

Miracle Mall

275 Route 18, East Brunswick, New Jersey

ANCHOR OPPORTUNITY
+/- 35,000 SF

**RARE FORMER RESTAURANT
W/ DRIVE-THRU**
+/- 3,989 SF

ROUTE 18 **65,255 VPD**

Retail for Lease - Contact

Ryan Starkman
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Site Description

Availabilities

- +/- 3,989 SF (Existing Drive-Thru)
- +/- 35,000 SF

Traffic Counts

- 64,179 VPD

Co-Tenants

- Asian Food Market
 - Aspen Dental
 - Dollar Tree
- Harbor Freight
 - Lakeshore Learning
 - Math Genie
- PM Music
 - Umi Sushi

- Join recently opened Asian Food Market & Umi Sushi with approximately 35,000 square feet of Big Box retail space and a rare former restaurant with existing drive-thru available at this shopping center located in the heart of the regional Route 18 retail corridor
- Recent façade renovations with multiple improvements and upgrades throughout the property
- Direct access to multi-family residential and junior high school (over 1,500 students within walking distance) via side entrance along Lake Avenue
- Strong demographics with average household incomes over \$100,000 and nearly 100,000 potential shoppers within the immediate area
- Marquee/anchor façade signage and premier pylon signage placement with exposure to over 64,000 vehicles per day

Demographics

Radius	Population	2024 Total Daytime Population	Average HH Income
1 Mile	8,254	11,648	\$133,510
3 Mile	99,662	96,144	\$134,867
5 Mile	270,209	270,603	\$135,050
7 Mile	457,620	446,128	\$142,288

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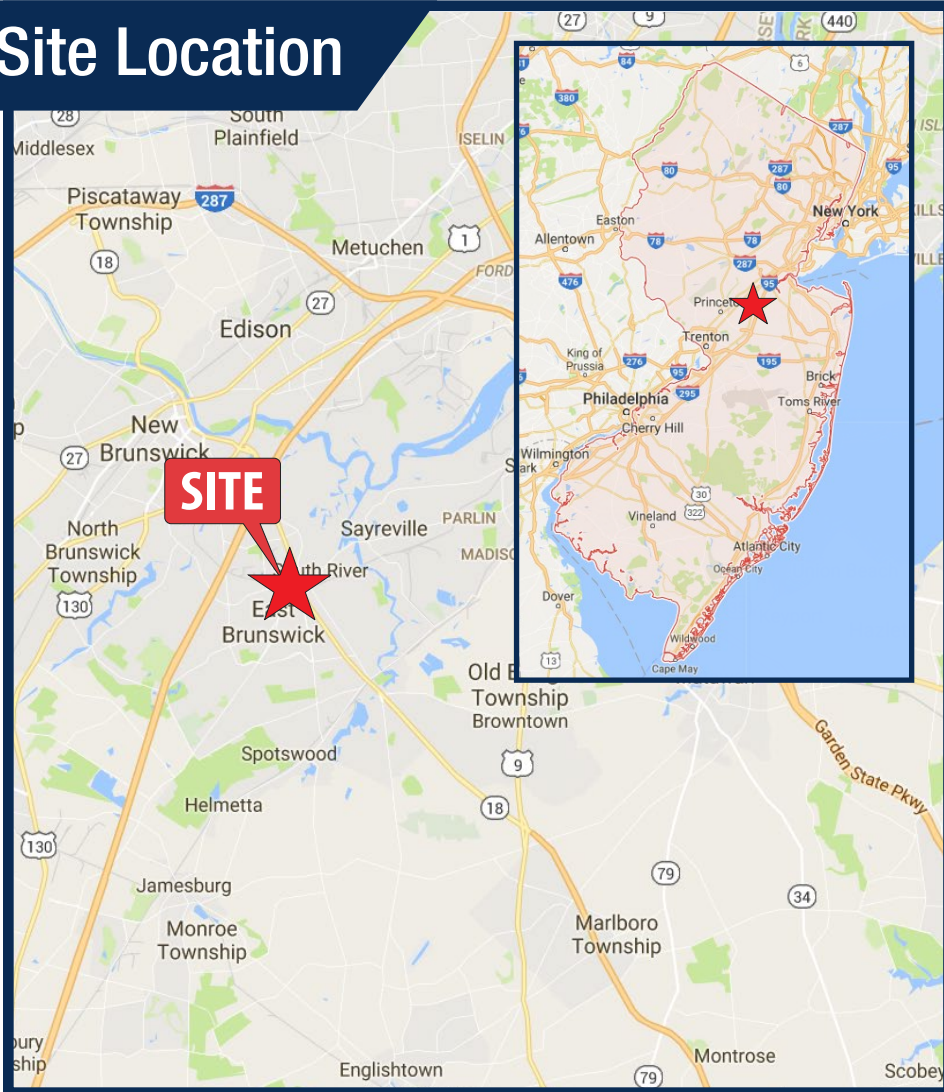
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Site Location



Regional
Retail Corridor

Over 64,000
Vehicles Per Day

Over 600 Feet of
Route 18 Frontage

Nearly 100,000
Potential Shoppers
within the Market

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Site Plans



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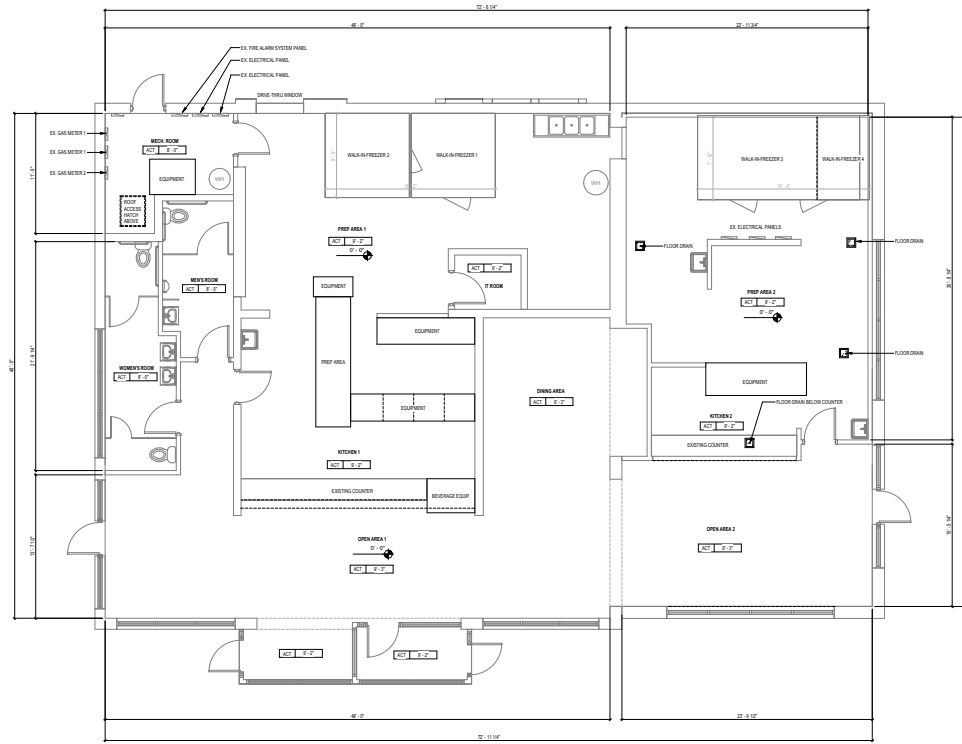
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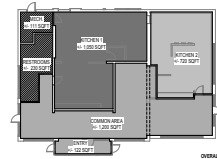
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Site Plans

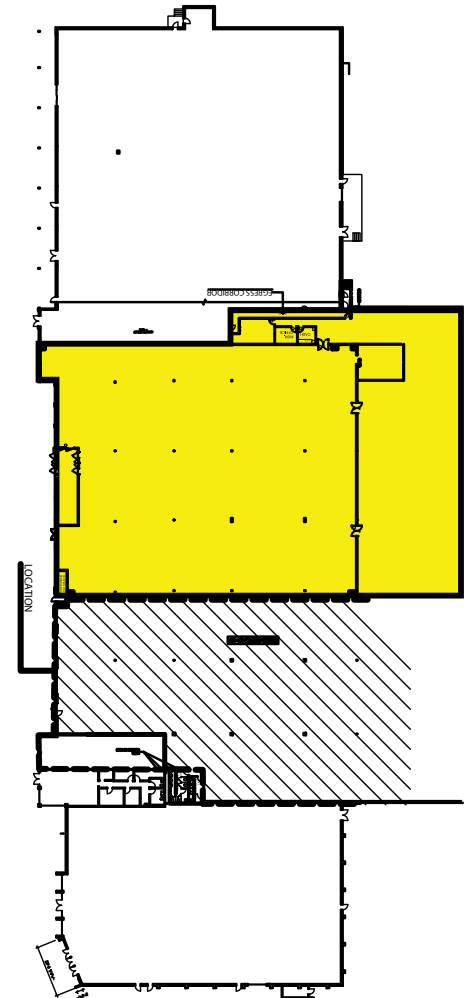


ROUTE 18

+/- 3,989 SF FLOOR PLAN



OVERALL +/- 3,989 SQFT



+/- 35,000 SF FLOOR PLAN

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