

**LIQUOR LICENSE AVAILABLE**

COME JOIN:



**5,164 SF**

ROUTE 35 = 32,500+ VPD

ROUTE 1 & 9 = 95,000+ VPD

 **SHOPPING CENTER**

## PROPERTY HIGHLIGHTS:

- Brand new retail center
- Upgraded finishes, Paver walkways, decorative signage, Fast EV charging spaces
- Great exposure, visibility and access
- Located along Route 1 & 9 South at a signalized intersection on Route 35
- Strong population and income levels
- 95,000 Cars per day on Route 1 & 9
- Close to Route 287, NJ Turnpike, Garden State Parkway, Route 27 & Route 18
- PILOT program will reduce each tenant's real estate taxes and provide predictable payments



**EXCLUSIVE AGENTS:**

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## CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

5,164 SF  
FOR LEASE

# PROPERTY INFORMATION

### PROPERTY TYPE:

Grocery Anchored Community Center w/ Highway Visibility

### UNIT AVAILABILITY:

5,164 SF

### PARKING:

298 Spaces

### ANCHORED BY:

Sprouts Farmers Market

### GLA:

58,707 SF

### DEMOGRAPHICS:

Strong population and income levels

### LOCATION:

Route 1 and Route 35

### CONVENIENT ACCESS TO:

- Route 1 & 9
- Route 27 (1.7 miles)
- Garden State Parkway (3 miles)
- NJ Turnpike (5 miles)
- Route 287 (5.4 miles)
- Route 18 (10 miles)

### VEHICLES PER DAY:

95,000+ on Route 1 & 9

### SIGNAGE:

- (1) Pylon
- (2) Digital Pylons

### CURRENT TENANTS:



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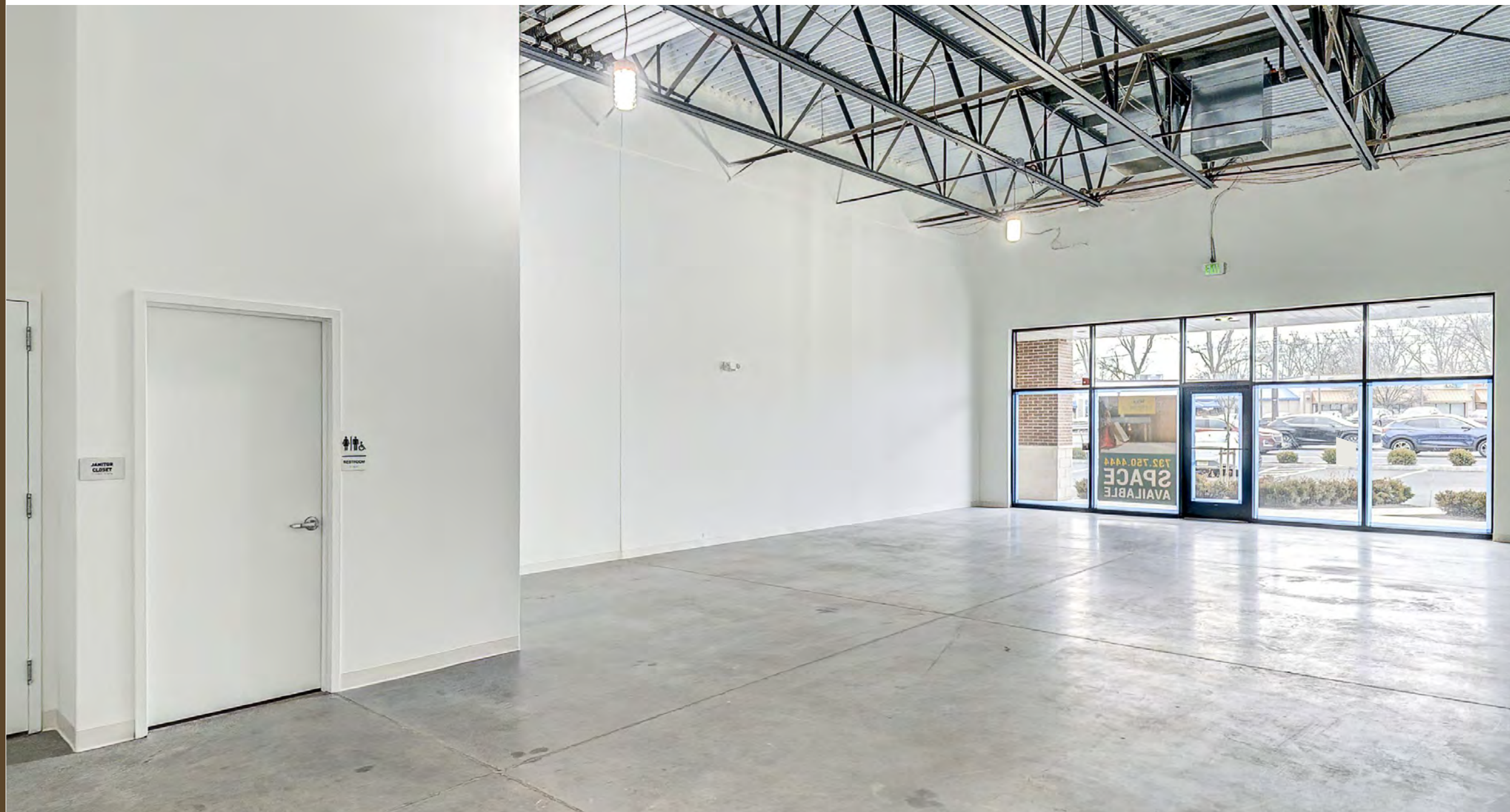
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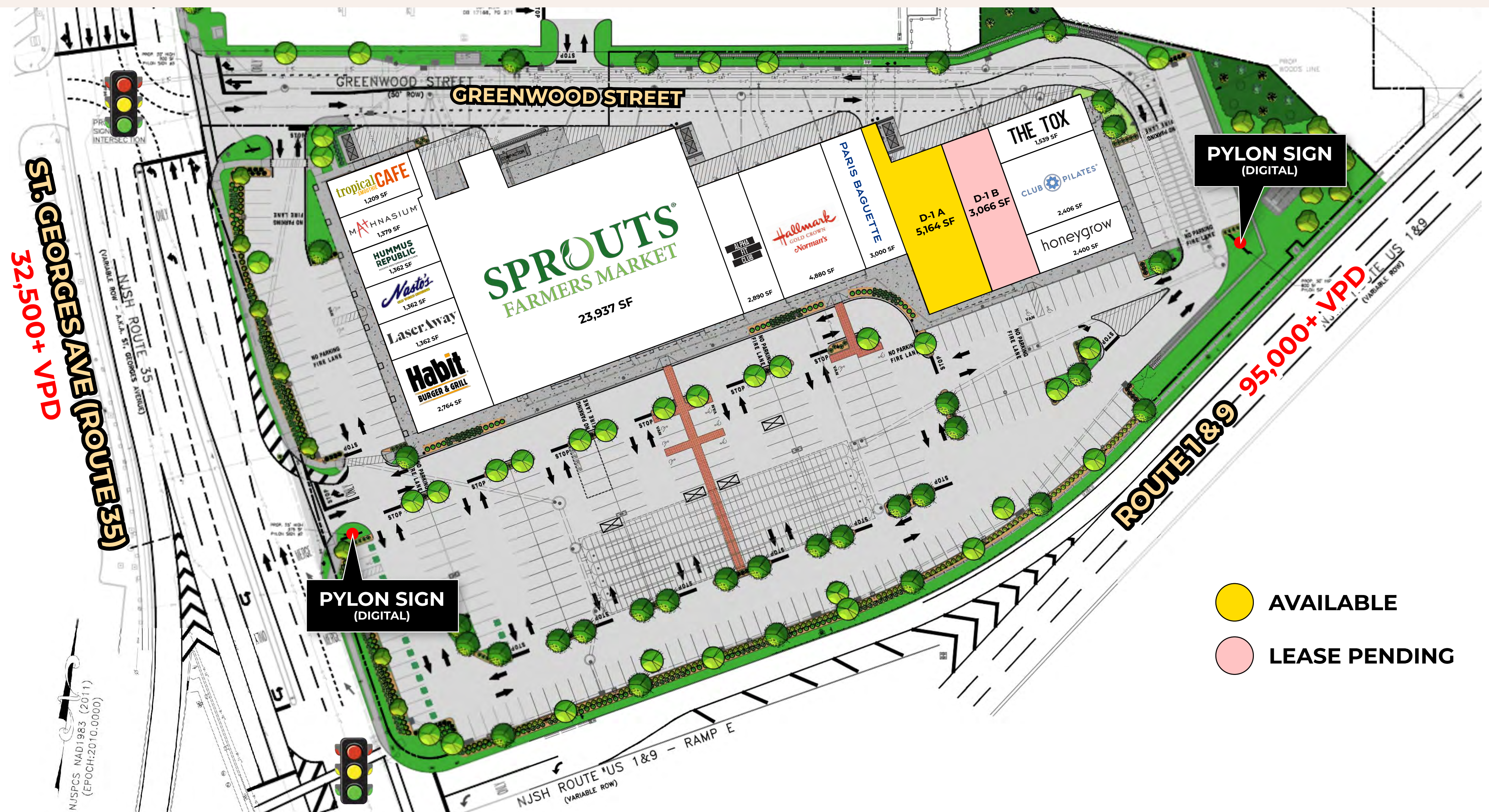


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## SITE PLAN



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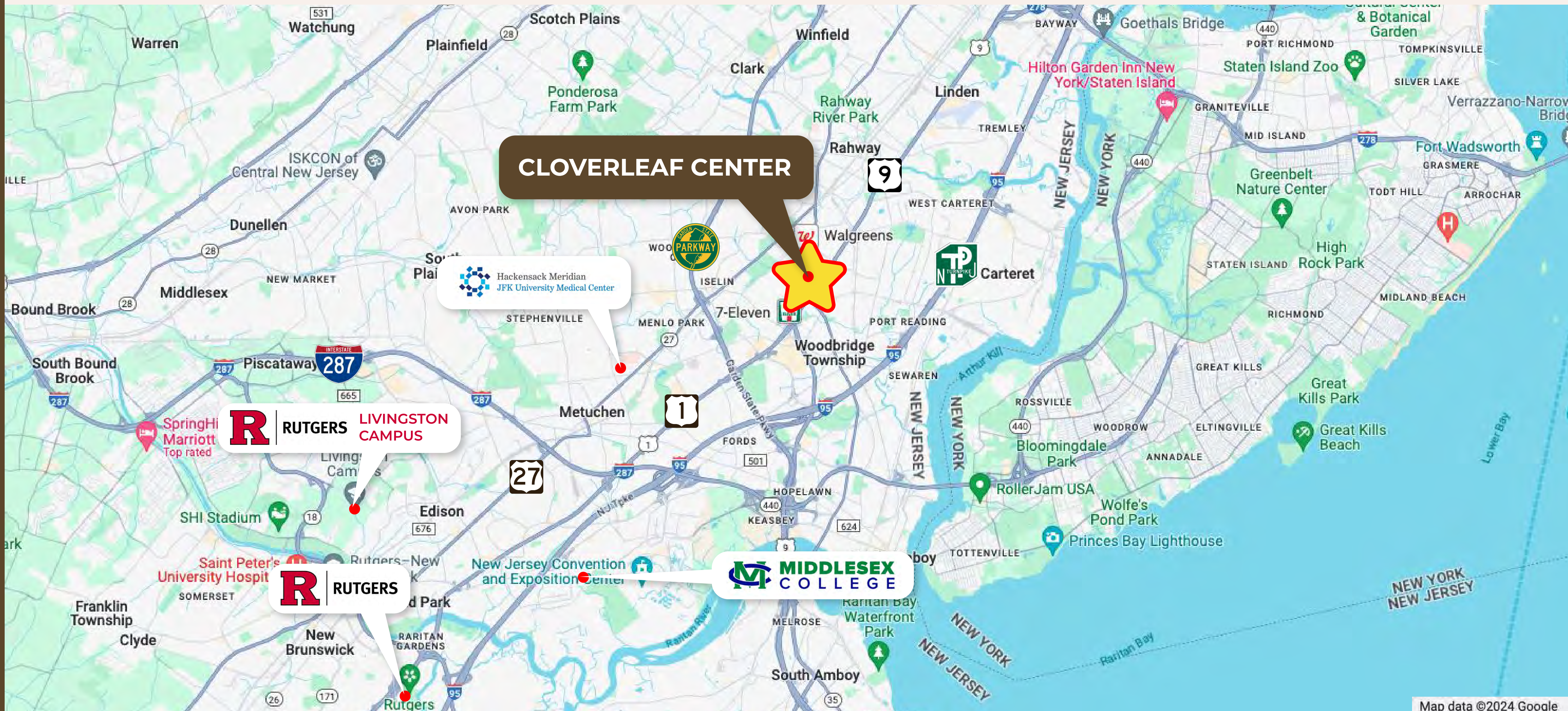


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## LOCATION MAP



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## ACCESS MAP & DEMOGRAPHICS

### DEMOGRAPHICS:

|            | 1 MILE    | 3 MILE    | 5 MILE    |
|------------|-----------|-----------|-----------|
| POPULATION | 19,113    | 140,984   | 364,173   |
| HOUSEHOLDS | 6,801     | 50,222    | 129,493   |
| HH INCOME  | \$132,352 | \$141,592 | \$143,774 |

### CLOVERLEAF CENTER

#### EXIT 130

3 MILES | 5 MINUTES

#### EXIT 12

5 MILES | 12 MINUTES



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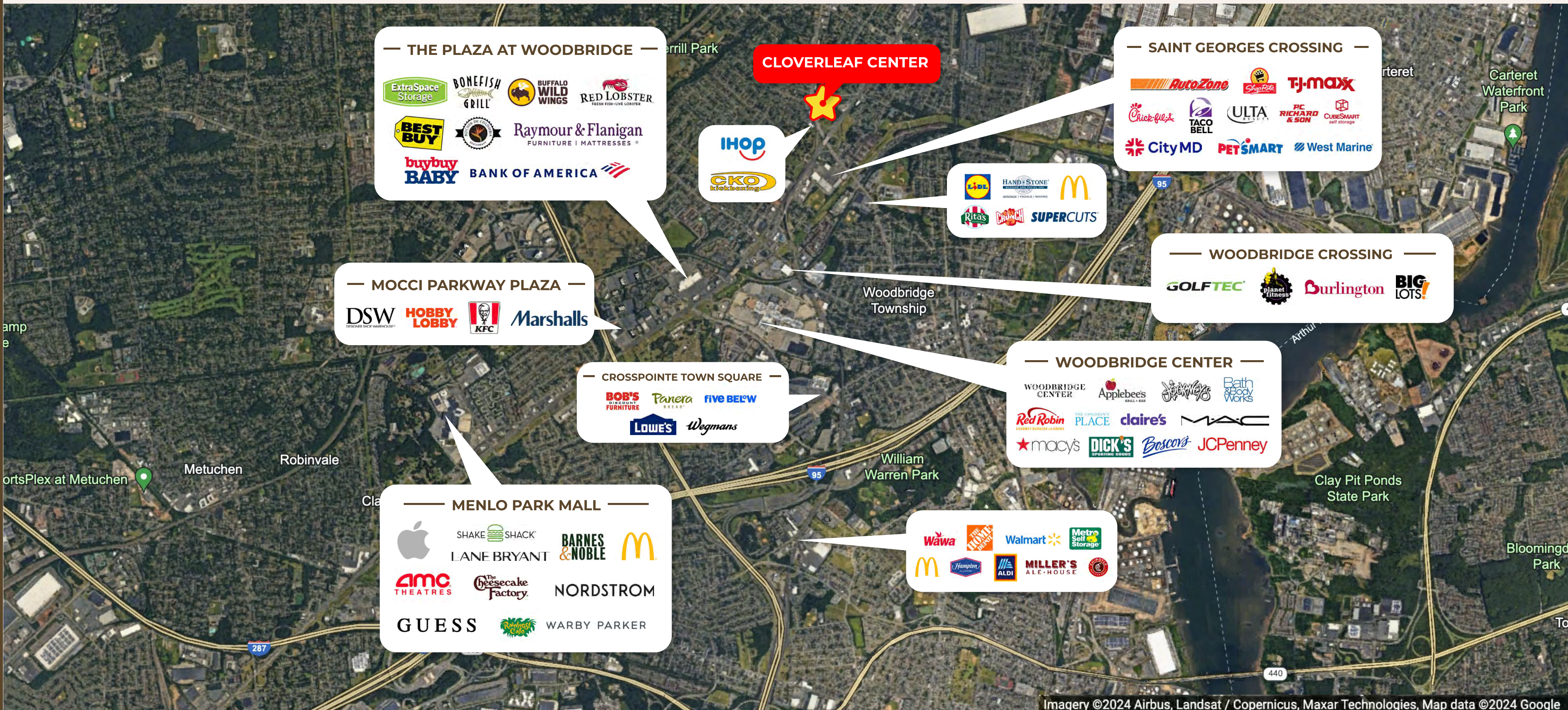


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## MARKET AERIAL



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## SITE AERIAL



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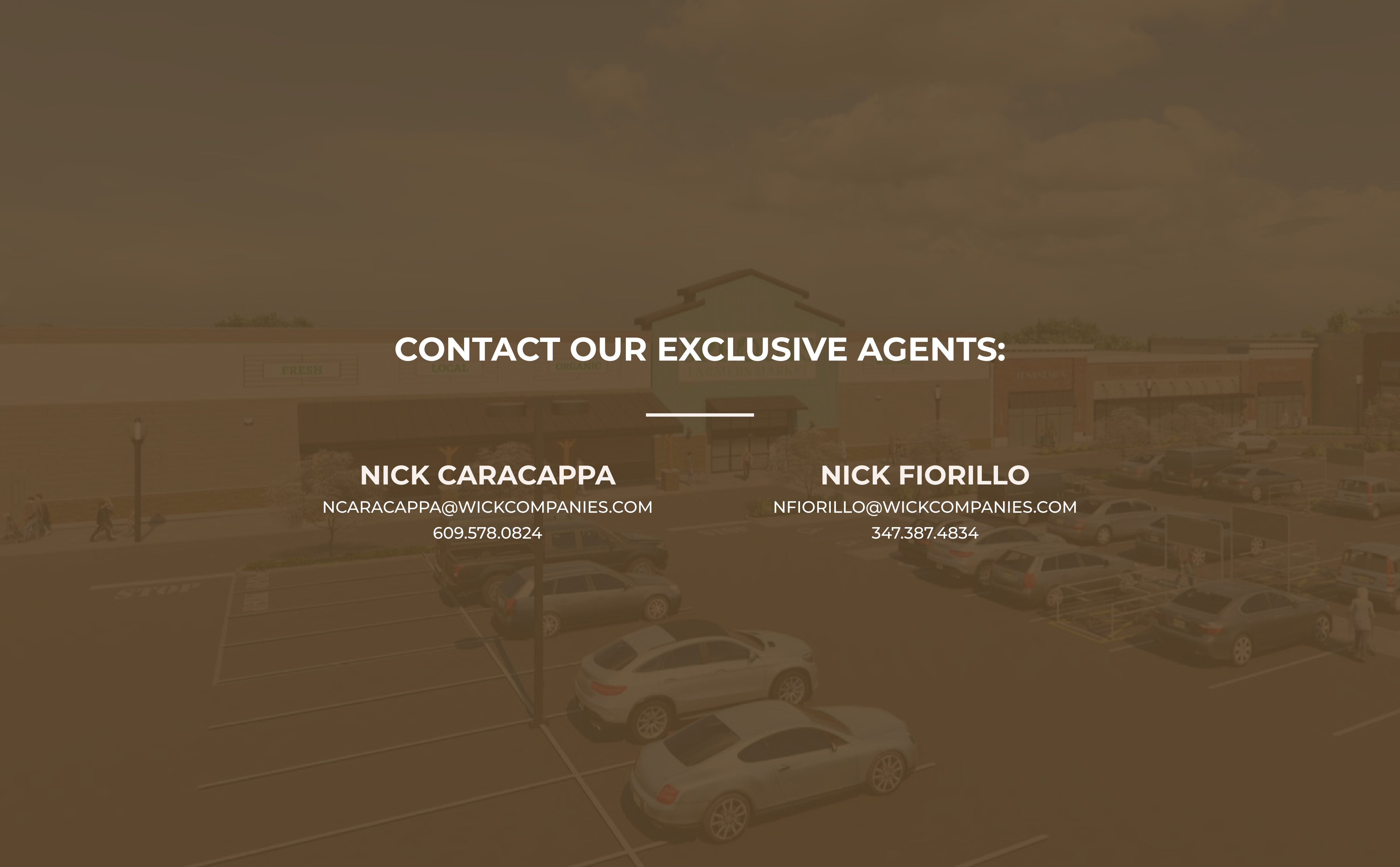
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