1014 US Highway 9,

Parlin, NJ 08859

Gateway Shopping Center

CONTACT US

BRUCE POLLACK
(516) 382-2220
DAVID GELFOND
(718) 810-7678

bp@fdcrealty.com
dg@fdcrealty.com

VISIT OUR WEBSITE

www.fdcrealty.com

FIRST DEVELOPMENT CORPORATION

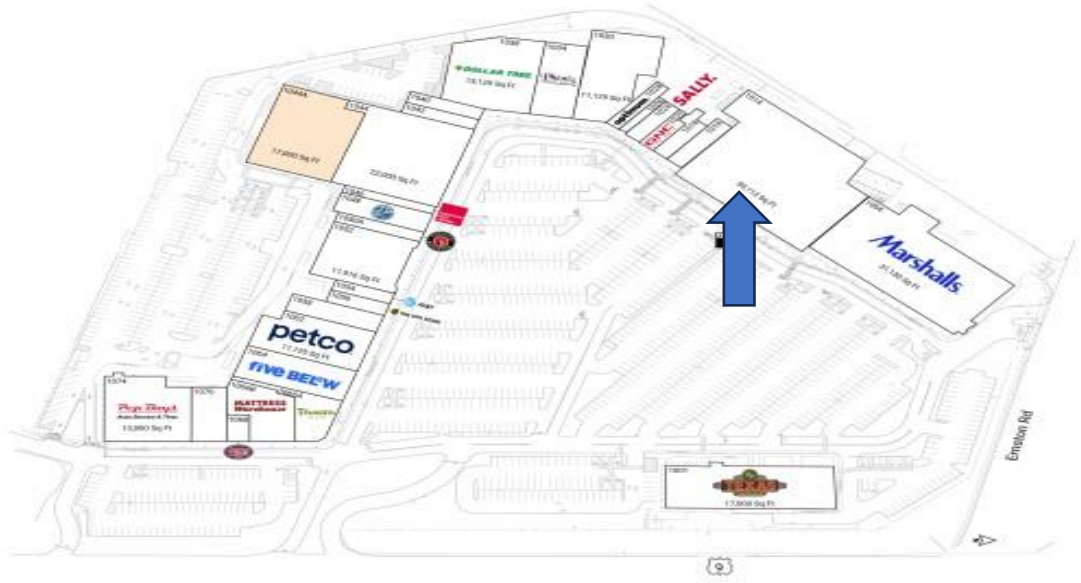
Terrific opportunity for a supermarket or any other retail opportunity:

Join national retailers including Marshalls, Five Below, Petco, Panera, Jersey Mike's, Pep Boys & others.
The center draws an estimated 2.6M annual visits and is surrounded by an affluent and well-educated population with an average household income of $117K+ and 36% college educated within a 3-mile radius
Close proximity to multiple elementary schools with a combined enrollment of 2K+ students.
High visibility from 110K+ VPD on US Hwy 9 and 13K+ on Ernston Rd with convenient accessibility to Garden State Parkway

1014 US Highway 9,

Parlin, NJ 08859

± 39,112 SF AVAILABLE FOR SUBLEASE



This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
4231

Available Spaces

1044A 17,000 Sq Ft

Current Tenants Space size listed in square feet

1001	Texas Roadhouse	17,000
1004	Marshalls	31,130
1014	Occupied	39,112
1016	Mike's Pizza	2,500
1018	Satori Academy of Martial Arts	2,278
1022	GNC	1,737
1024	Sally Beauty Supply	1,872
1026	Carousel Hair	960
1028	Optimum	2,000
1030	Inspirations	11,129
1034	Phenix Salon Suites	7,695
1038	Dollar Tree	15,125
1040	Old Bridge Vision Center	2,100
1042	Angel Nails	2,000
1046	European Wax Center	1,800
1048	Hand & Stone Massage and Facial Spa	4,200
1050A	Teriyaki Madness	2,179
1052	Bhavani Food Market	11,916
1054	AT&T	1,600
1056	The UPS Store	2,000
1058	Fine Wine & Liquor Depot	4,125
1062	Petco	11,125
1064	Five Below	8,841
1066A	Panera Bread	4,810
1066B	Mattress Warehouse	7,186
1068	Jersey Mike's	1,435
1070	Allied Dental	4,693
1074	Pep Boys	13,000

CONTACT US

FDC FIRST DEVELOPMENT CORPORATION

BRUCE POLLACK (516) 382-2220

DAVID GELFOND (718) 810-7678

bp@fdcrealty.com dg@fdcrealty.com

Aerial View of Gateway Shopping Center

FDC
FIRST DEVELOPMENT
CORPORATION

CONTACT US

BRUCE POLLACK (516) 382-2220
DAVID GELFOND (718) 810-7678

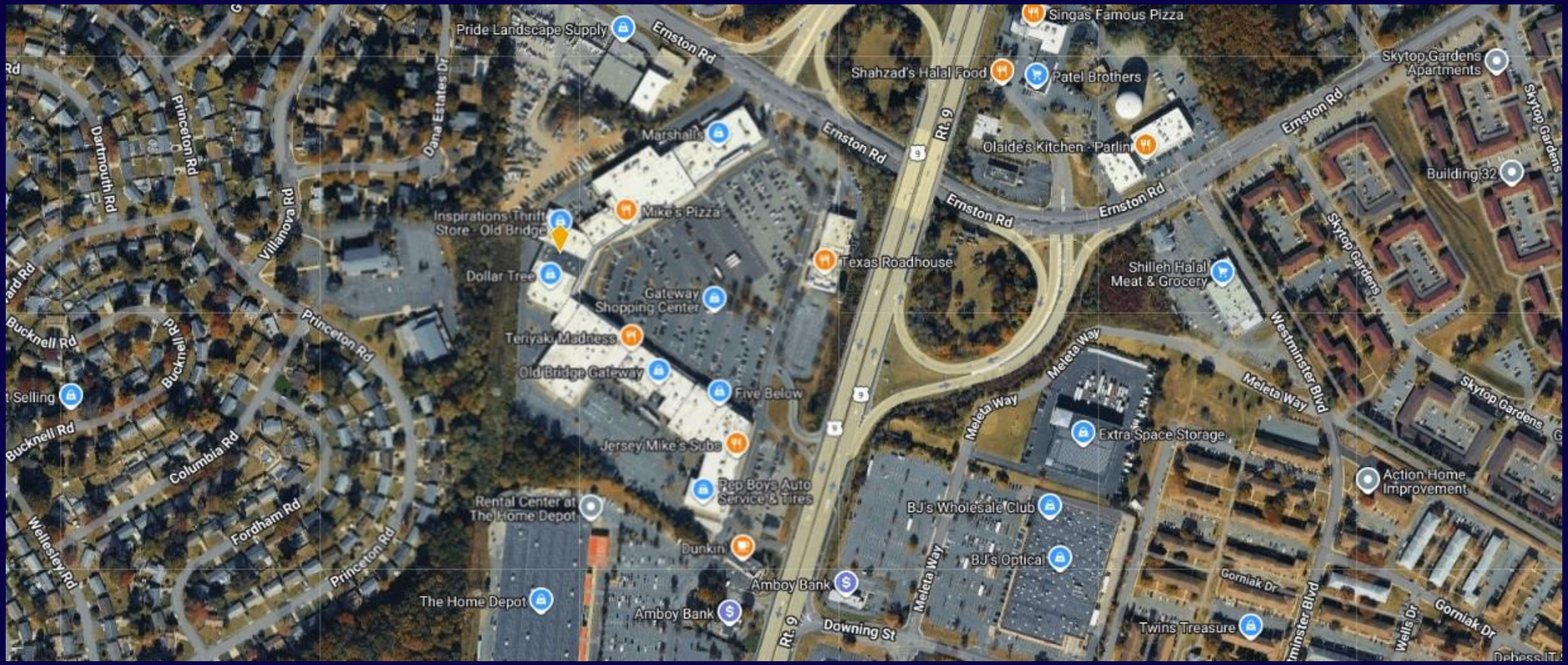
bp@fdcrealty.com dg@fdcrealty.com

Gateway Shopping Center

1014 US Highway 9, Parlin, NJ 08859

RETAIL TRAFFIC DRIVERS & DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	17,739	66,576	216,237
Daytime Pop.	10,532	43,635	184,246
Households	6,694	25,741	78,075
Income	$127,635	$131,839	$132,150



CONTACT US

BRUCE POLLACK
(516) 382-2220

DAVID GELFOND
(718) 810-7678

bp@fdcrealty.com dg@fdcrealty.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price rental or other conditions prior sale, lease or financing or withdrawal without notice.

www.fdcrealty.com