

FOR
LEASE

2,450 SF Drive Thru
Proposed Pad Available Next to Dunkin'
2880 Woodbridge Avenue, Edison, NJ



For Additional Information Contact Exclusive Brokers:

Chandler Vanderbeek, Vice President 732.991.9008 | chandlerv@bussel.com

Connor Vanderbeek, Vice President 732.991.9650 | connorv@bussel.com

Bussel Realty Corp. Retail Services | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy is made by the Company. Subject to error, omission or withdrawal without notice.

FOR
LEASE

2,450 SF Drive Thru
Proposed Pad Available Next to Dunkin'
2880 Woodbridge Avenue, Edison, NJ



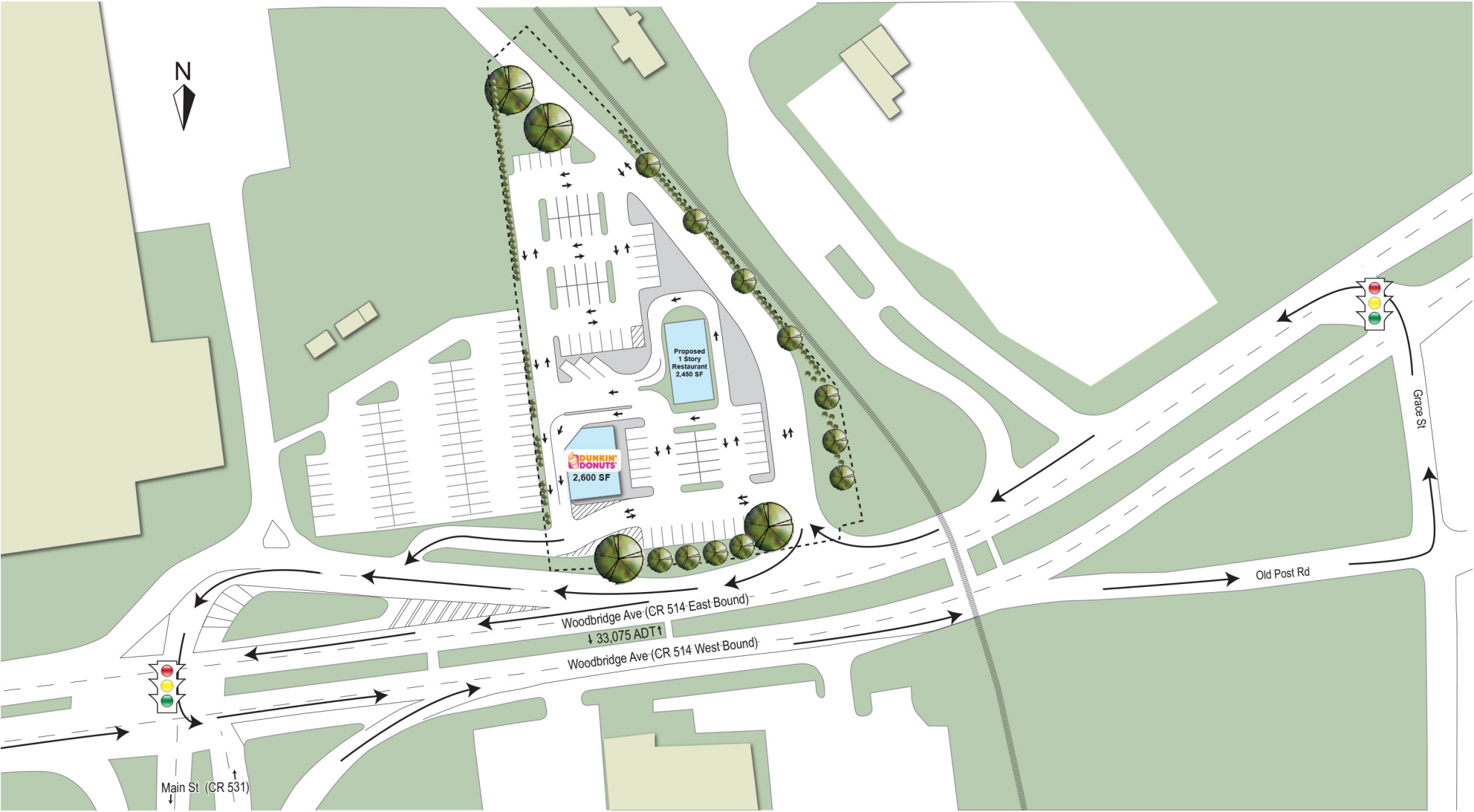
Location Notes

- **Available:** 2,450 SF
- **Asking Rent:** Call For Quote
- **Traffic:** 37,000 VPD
- **Adjacent To:** Dunkin'
- Less than 1 mile from Raritan Center, one of the largest business parks (13M SF), east of the Mississippi River, and Middlesex County College with over 12,000 students.
- Great daytime population.

Neighboring Retailers:

- Chick-Fil-A, Chipotle, LA Fitness, Tio Taco Tequila, Tommy's Tap Tavern, I Fly, and SuperCharged Entertainment
- Access to intersection and signal for full turning movements.

Site Plan / Demos



Demographics	1 Mile	2 Mile	3 Mile	5 Mile
Population	6,290	31,467	80,757	307,831
Daytime Population	13,895	46,556	103,139	327,314
Households	2,281	11,913	29,522	104,739
Median Household Income	\$84,722	\$84,666	\$84,469	\$76,981