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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:

EASY ACCESS TO
MAJOR CONNECTOR
ROADWAYS

TRAFFIC COUNTS



81,990



16,925

MORRISTOWN
ROAD

14,501



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RENDERINGS FOR PLANNED RENOVATIONS:



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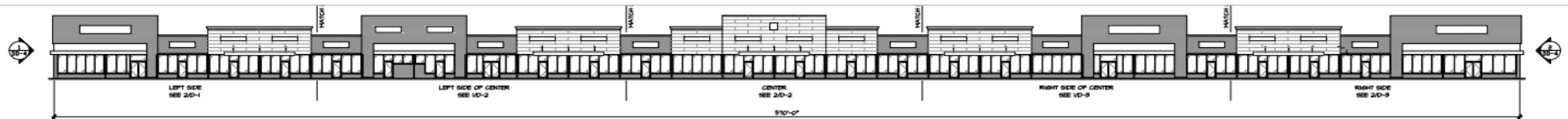
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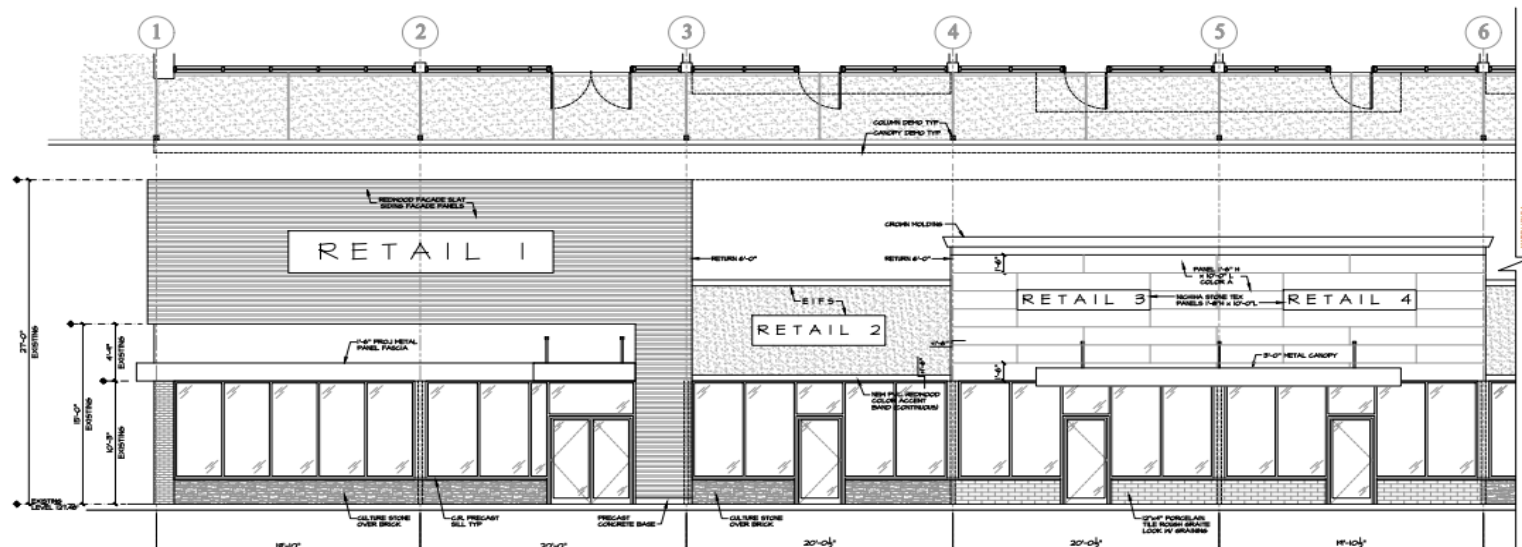
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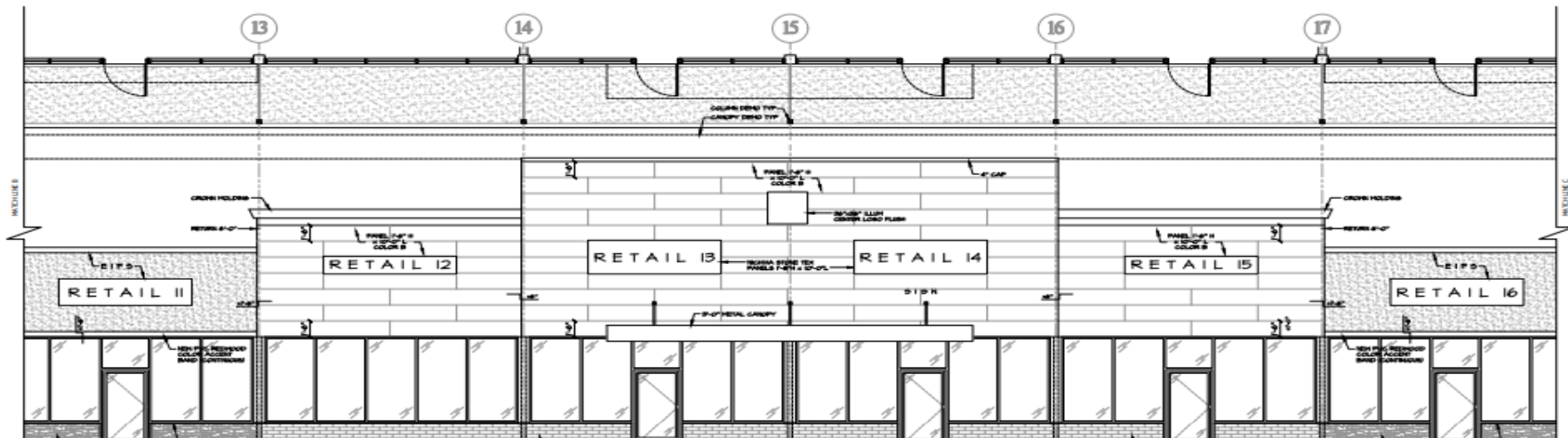
RENDERINGS FOR PLANNED RENOVATIONS:



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



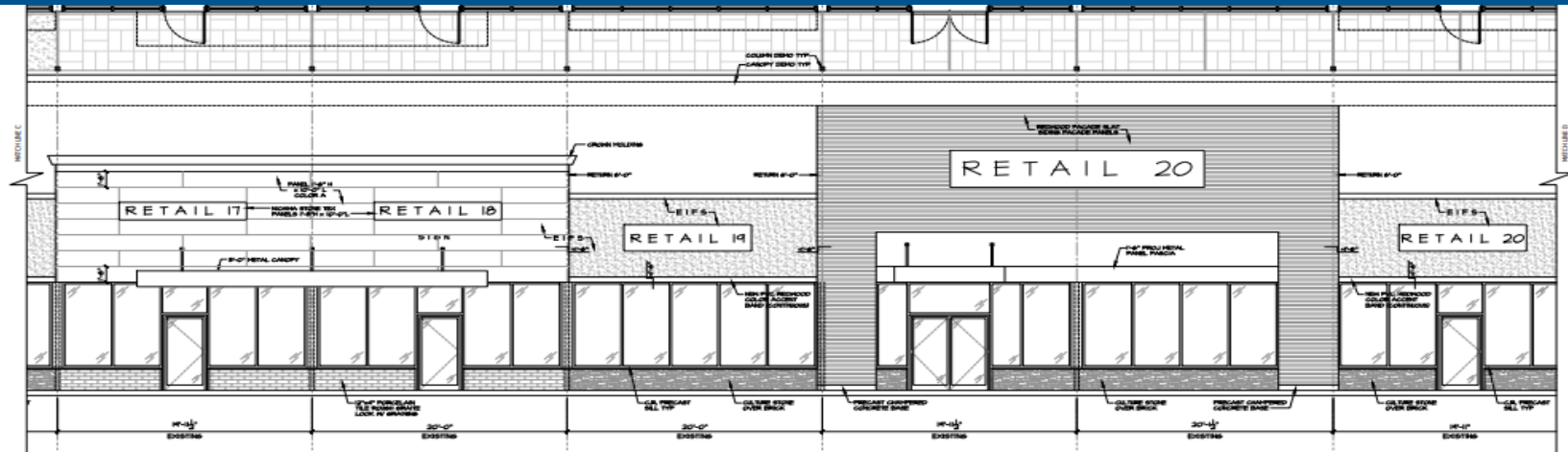
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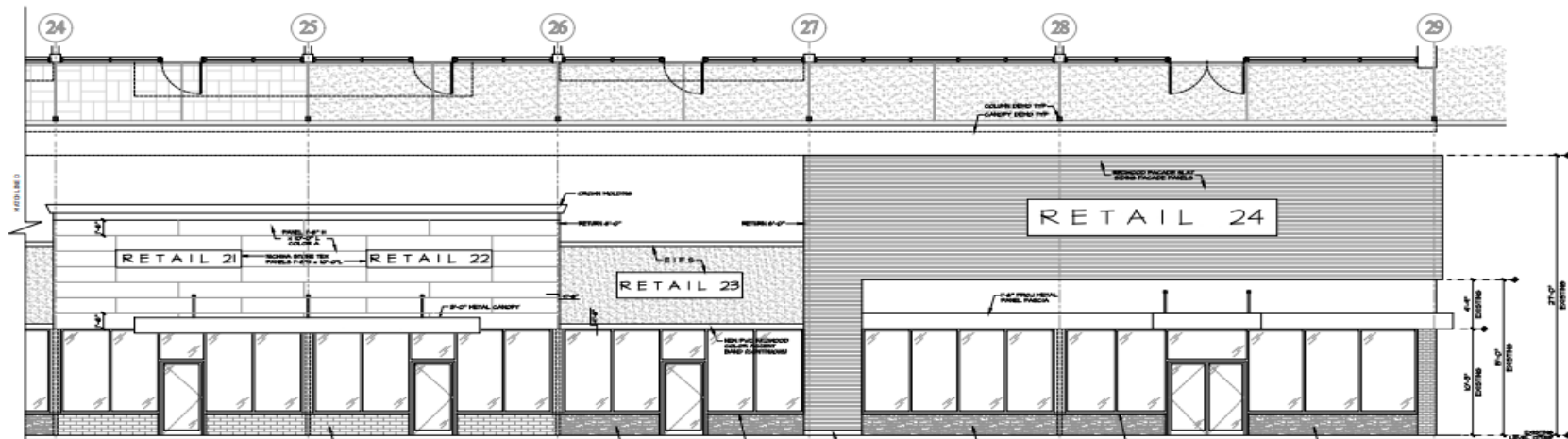
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RENDERINGS FOR PLANNED RENOVATIONS:



1 RIGHT SIDE OF CENTER ELEVATION
SCALE: 1/4" = 1'-0"



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