

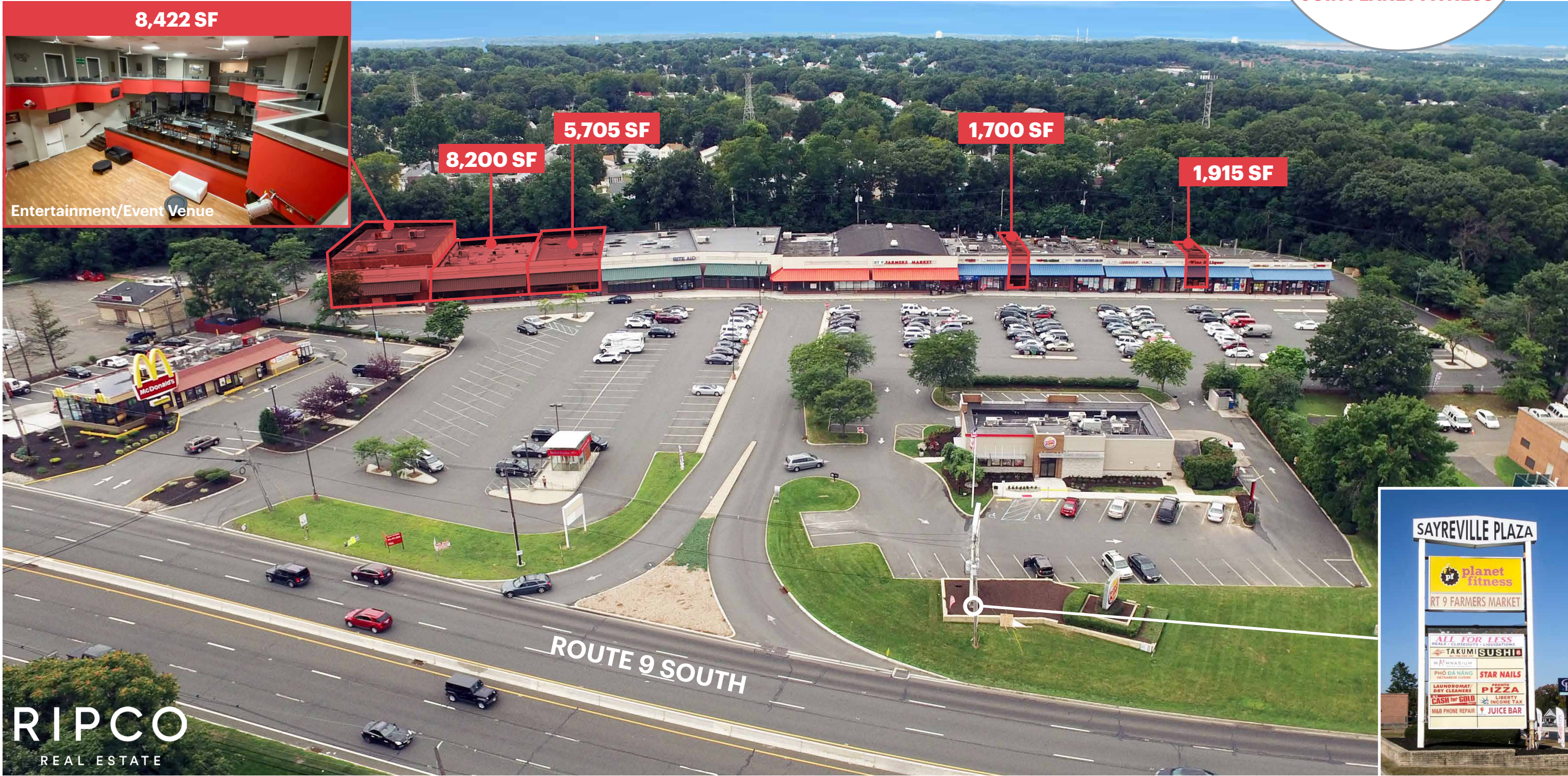
**RETAIL SPACE**

# SAYREVILLE PLAZA

Middlesex County

**960 ROUTE 9 SOUTH**  
SAYREVILLE | NEW JERSEY

**1,700 SF -  
8,422 SF**  
Highly Visible  
Strip Center on Route 9!  
**FOOD USE PERMITTED**  
**JOIN PLANET FITNESS**

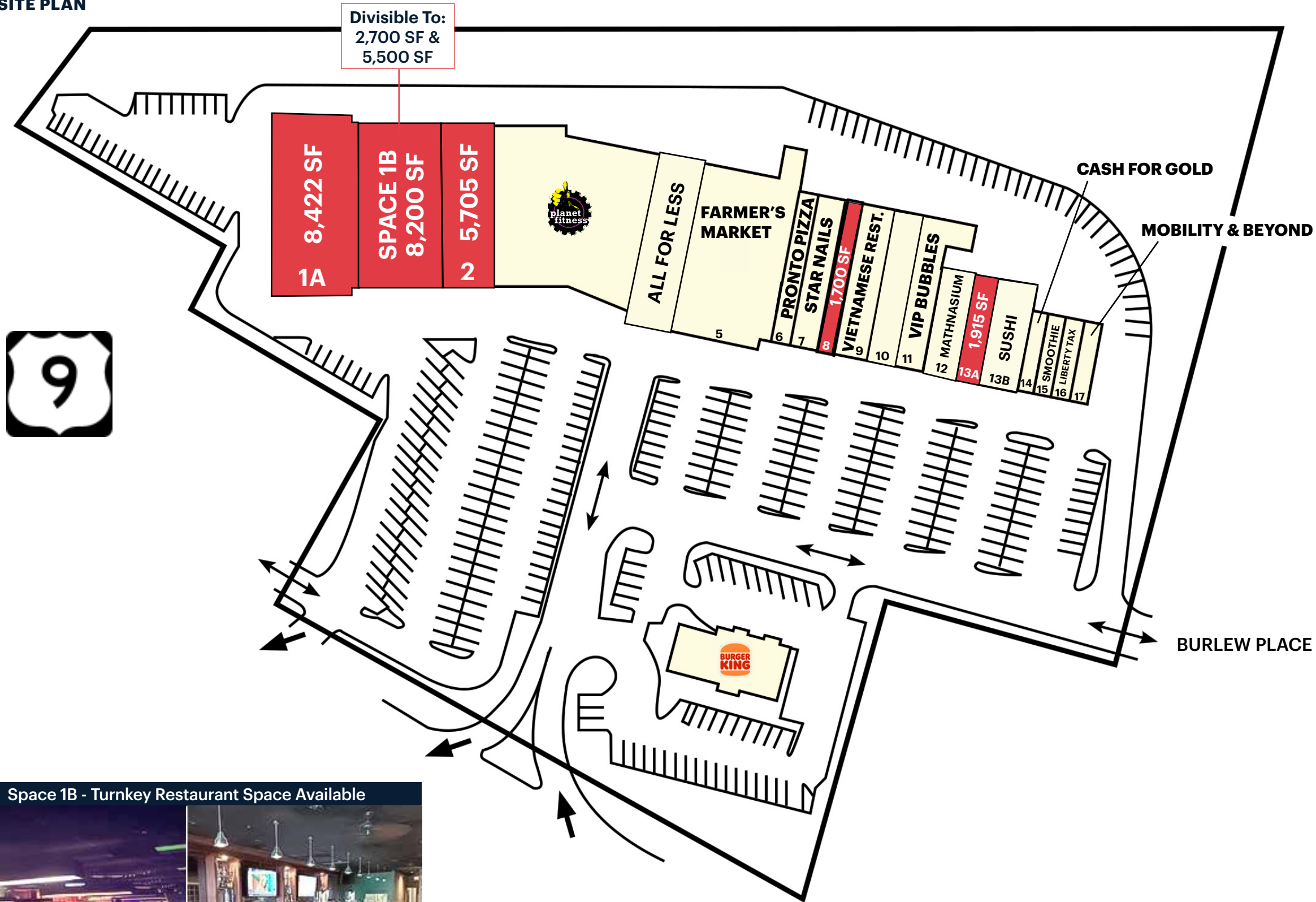


**RIPCO**  
REAL ESTATE



# SPACE DETAILS

## SITE PLAN



### SIZE

1A	8,422 SF
1B	8,200 SF *
2	5,705 SF
8	1,700 SF
13A	1,915 SF
*divisible	

### ASKING RENT

Upon Request

### NNN

\$7.00 PSF (est.)

### GLA

82,500 SF

### POSSESSION

Immediate

### CO-TENANTS

Planet Fitness, Burger King, Farmer's Market, Pronto Pizza, Star Nails, Vietnamese Restaurant, Laundry, Cash for Gold, Liberty Tax, All for Less, Mathnasium

### COMMENTS

- High Visibility Strip Center
- 390 Parking Spaces
- 80,000 VPD On Route 9
- Prominent Pylon Highway Signage
- Access To Northbound And Local Traffic Via Burlew Place
- Great For Medical And Wellness
- Food Use Permitted



Space 1B - Turnkey Restaurant Space Available



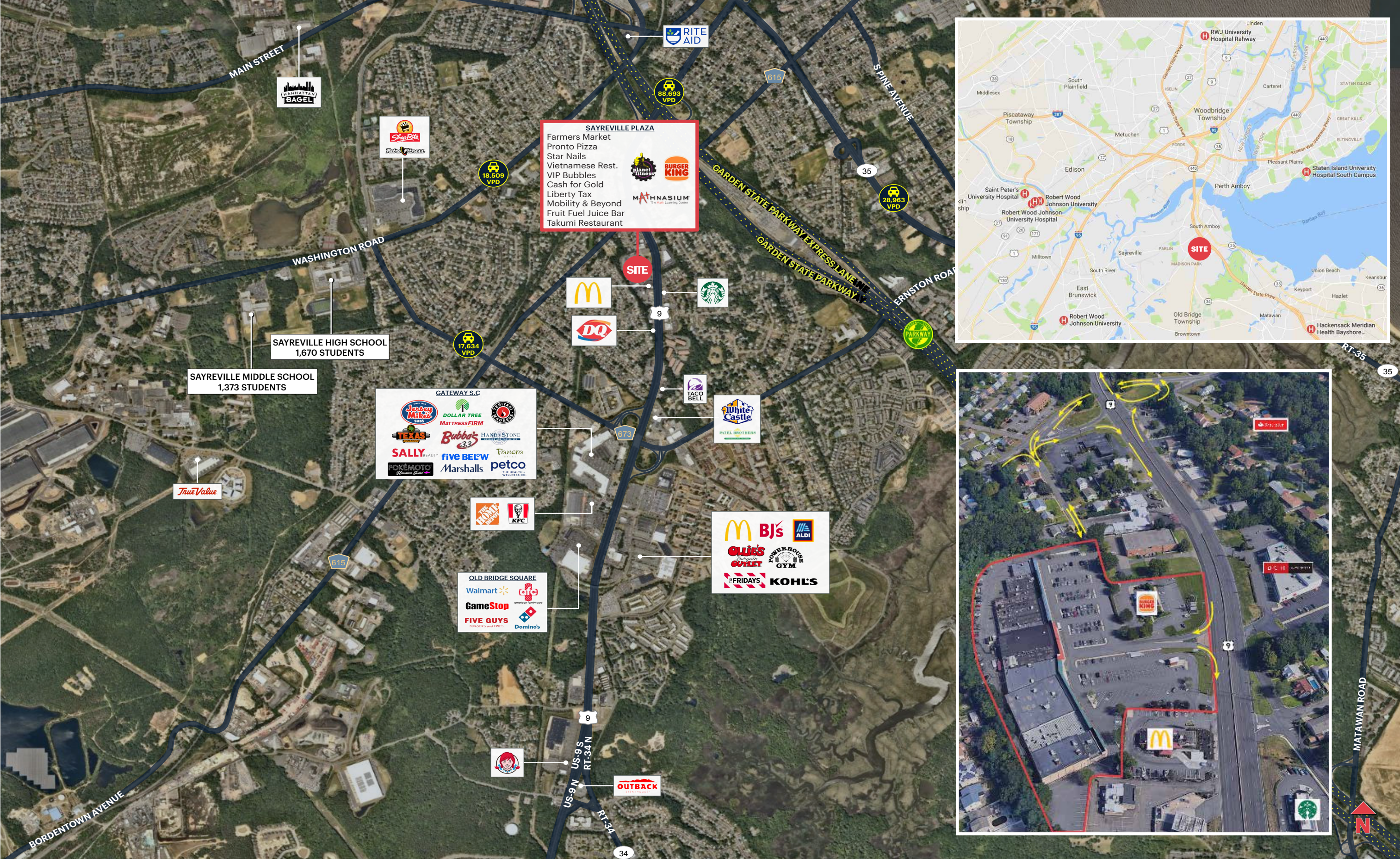


**SPACE 1A - 8,422 SF ENTERTAINMENT/EVENT/RESTAURANT SPACE**



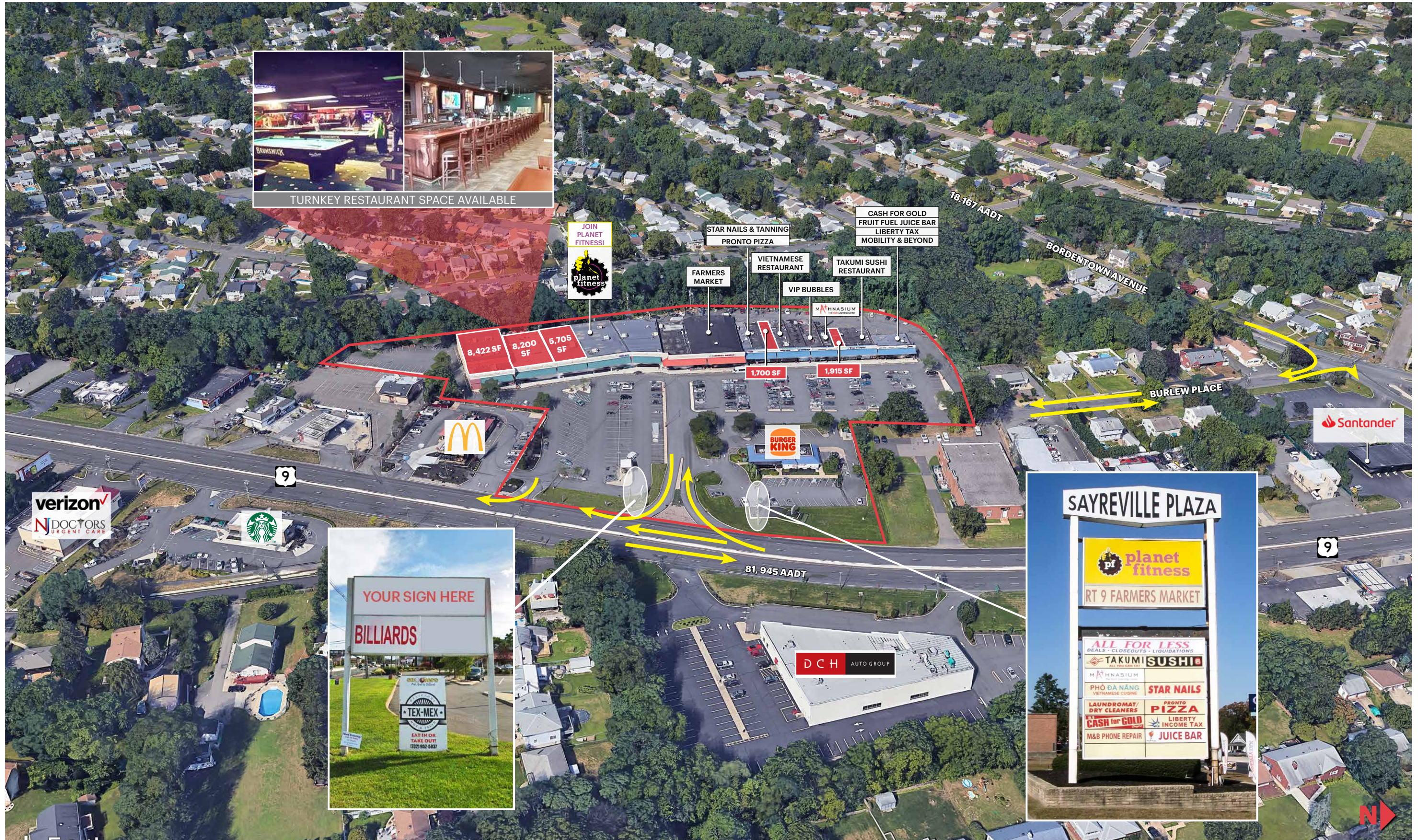


# MARKET AERIAL





# LOW LEVEL AERIAL





## SITE PHOTOS

SPACE 1A (ENTERTAINMENT / EVENT / RESTAURANT SPACE) - 8,422 SF



SPACE 2 - 5,705 SF



SPACE 1B (FORMER RESTAURANT) - 8,200 SF

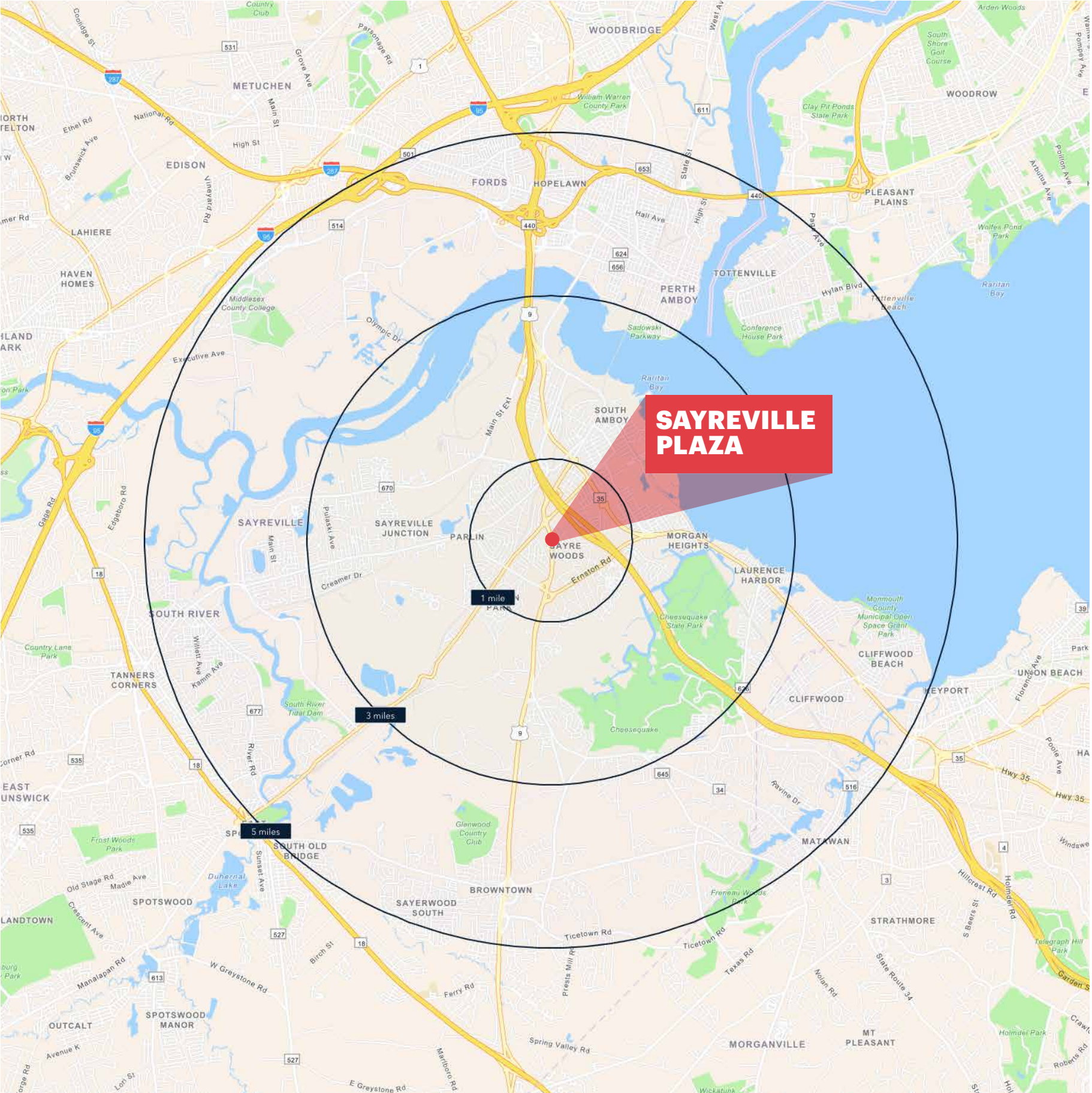


SPACE 13A - 1,915 SF





# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
14,975  
**HOUSEHOLDS**  
5,644  
**MEDIAN AGE**  
42.7  
**COLLEGE GRADUATES (Bachelor's +)**  
34%

**TOTAL BUSINESSES**  
417  
**TOTAL EMPLOYEES**  
4,897  
**TOTAL DAYTIME POPULATION**  
11,456  
**AVERAGE HOUSEHOLD INCOME**  
\$138,426

## 3 MILE RADIUS

**POPULATION**  
72,548  
**HOUSEHOLDS**  
26,764  
**MEDIAN AGE**  
40.6  
**COLLEGE GRADUATES (Bachelor's +)**  
33%

**TOTAL BUSINESSES**  
1,797  
**TOTAL EMPLOYEES**  
21,845  
**TOTAL DAYTIME POPULATION**  
56,578  
**AVERAGE HOUSEHOLD INCOME**  
\$117,755

## 5 MILE RADIUS

**POPULATION**  
213,737  
**HOUSEHOLDS**  
78,248  
**MEDIAN AGE**  
39.6  
**COLLEGE GRADUATES (Bachelor's +)**  
33%

**TOTAL BUSINESSES**  
5,929  
**TOTAL EMPLOYEES**  
74,560  
**TOTAL DAYTIME POPULATION**  
178,579  
**AVERAGE HOUSEHOLD INCOME**  
\$118,421

\*2024 estimates



## TURNAROUNDS AND ACCESS MAP



## CONTACT EXCLUSIVE AGENTS

**FLORIAN SUSERMAN**  
fsuserman@ripconj.com  
201.777.2301

**SAMANTHA ZAWADZKI**  
szawadzki@ripconj.com  
201.256.0542