



299 Route 35

Old Bridge (Laurence Harbor), New Jersey

Availabilities

- +/- 1,575 SF with Drive-Thru (Proposed)
- or
- +/- 0.236 Acres
- Existing Gas Station

Neighboring Tenants



Site Description

- Retail corner opportunity at the signalized intersection of Route 35 and Laurence Turnpike
- Available as an existing gas station for lease or proposed development of a +/- 1,575 SF freestanding building with drive-thru or approximately 0.236 acres of land
- Exceptional visibility and exposure along Route 35, which carries approximately 53,024 vehicles per day
- Convenient access from both Route 35 and Laurence Turnpike
- Strong trade-area demographics with more than 178,000 residents and a median household income exceeding \$106,000 within five miles
- Ideal for quick-service restaurant, financial, medical or other convenience-oriented retail uses; drive-thru and all uses subject to governmental approvals

Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	5,963	4,352	\$99,254
3 Mile	61,226	47,276	\$101,664
5 Mile	178,376	145,944	\$106,413

Retail for Lease - Contact

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Market Aerial



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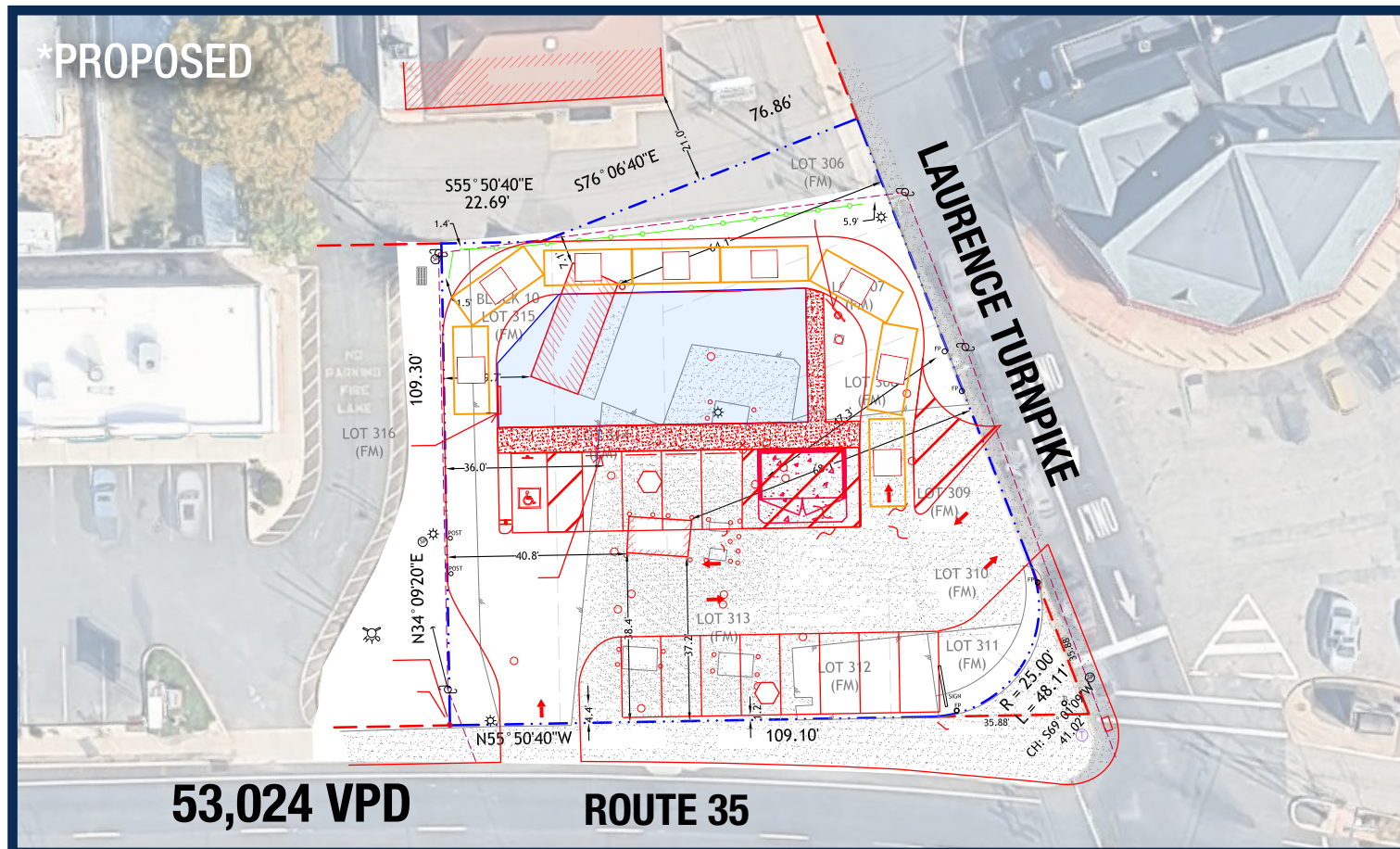
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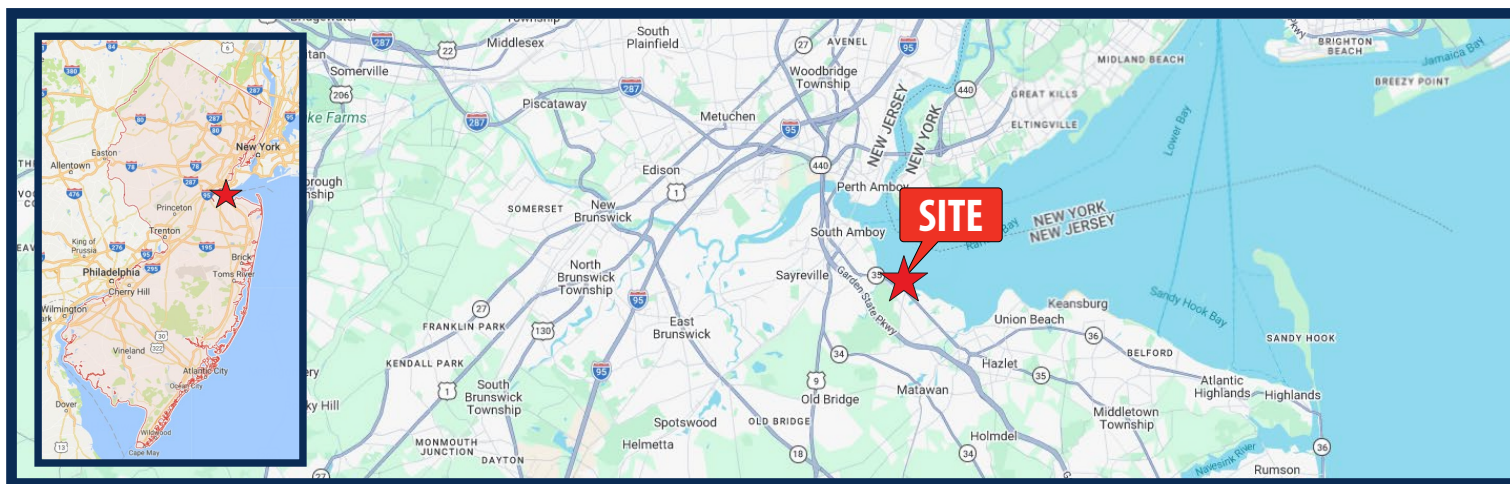
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Site Plan



State Map



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