



For Lease

# 1352 Route 9

Former Ruby Tuesday  
Old Bridge, NJ

## Drive Thru Pad Available

Anchored by Tesla

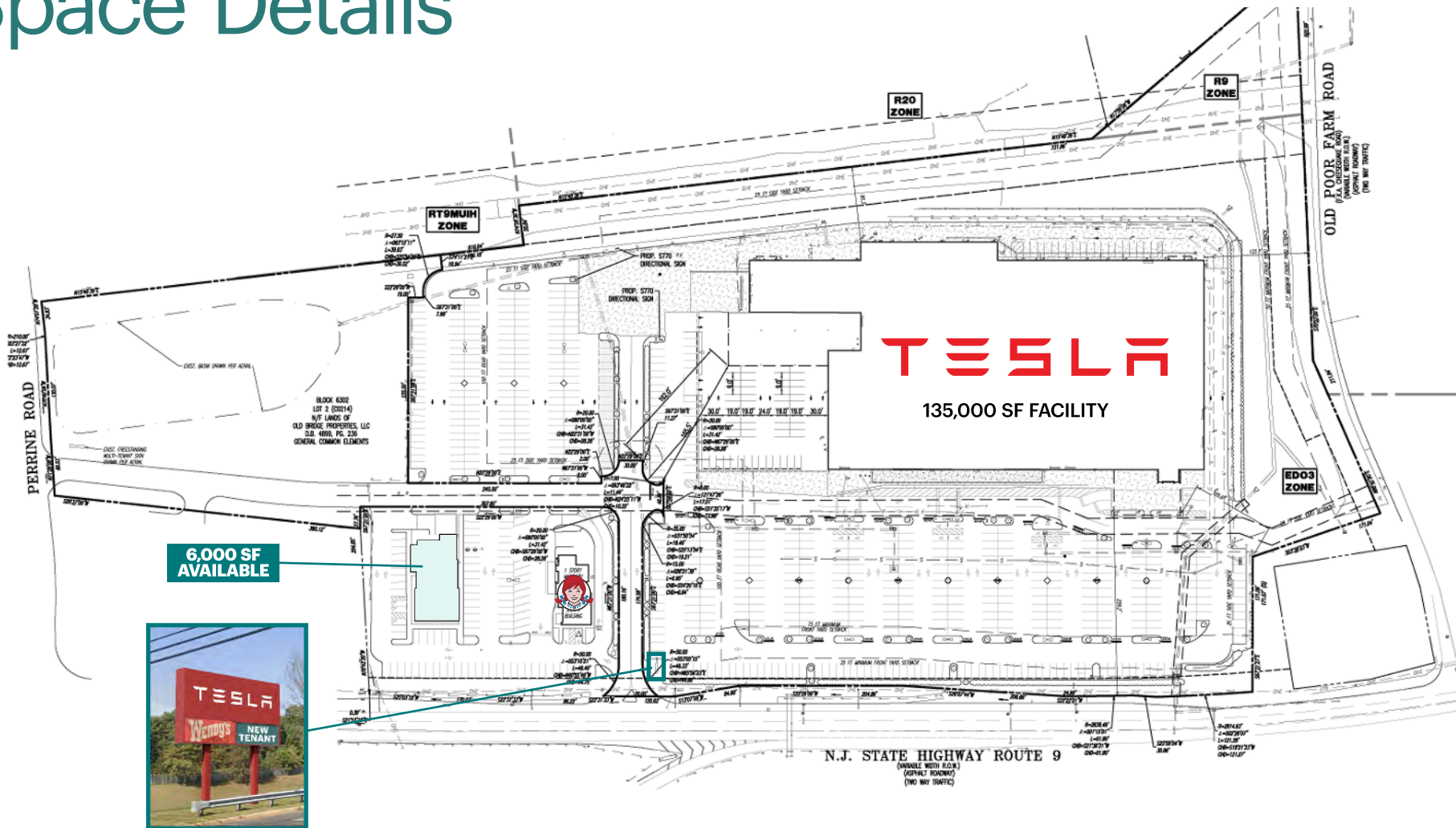
**RIPCO**  
RETAIL LEASING

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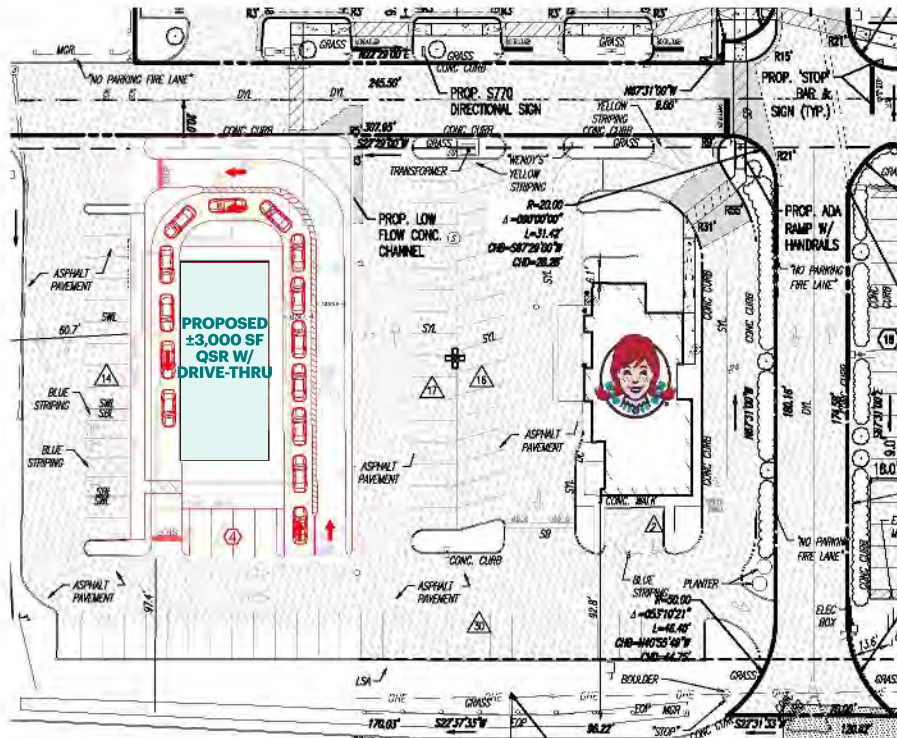
# Space Details



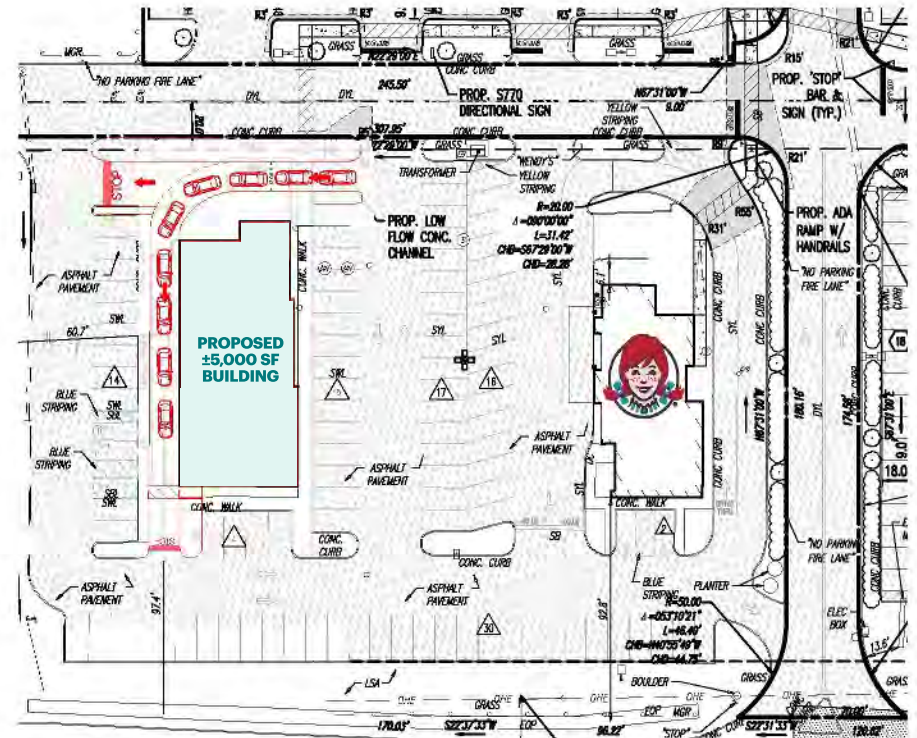
Size	6,000 SF - Existing Building	Neighbors	ShopRite, Target, Walmart, The Home Depot, BJ's Wholesale, Kohl's, Aldi, Marshalls, Texas Roadhouse, Outback Steakhouse, Shake Shack, Chipotle, Turning Point, Paris Baguette
Rent	Upon Request	Comments	Fully approved 135,000 SF Tesla Dealership and Service Center - The Largest of its kind in North America.
NNN	\$11.47 PSF (est.)		Prime visibility on Route 9 with full access via Perrine Road at signalized traffic light intersection.
Co-Tenants	Tesla, Wendy's		Over 82,000+ VPD passing site daily.
			Tenant will need to source liquor license, if needed for restaurant space.

# Proposed Drive Thru Concept Plans

**3,000 SF w/DRIVE THRU**

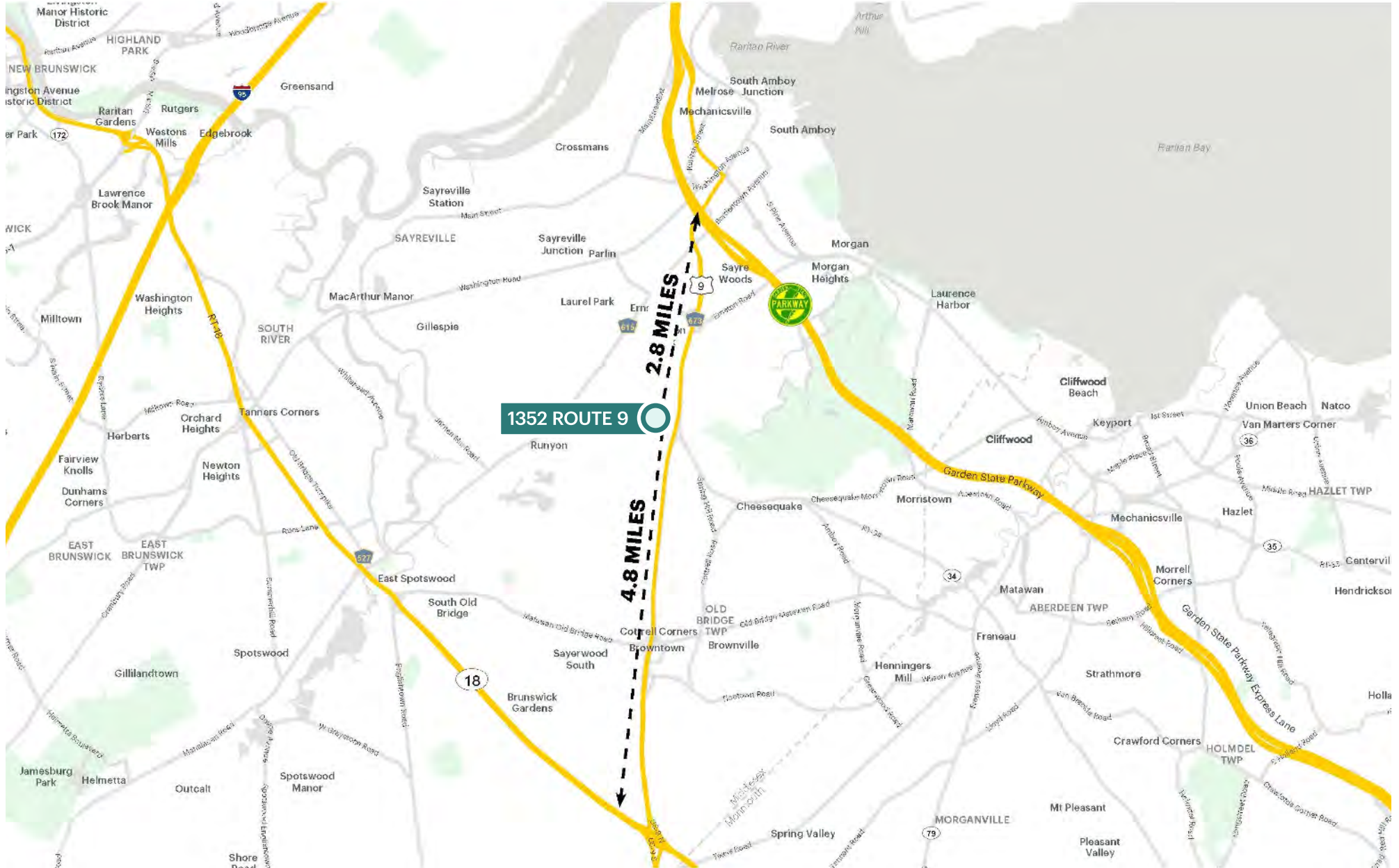


## 5,000 SF w/DRIVE THRU



# Centrally Located

Between Route 18 and Garden State Parkway

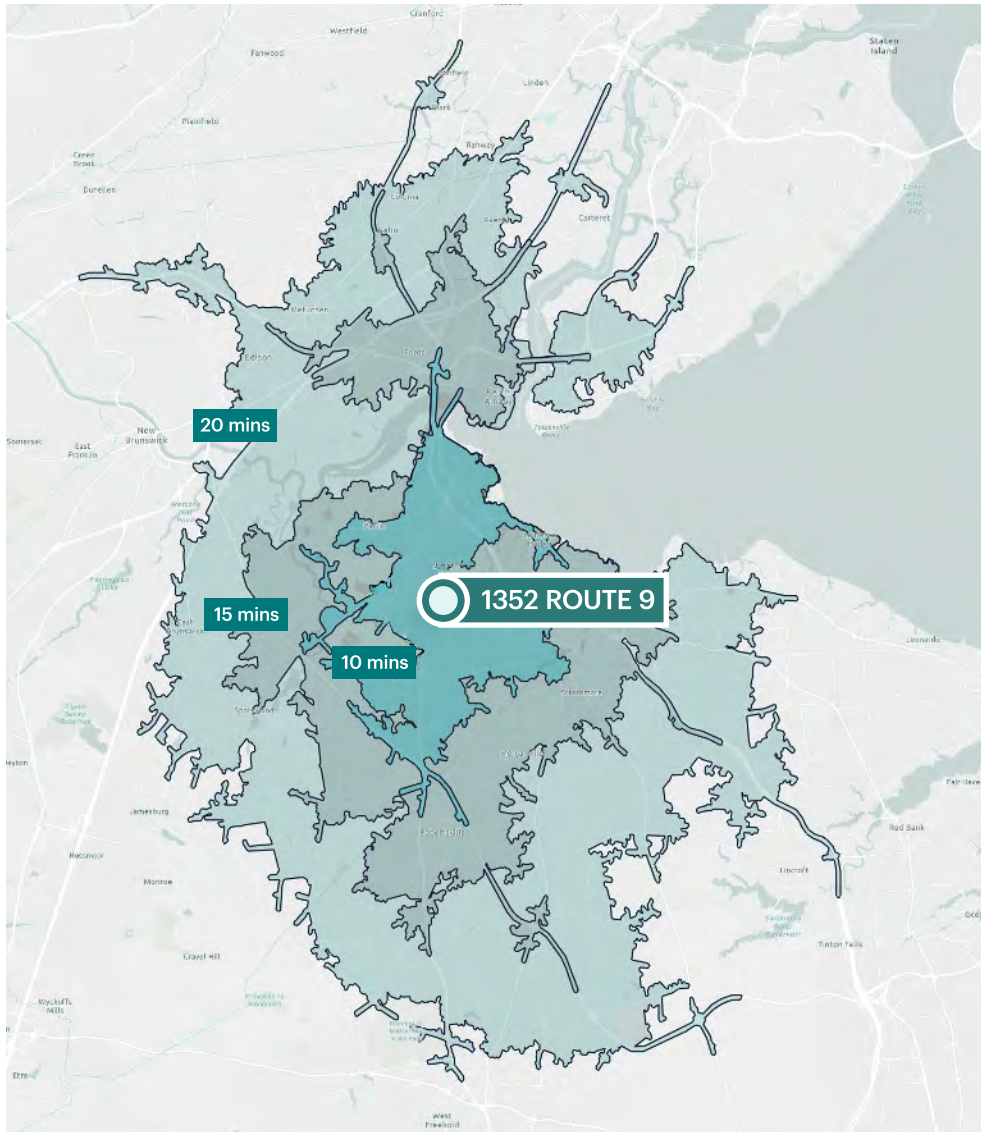


# Close Up Aerial



# Oblique Aerial

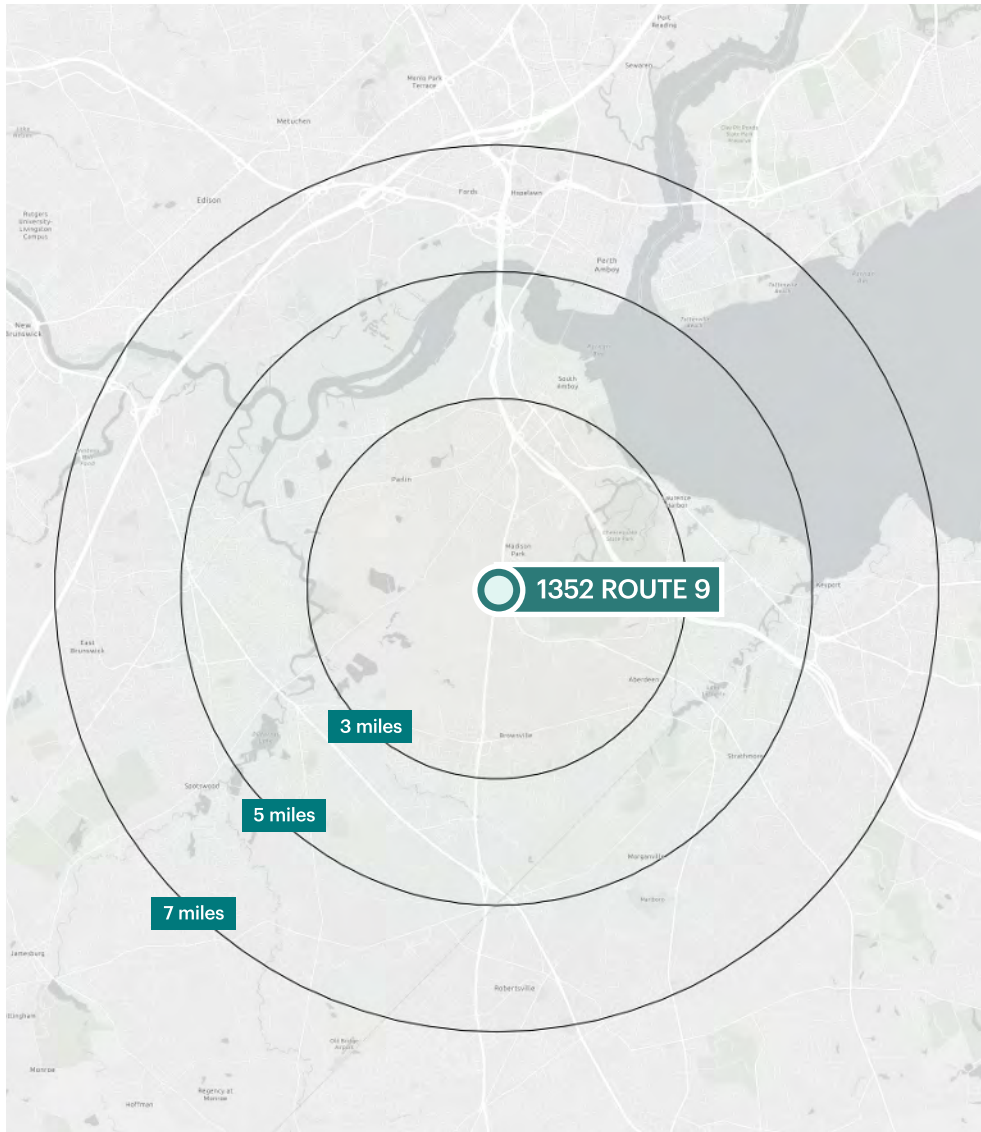




1352 Route 9, Old Bridge, NJ

# Demographics - Drive Times

	10 minutes	15 minutes	20 minutes
Population	83,940	129,708	623,435
Total Households	32,663	108,096	226,023
Average Household Income	\$59,754	\$135,221	\$151,391
Daytime Population	63,010	250,563	577,721
Total Daytime Employees	25,004	109,527	278,558
Total Businesses	1,924	8,878	20,564



1352 Route 9, Old Bridge, NJ

## Demographics

	3 miles	5 miles	7 miles
<b>Population</b>	70,407	182,319	384,568
<b>Total Households</b>	27,904	68,995	141,075
<b>Average Household Income</b>	\$127,132	\$138,573	\$141,918
<b>Daytime Population</b>	53,099	143,314	330,564
<b>Total Daytime Employees</b>	21,174	58,641	145,282
<b>Total Businesses</b>	1,625	5,023	11,979