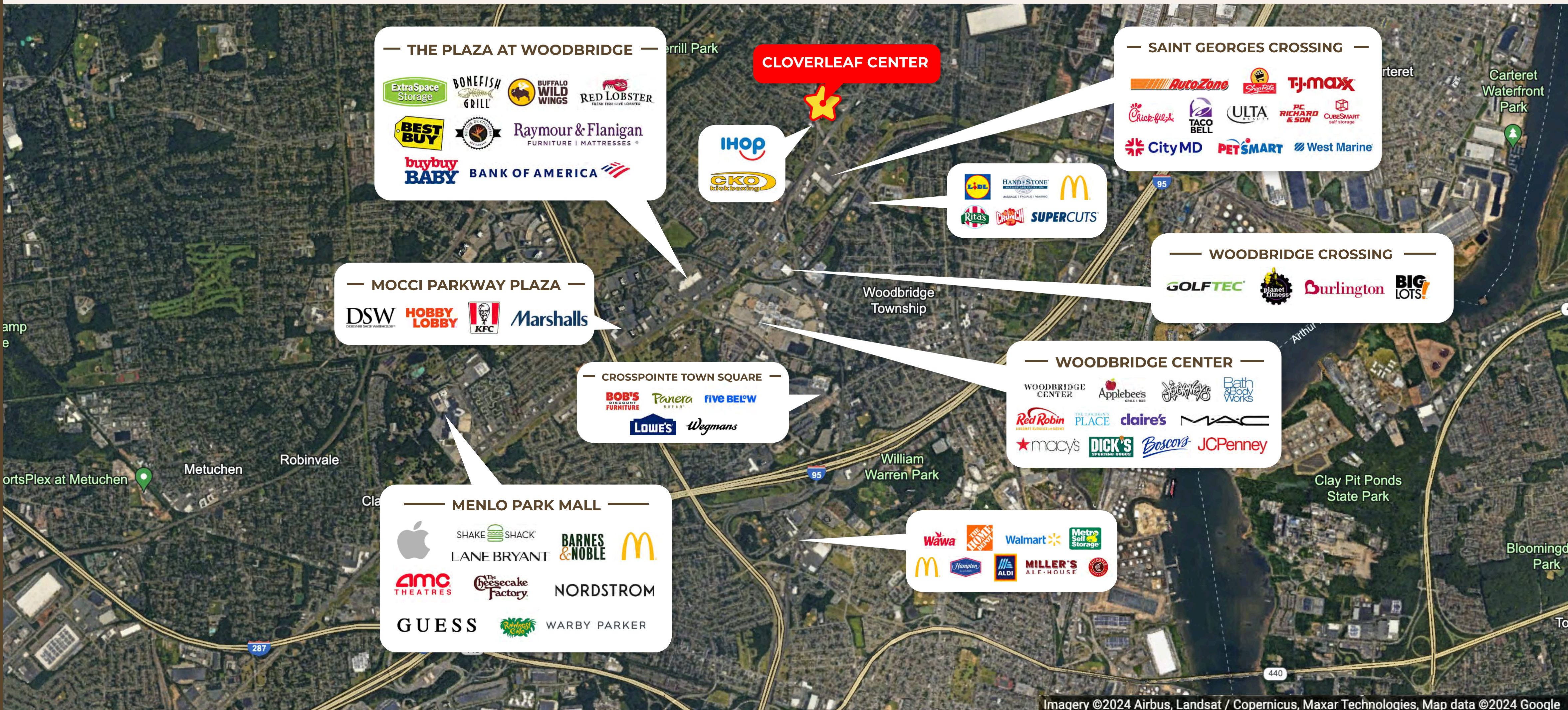


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MARKET AERIAL



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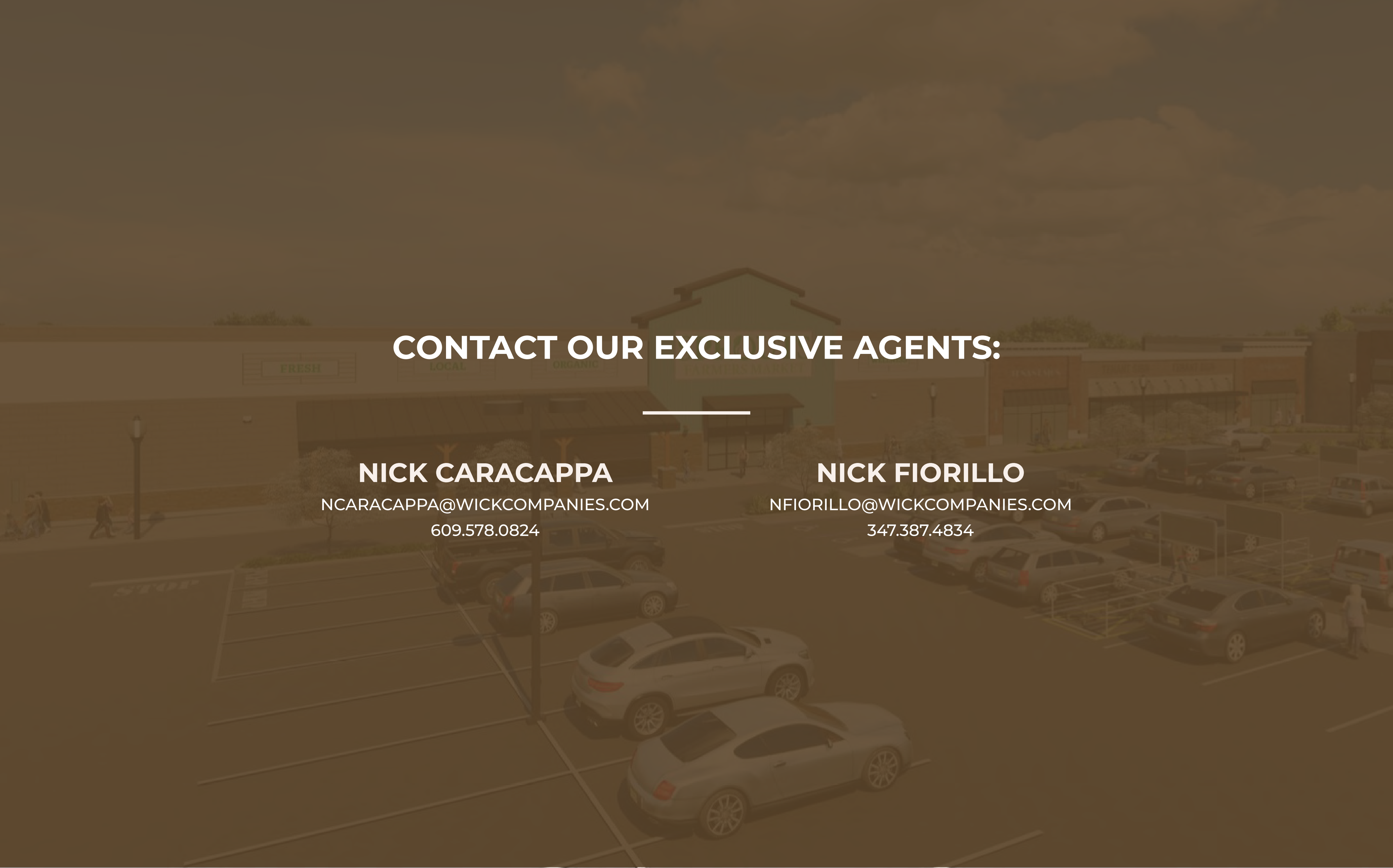
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FOR MORE INFORMATION VISIT:
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