

# HIGH-PROFILE SEARS REDEVELOPMENT & FORMER HOULIHAN'S AVAILABLE



## The Raye by Vermella 51 Route 1, New Brunswick

### Availabilities:

#### OPTION 1

- +/- 23,356 SF (Freestanding)
- +/- 1,712-9,357 SF (Retail A - Ground Floor)
- +/- 7,789 SF (Rare Freestanding Restaurant)

OR

#### OPTION 2

- +/- 13,529 SF (Can Be Demised with End Cap Drive-Thru Potential) & +/- 3,297 SF (Freestanding w/ Drive-Thru)
- +/- 1,712-9,357 SF (Retail A - Ground Floor)
- +/- 7,789 SF (Rare Freestanding Restaurant)

### Traffic Counts

- 108,804 VPD

### Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	12,087	11,544	\$75,945
2 Mile	77,055	89,955	\$71,403
3 Mile	137,308	157,205	\$79,586

### Retail for Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
gregg@piersonre.com

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# The Raye by Vermella

## 51 Route 1, New Brunswick

### Site Plan - Option 1



### Site Plan - Option 2



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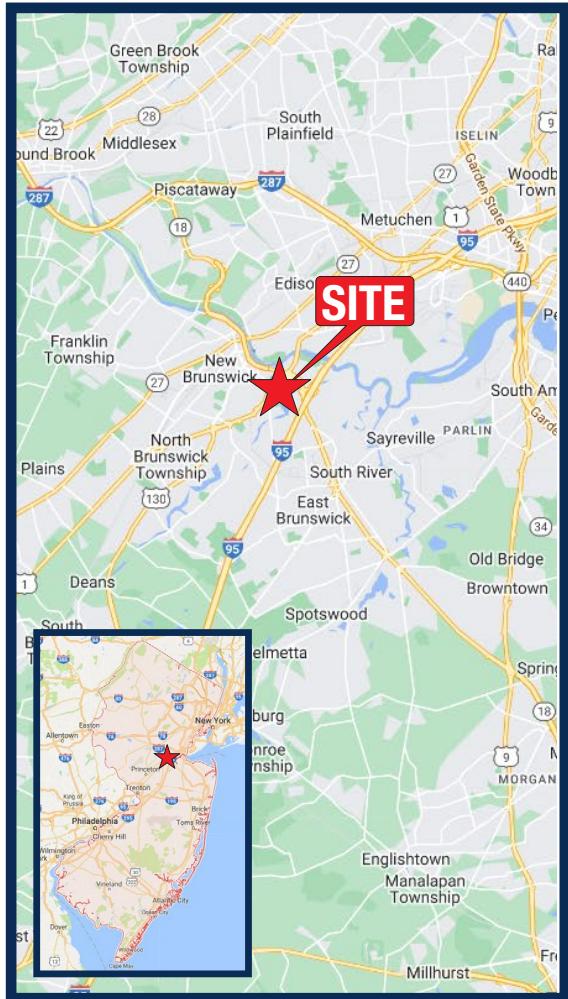
# The Raye by Vermella

## 51 Route 1, New Brunswick

### Site Description

- Premier Sears redevelopment, including an existing On The Border Mexican Grill, with 720 future residential units and 19,627 SF of ground floor retail along Route 1.
- Daily traffic count of 108,804 vehicles and rear access to Route 18.
- Strong daytime and residential population density along with long-standing national, regional and local operators at the major Route 1 and Route 18 retail intersection.
- Approximately 1 mile from Rutgers University New Brunswick and walking distance to Rutgers Cook Campus.
- Captured audience, including residents within its project and Rutgers Cook Campus housing located directly behind it contributes to a population of approximately 137,000 residents within 3 miles and an approximate 157,000 daytime population.
- Easy accessibility to and from the New Jersey Turnpike interchange, along with convenient access to Route 18 (96,795 vehicles per day).

### State Map



### Market Aerial



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