

PRIME ROUTE 1 OPPORTUNITY



WOODBRIDGE CROSSING



770 Route 1 Woodbridge, New Jersey

Availability

- +/- 1,053 - 5,362 SF

Traffic Count

- 62,684 VPD

Co-Tenancy

- Qdoba
- Scrubs & Beyond
- Starbucks

Demographics

Radius	Population	Daytime Population	Median HH Income
1 Mile	22,268	16,119	\$97,768
2 Mile	70,241	69,593	\$104,746
3 Mile	142,870	140,375	\$103,651

Retail for Lease - Contact

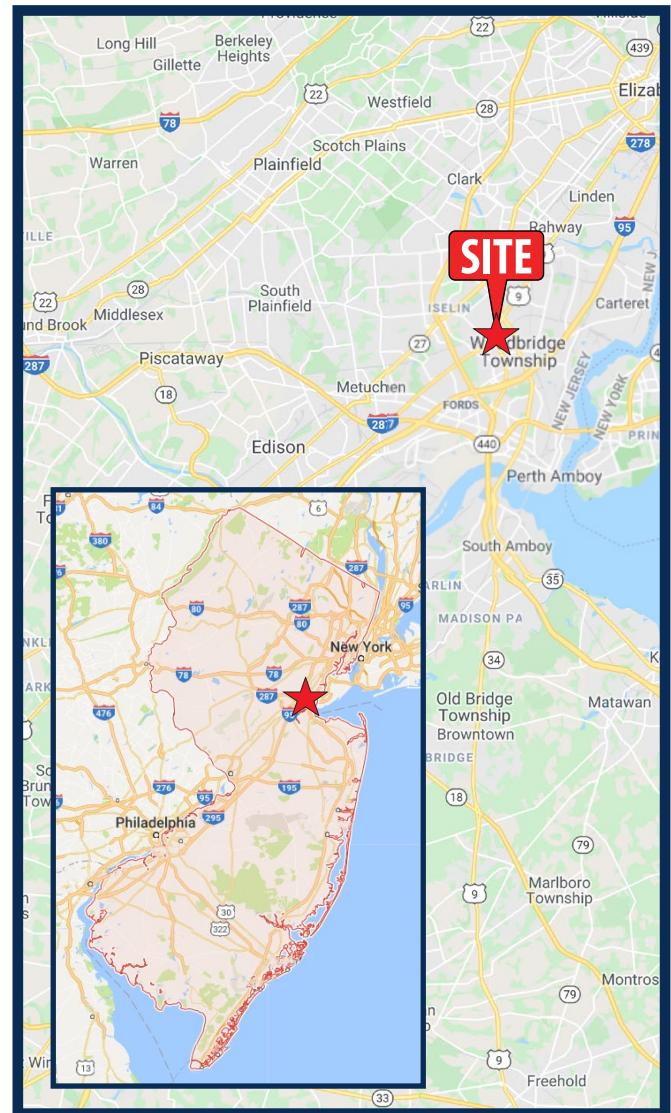
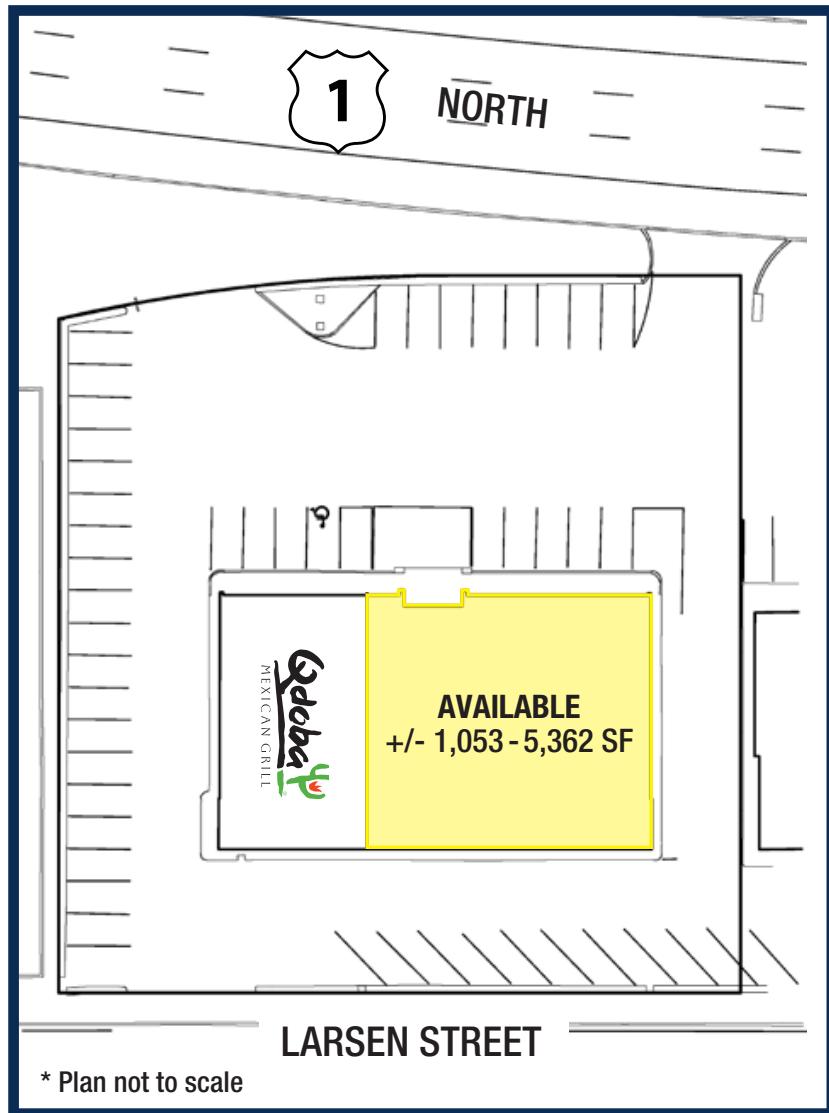
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770 Route 1

Woodbridge, New Jersey

- Significant access points with multiple means of ingress/egress via Route 1 as well as back-access via Larsen Street. The site is nestled between Routes 1 & 9 and approximately 1 mile from the Garden State Parkway.
- Approximately 62,684 vehicles pass the site daily along Route 1 with approximately 51,528 daily vehicles traveling along Route 9.
- Extremely dense market with a residential population of over 137,000 within 3 miles and a total daytime population of over 146,000 within 3 miles.
- Woodbridge Township is centrally located with access to numerous major roadways including Route 1, Route 9, Route 35, the Garden State Parkway and the New Jersey Turnpike, which provides for long-standing national, regional and local operators located within the retail market.



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