

PRIME ROUTE 1
OPPORTUNITY



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

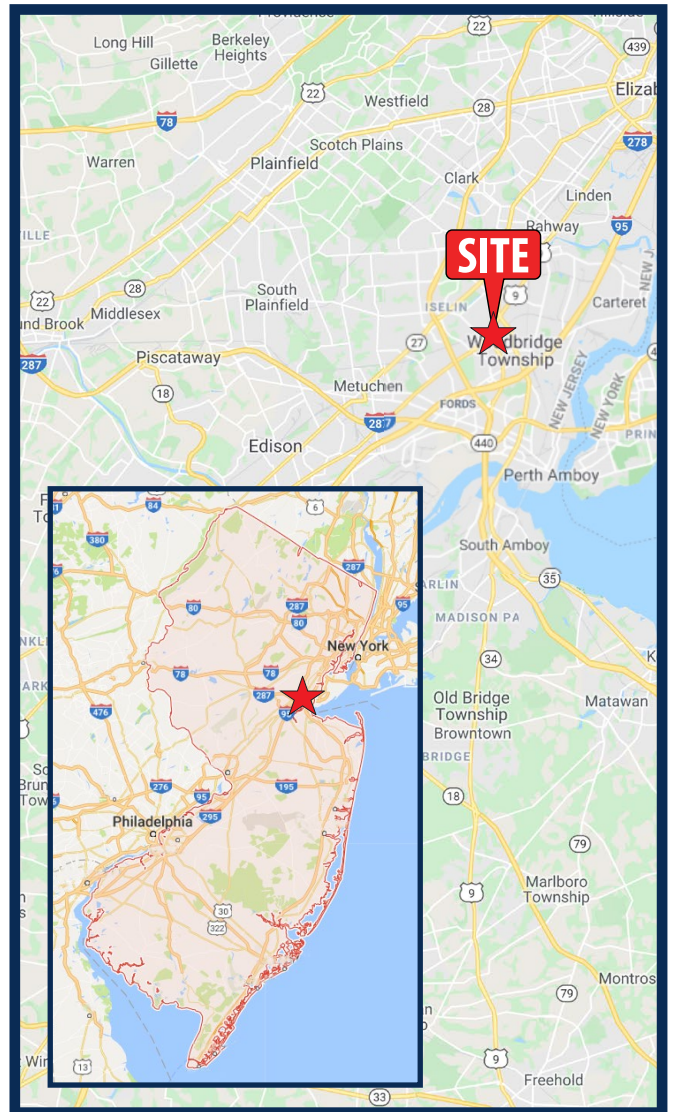
Gregg Medvin
Ph. 732-724-3962
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

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.



Retail for Lease - Contact

Gregg Medvin

Ph. 732-724-3962

gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

770 Route 1

Woodbridge, New Jersey



Retail for Lease - Contact

Gregg Medvin

Ph. 732-724-3962

gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.