

## RETAIL/FITNESS/MEDICAL SPACE

# OLD BRIDGE, NJ

450 ROUTE 34

### SIZE

Ground Floor 18,000 SF  
Second Floor 9,000 SF

### ASKING RENT

Upon Request

### TAXES

\$60,000

### PARKING

114 spaces

### POSSESSION

Immediate

### NEIGHBORS

Dollar Tree, Provident Bank, Buy Rite Liquors, Bury the Hatchet, Matawan Montessori Academy, Kearny Bank, Wawa, Public Storage, Ganga Asian Fusion, Retro Fitness, Central Jersey Premier Soccer Academy

### COMMENTS

- Freestanding 27,000 SF Building - Former NYSC Health Club
- Property sits at Route 34 and Disbrow Road at a traffic controlled intersection, directly across from the Marketplace at Matawan.
- 300 FT of frontage on Route 34 with Large Pylon Sign
- Close proximity to The Garden State Parkway and Route 9.
- Building sits on 3.5 acres of land

## CONTACT EXCLUSIVE AGENTS

### PATRICK BRAKE

Senior Associate  
pbrake@ripconj.com  
201.777.2304

### MATT GRUNDY

Managing Director  
mgrundy@ripconj.com  
201.777.2296

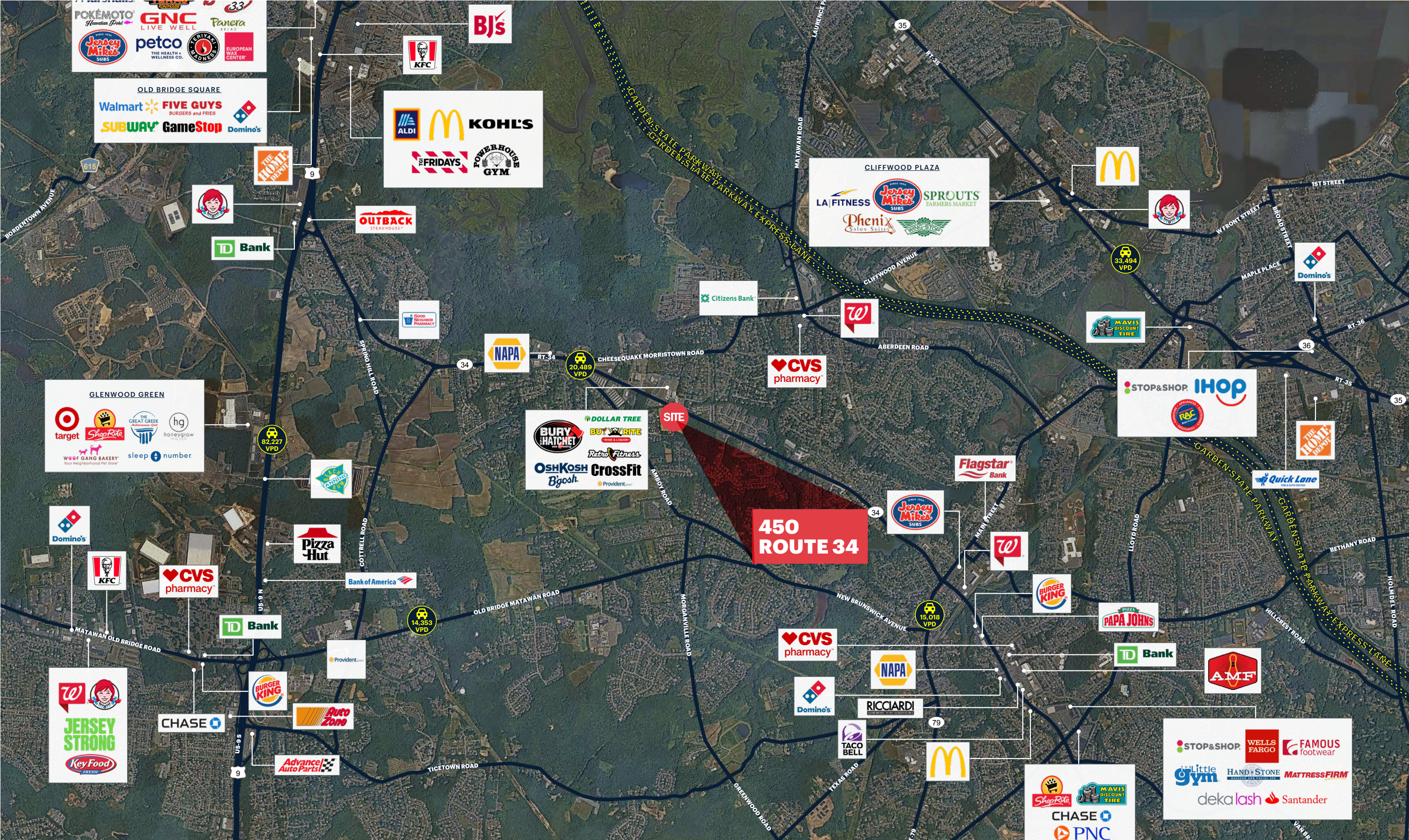
**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

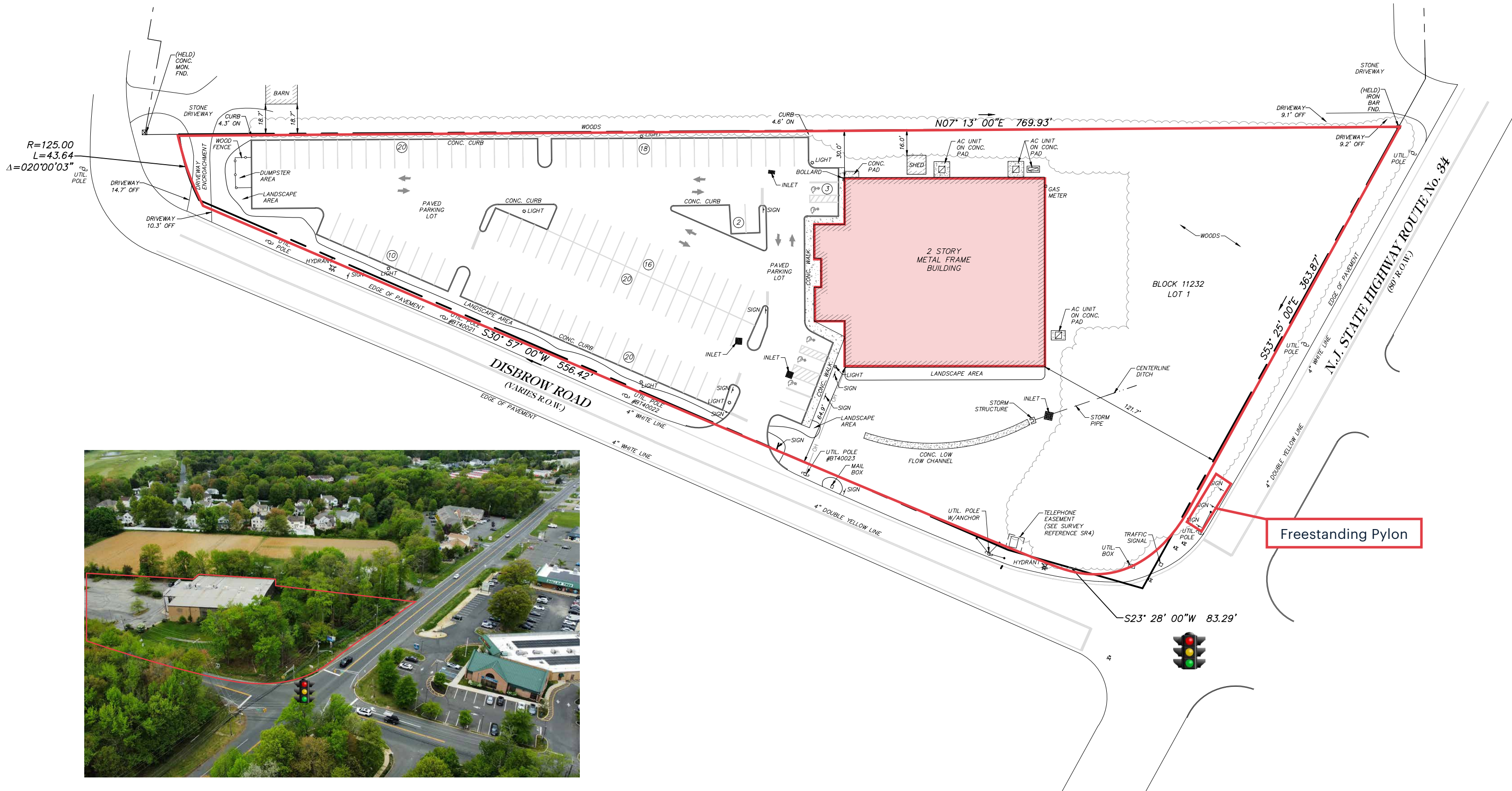
MARKET AERIAL



# ZOOM AERIAL



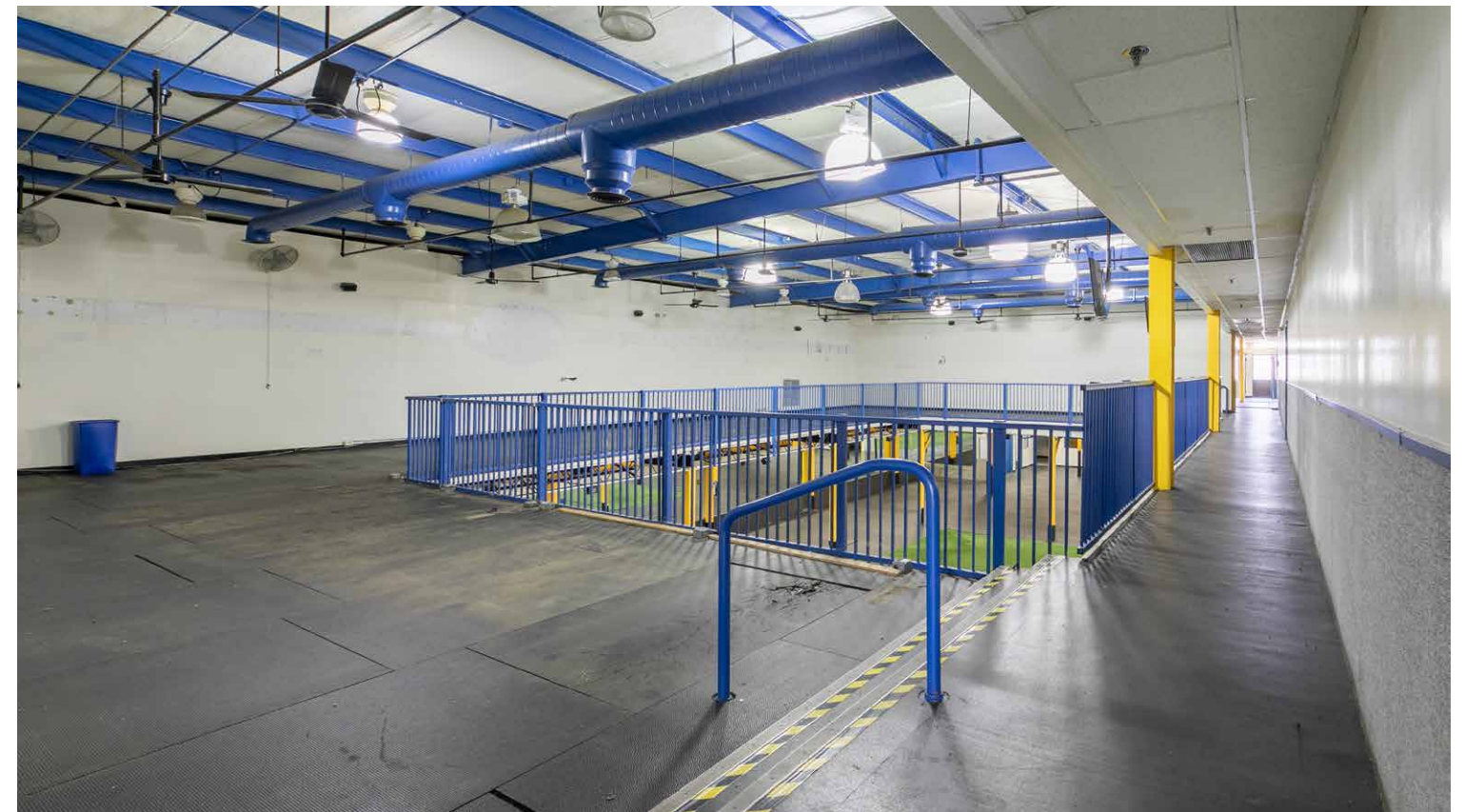
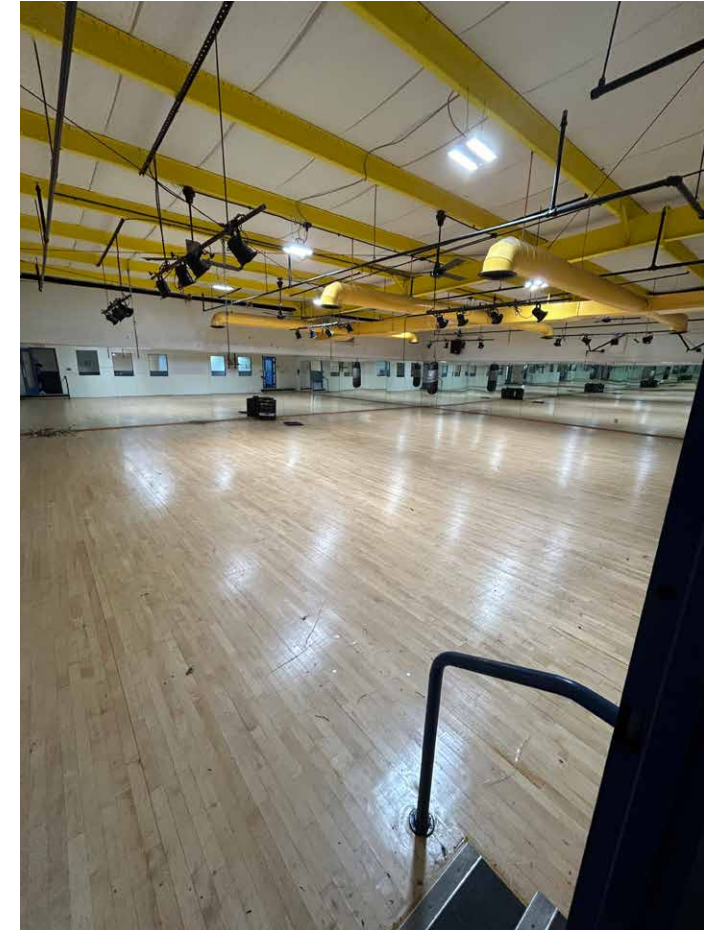
# SITE PLAN - 27,000 SF TOTAL - FORMER NYSC HEALTH CLUB



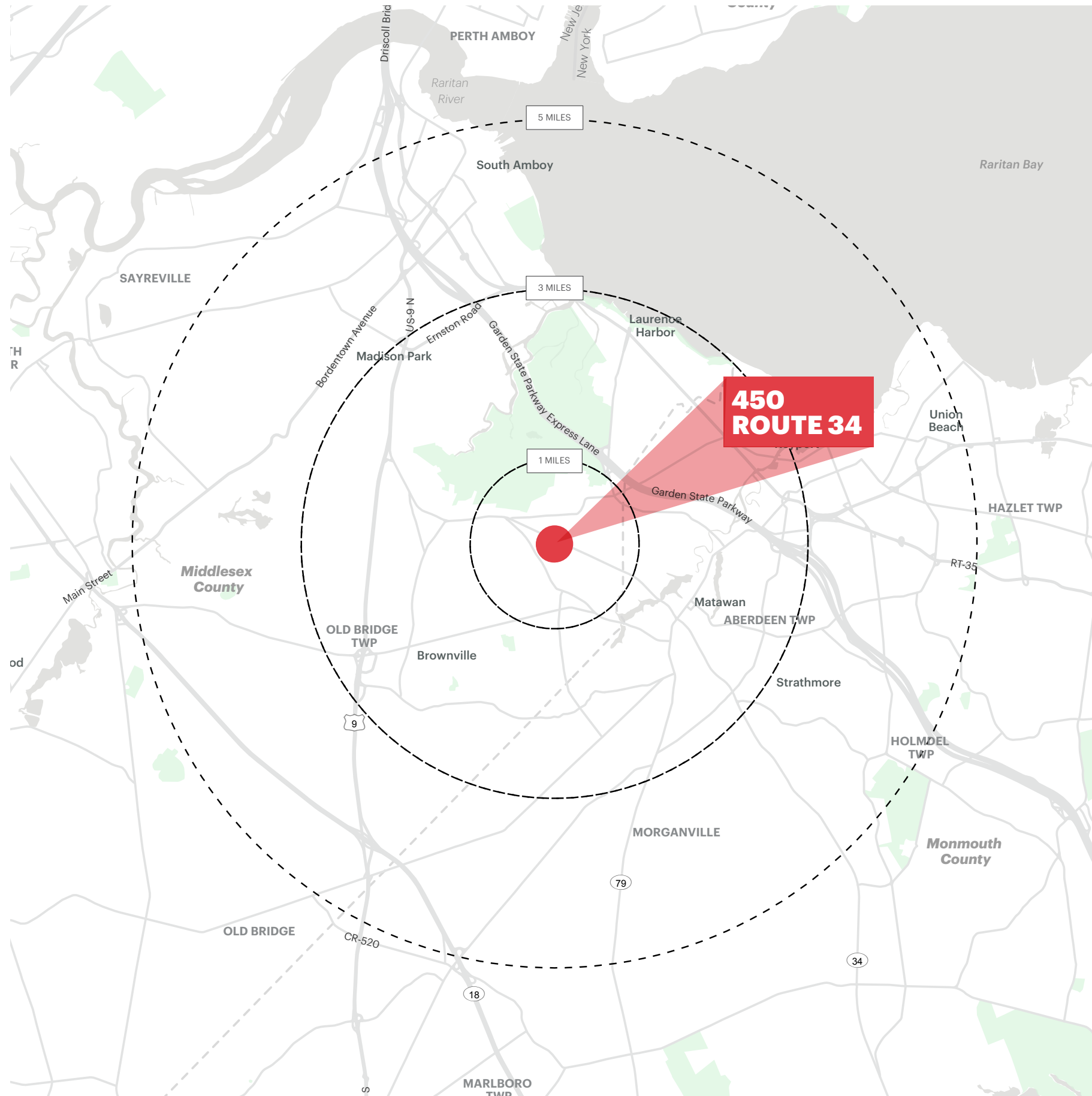
Freestanding Pylon



# INTERIOR PHOTOS



# DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

6,545

### HOUSEHOLDS

2,732

### MEDIAN AGE

49.7

### COLLEGE GRADUATES (Bachelor's +)

2,330 - 46%

### TOTAL BUSINESSES

309

### TOTAL EMPLOYEES

3,184

### TOTAL DAYTIME POPULATION

6,571

### AVERAGE HOUSEHOLD INCOME

\$134,809

## 3 MILE RADIUS

### POPULATION

72,114

### HOUSEHOLDS

28,689

### MEDIAN AGE

41.2

### COLLEGE GRADUATES (Bachelor's +)

23,898 - 45%

### TOTAL BUSINESSES

1,982

### TOTAL EMPLOYEES

20,403

### TOTAL DAYTIME POPULATION

52,533

### AVERAGE HOUSEHOLD INCOME

\$142,961

## 5 MILE RADIUS

### POPULATION

170,466

### HOUSEHOLDS

65,564

### MEDIAN AGE

42.1

### COLLEGE GRADUATES (Bachelor's +)

54,596 - 44%

### TOTAL BUSINESSES

5,087

### TOTAL EMPLOYEES

55,981

### TOTAL DAYTIME POPULATION

133,227

### AVERAGE HOUSEHOLD INCOME

\$145,974

\*2024 estimates