

# LEGACY

## Commercial Realty, LLC

### Park Plaza – Prime Retail / Medical Space for Lease



**Under New Management – Full Renovations Coming Soon!**

**343-351 ROUTE 34, OLD BRIDGE, NJ 08857**

#### LEASING BROCHURE

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## SUMMARY:

**Park Plaza is a +/- 61,790 SF Retail Center located directly on heavily traveled Route 34 in Old Bridge (Middlesex County).**

### **2 Prime Retail / Medical Spaces Available for Lease.**

- **Space 1: 3,600 SF – End Cap Space**
- **Space 2: 1,800 SF – Inline Space**

### **Asking Rent:**

- **\$25.00 / SF NNN – 1,800 SF Space**
- **\$35.00 / SF NNN – End Cap Space**
- **NNN charges are approx. \$6.00 / SF.**

## SUMMARY:

**Park Plaza is under new management. New Landlord will be spending \$3M on full renovations to the entire center.**

- **Park Plaza has 316 Parking Spaces (5.11 / 1000 SF)**
- **Route 34 Traffic Count: 27,934 cars traveled daily.**
- **Come Join: Dunkin' Donuts, Paramount Gym, Palms Plaza Catering Hall, Carlo's Pizza & Pasta, Good Guy Vapes, Soleil Tans, Chakra Tattoos, Pho34 Vietnamese Restaurant, Nikki Snips Hair Salon, Colorful Nails & Spa, Kickboxing Plus, Shaan Grill Restaurant & Catering, Sukhmani Foods, & Community Options, Kid's Play Place, etc.**

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### LOCATIONAL:

#### TRAFFIC COUNTS



MORRISTOWN  
ROAD

81,990

16,925

14,501



EASY ACCESS TO  
MAJOR CONNECTOR  
ROADWAYS

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### RENDERINGS FOR PLANNED RENOVATIONS:



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## RENDERS FOR PLANNED RENOVATIONS:



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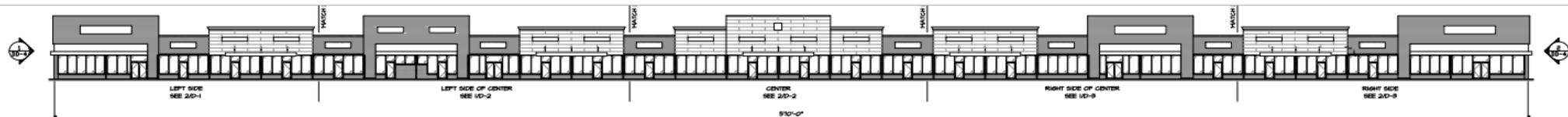
### RENDERS FOR PLANNED RENOVATIONS:



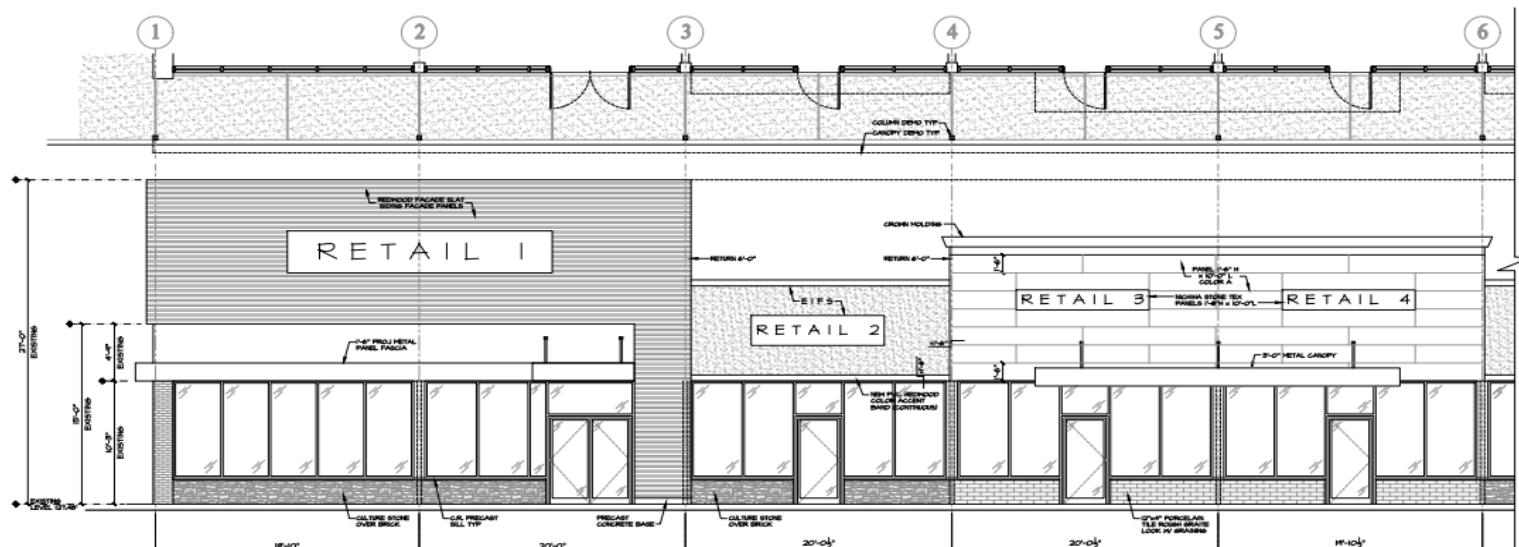
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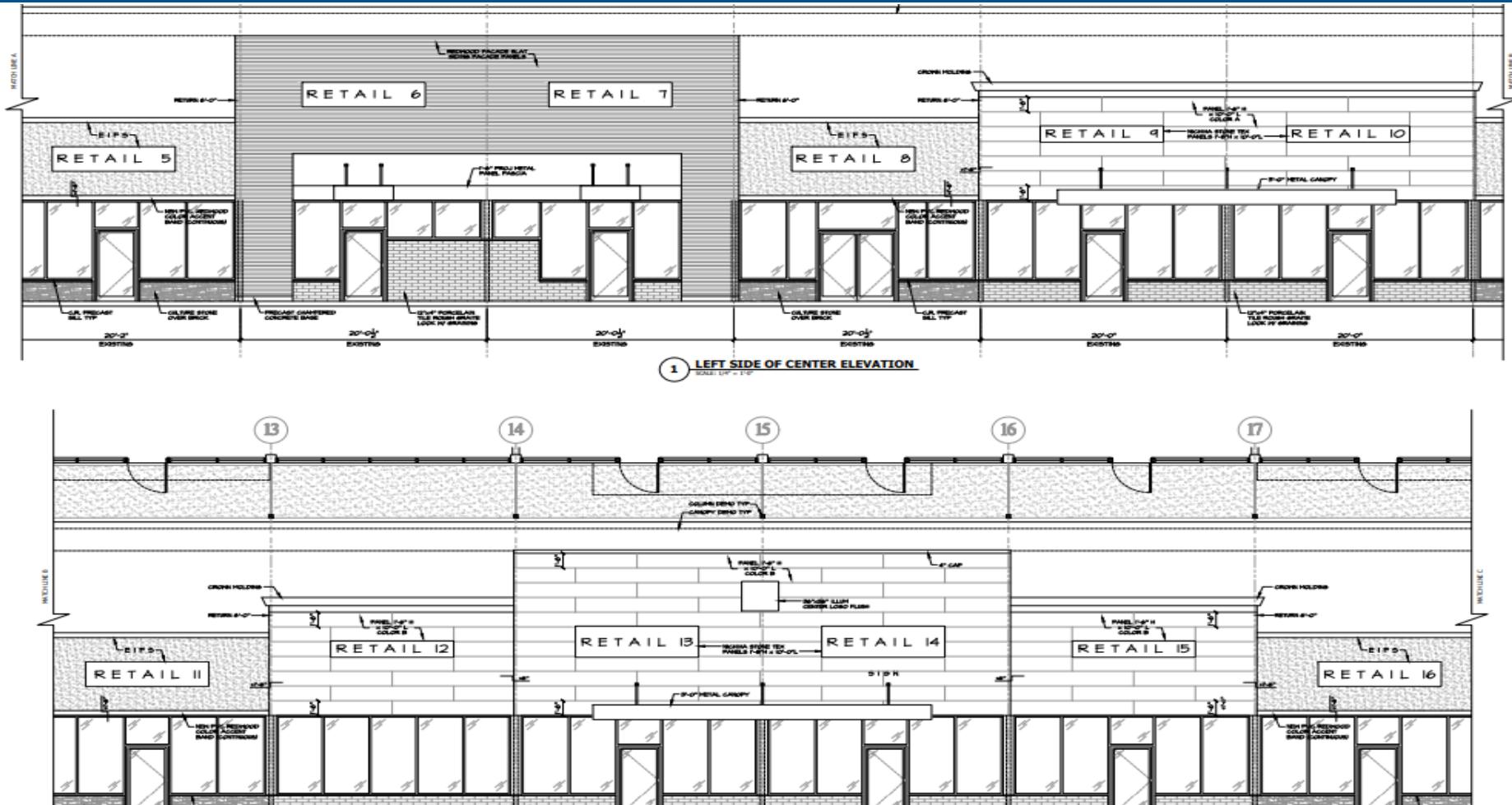


**1 PROPOSED FRONT ELEVATION**



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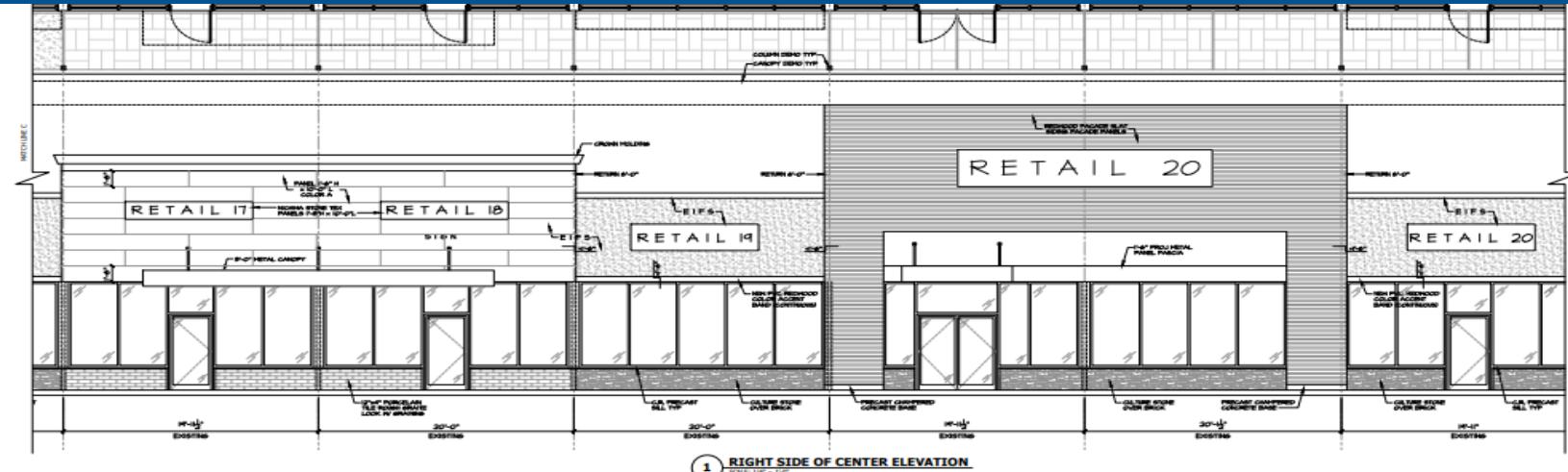
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