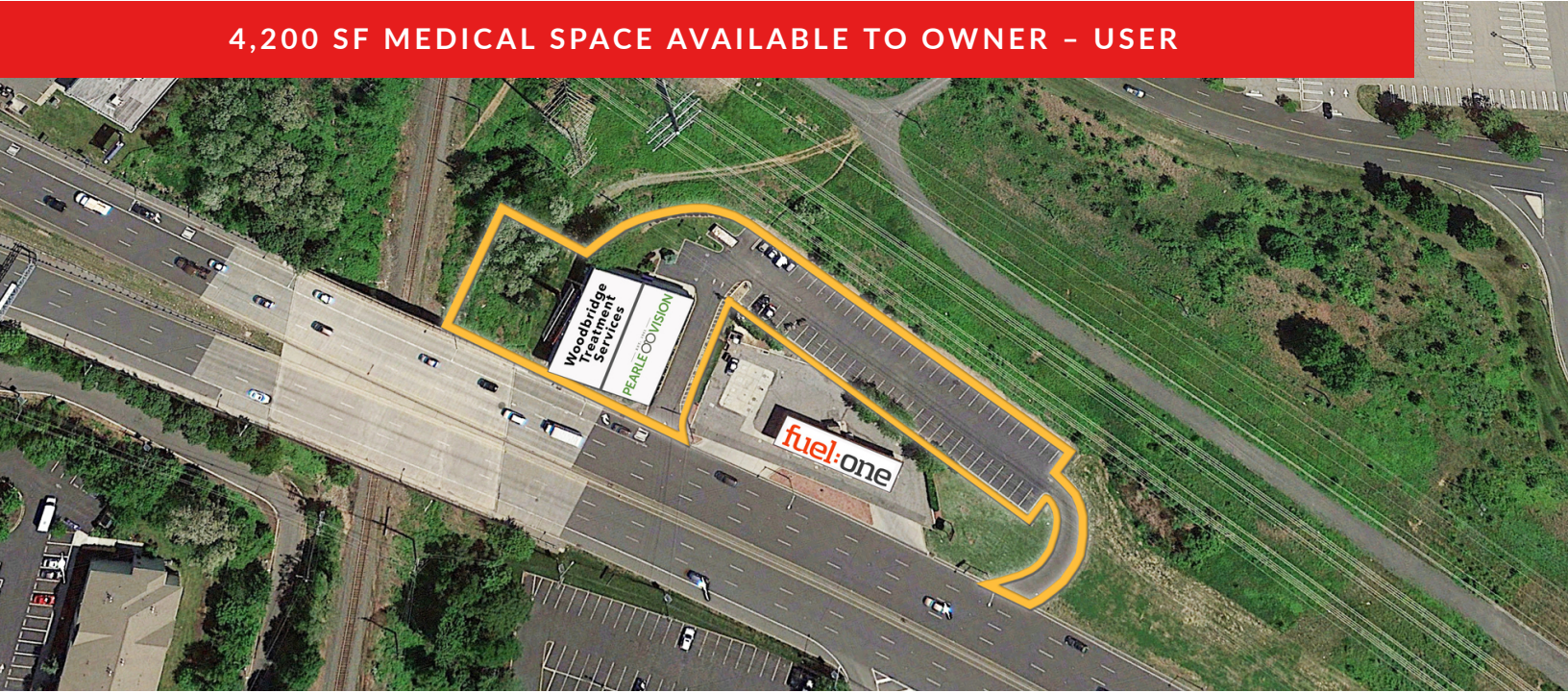


WOODBIDGE, NJ

670 ROUTE 1, WOODBRIDGE, NJ 07095

4,200 SF MEDICAL SPACE AVAILABLE TO OWNER - USER



OFFERING SUMMARY

Sale Price: Call For Details
Building Size: 7,200 SF

PROPERTY OVERVIEW

7,200 SF Center for Sale. Anchored by Pearle Vision with Available 4,200 SF Medical Space

NEIGHBORING TENANTS

WOODBIDGE CENTER



PROPERTY HIGHLIGHTS

- Available Immediately with 4,200 SF for New Owner/Operator
- Excellent Route 1 Visibility & Access
- 60+ Parking Spaces
- Direct Ingress and Egress Points on Route 1
- Anchored by Pearle Vision & Woodbridge Healthcare
- 62,600+ Daily Car Count

FOR MORE INFORMATION CONTACT:

JOHN T. OSTROWSKI
201.703.9700 x121
jostrowski@thegoldsteingroup.com

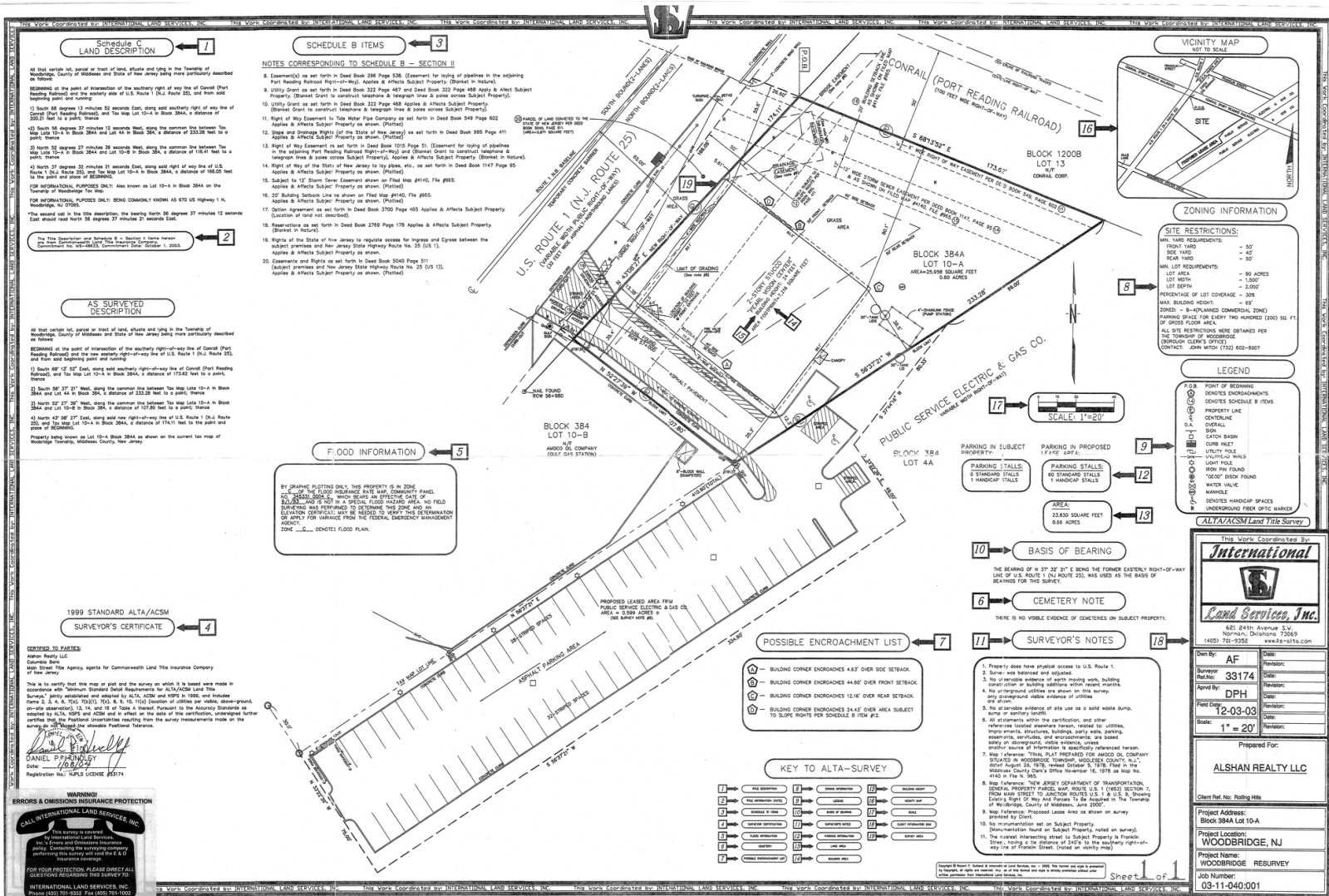
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This Work Coordinated by:

International Land Services, Inc.
481 84th Avenue, S.W.
Normal, Oklahoma 75057
(405) 701-9352 www.ils-116.com

Prepared For:
ALSHAN REALTY LLC

Client Ref. No: **Rothing Hill**

Project Address:
**Block 384 Lot 10-A
WOODBRIDGE, NJ**

Project Name:
WOODBRIDGE RESURVEY

Job Number:
03-11-040-001

SHIPPER: JWG 8 2011

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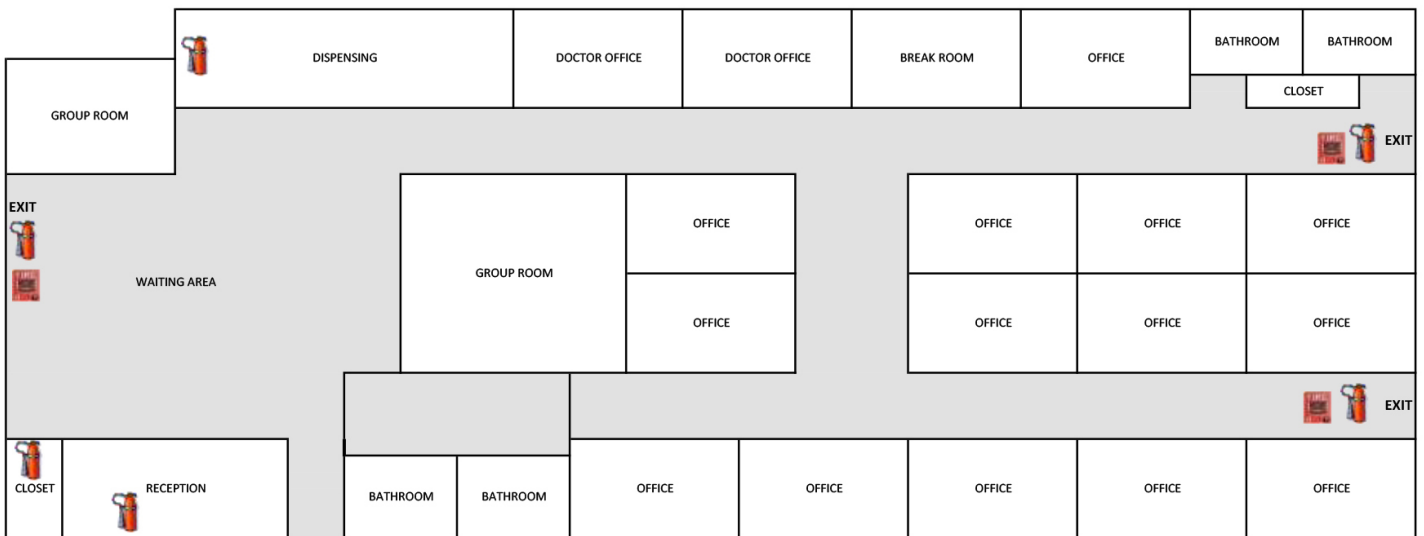


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WOODBIDGE TREATMENT SERVICES
670 US-1
Iselin, NJ 08830
PHONE: (732) 510-1140



EVACUATION ROUTE

R	RESCUE: REMOVE ANY PERSON IN IMMEDIATE DANGER.
A	ALERT: NOTIFY OTHER STAFF, ACTIVATE NEAREST PULL STATION & CONTACT 911 TO REPORT EXACT LOCATION.
C	CONFINE: CONTAIN THE FIRE BY CLOSING WINDOWS & DOORS WHILE EVACUATING THE AREA.
E	EXTINGUISH: AS TRAINED, FOLLOW THE INSTRUCTIONS ON THE FIRE EXTINGUISHER TO ATTEMPT TO PUT OUT A REASONABLE FIRE... BUT USE REASON & REMEMBER SAFETY COMES 1ST.

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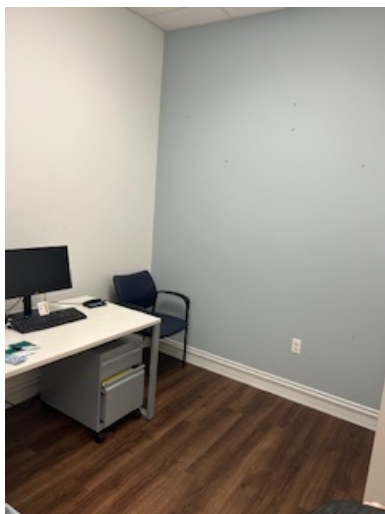
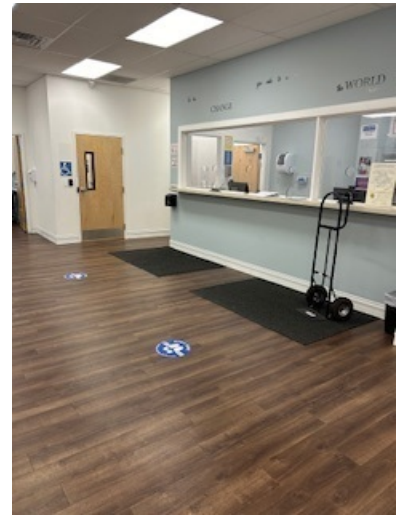
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,516	146,435	335,744
Median age	36.4	38.4	38.2
Median age (Male)	36.2	37.5	37.0
Median age (Female)	35.9	39.0	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,821	51,852	117,267
# of persons per HH	2.7	2.8	2.9
Average HH income	\$92,387	\$88,034	\$87,875
Average house value	\$349,909	\$353,223	\$385,976

* Demographic data derived from 2020 ACS - US Census

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