



For Lease

RIPCO
RETAIL LEASING

1352 Route 9

Former Ruby Tuesday
Old Bridge, NJ

Drive Thru Pad Available

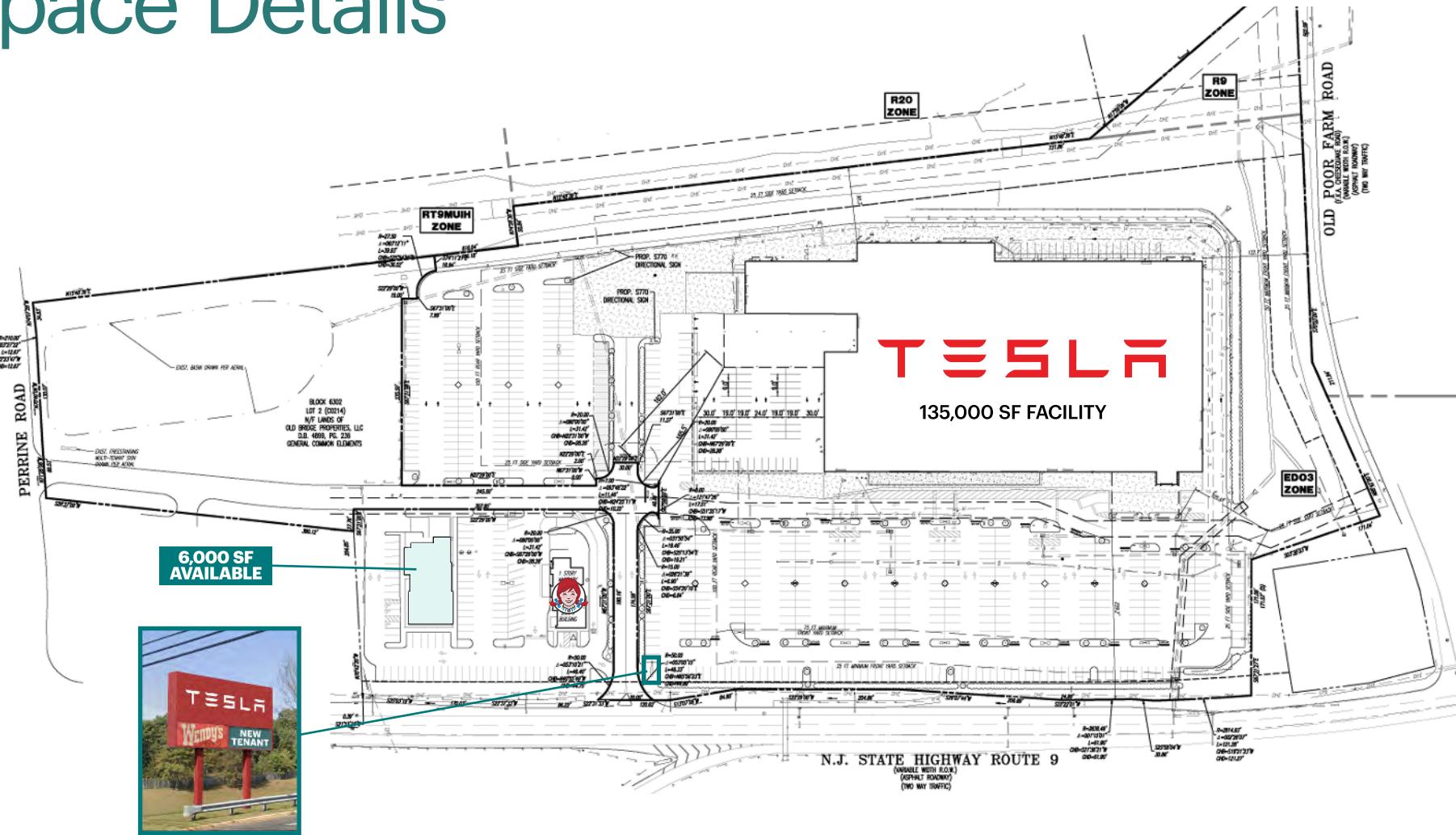
Anchored by Tesla

Contact
Exclusive Agents

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Space Details

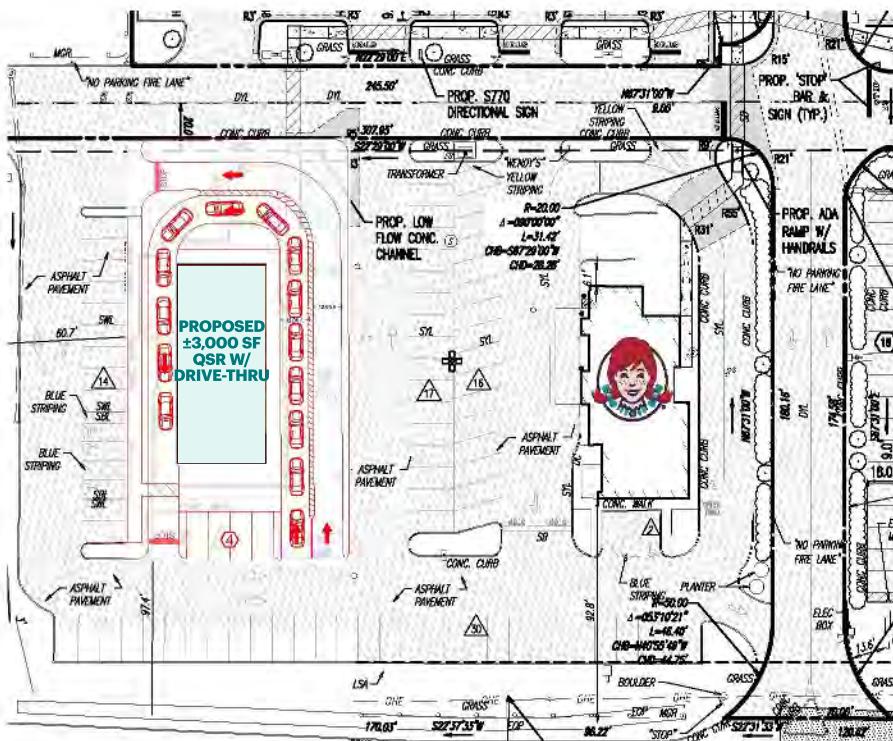


Size	6,000 SF - Existing Building
Rent	Upon Request
NNN	\$11.47 PSF (est.)
Co-Tenants	Tesla, Wendy's

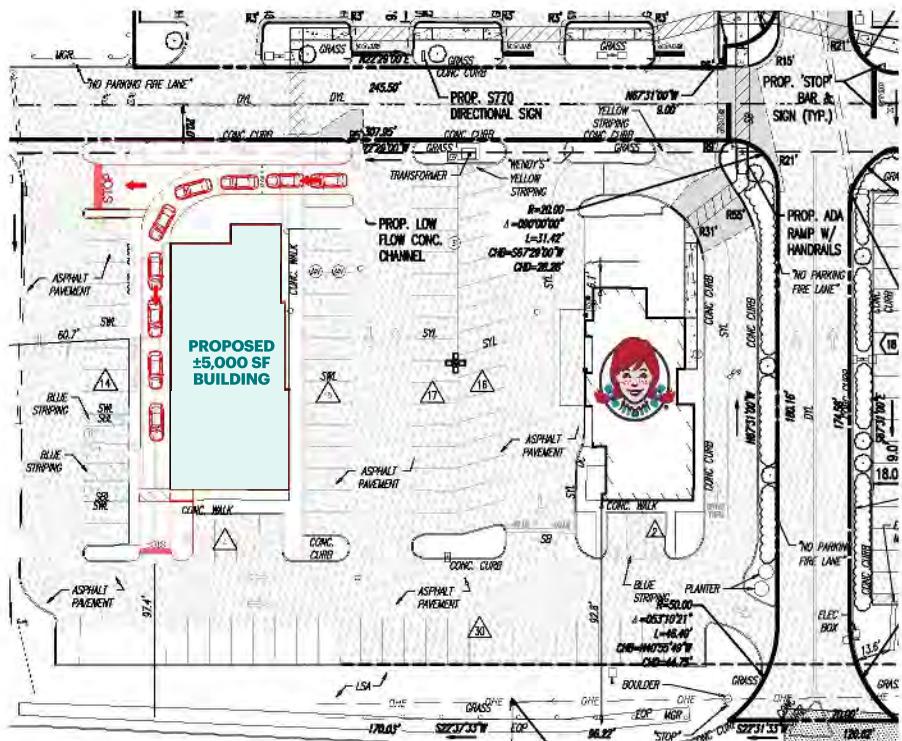
Neighbors	ShopRite, Target, Walmart, The Home Depot, BJ's Wholesale, Kohl's, Aldi, Marshalls, Texas Roadhouse, Outback Steakhouse, Shake Shack, Chipotle, Turning Point, Paris Baguette
Comments	<p>Fully approved 135,000 SF Tesla Dealership and Service Center - The Largest of its kind in North America.</p> <p>Prime visibility on Route 9 with full access via Perrine Road at signalized traffic light intersection.</p> <p>Over 82,000+ VPD passing site daily.</p> <p>Tenant will need to source liquor license, if needed for restaurant space.</p>

Proposed Drive Thru Concept Plans

3,000 SF w/DRIVE THRU

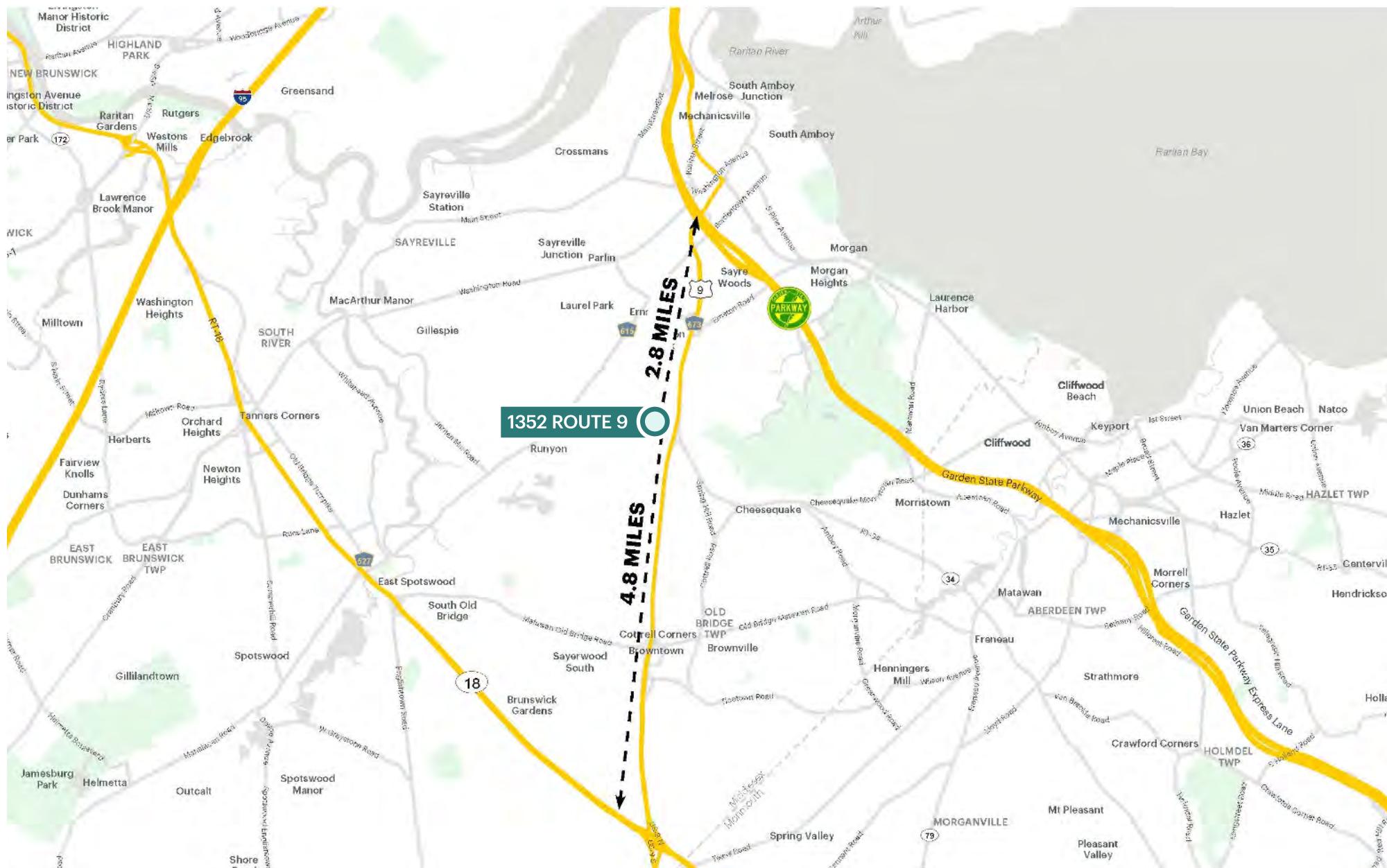


5,000 SF w/DRIVE THRU



Centrally Located

Between Route 18 and Garden State Parkway



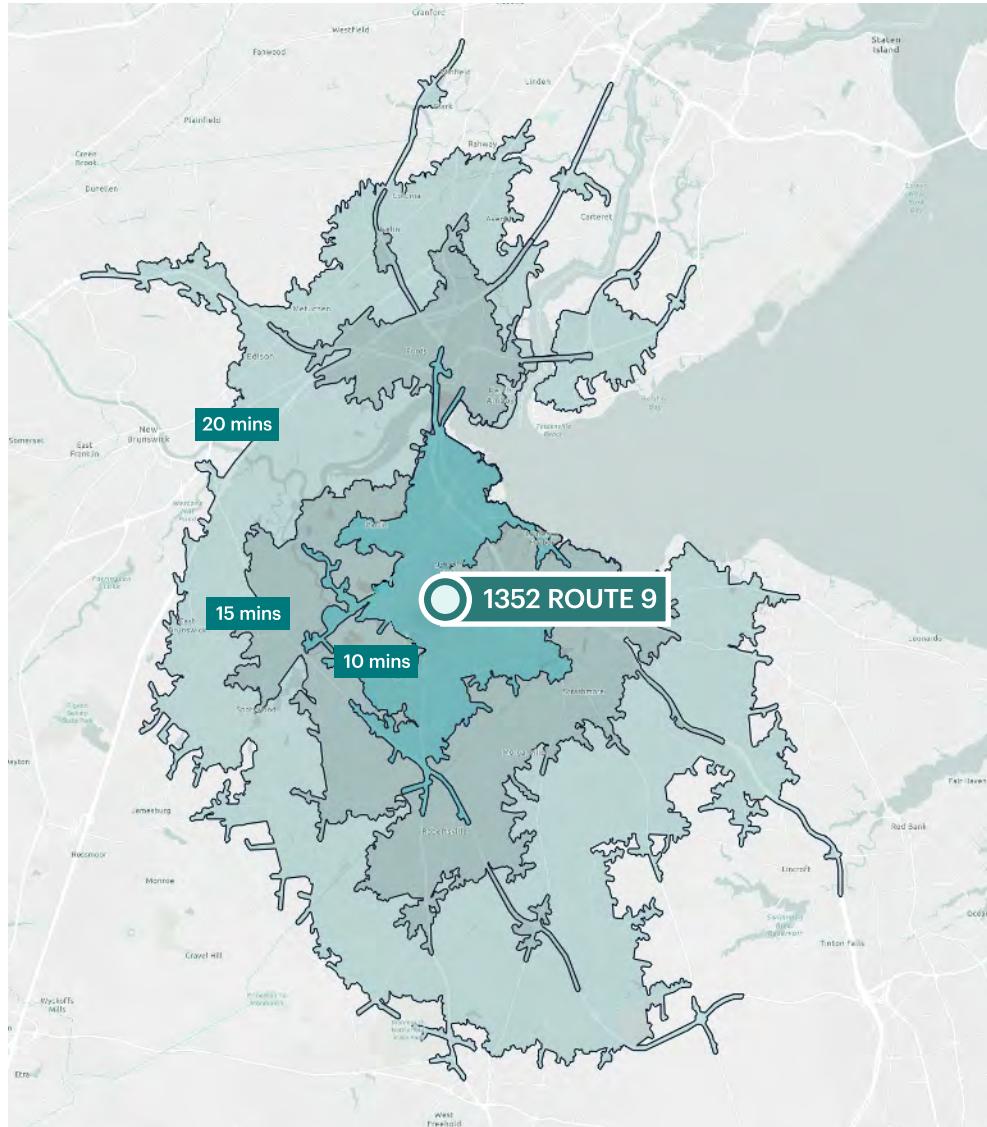
Close Up Aerial



AVAILABLE
PYLON SIGNAGE

Oblique Aerial

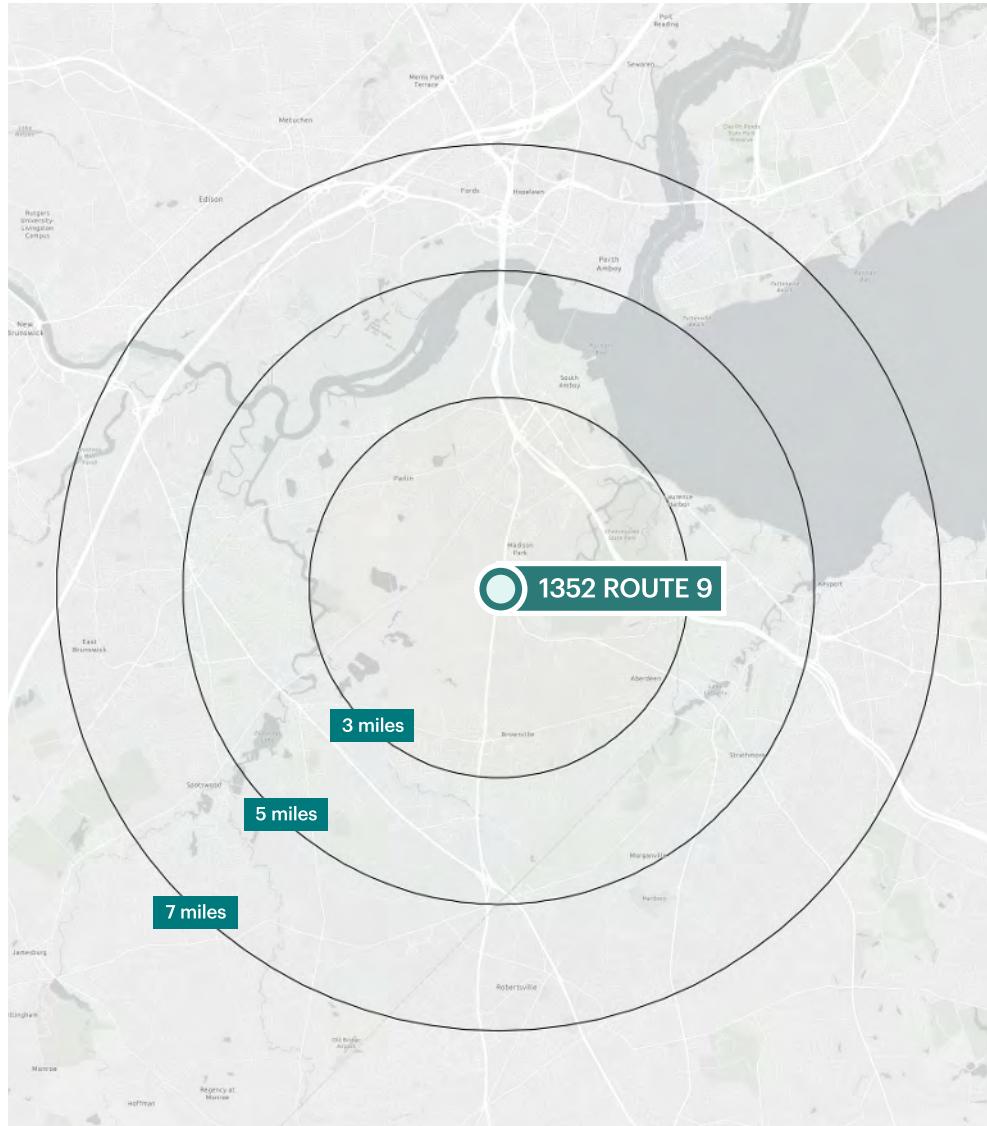




1352 Route 9, Old Bridge, NJ

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