

ROUTE 1 DEVELOPMENT SITE

555 US-1, ISELIN, NJ 08830



The Plaza at Woodbridge

1.96 ACRES

OFFERING SUMMARY

Available SF: 1.96 Acres

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Route 1 Development Site

PROPERTY HIGHLIGHTS

- 1.96 Acres Development Site
- Available for Ground Lease and Possible Build-To-Suit
- Great for Medical, Fast Food w/ Drive Thru, Free Standing Restaurant, Retail, Auto Dealership
- Prime Location in the Heart of the Woodbridge Market
- Adjacent to The Plaza At Woodbridge and Across from Woodbridge Center Mall
- Immediate Access to the Garden State Parkway and Route 1 North
- 60,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

CHUCK LANYARD
201.703.9700 x115
clanyard@thegoldsteingroup.com

MARC PALESTINA
201.703.9700 x149
mpalestina@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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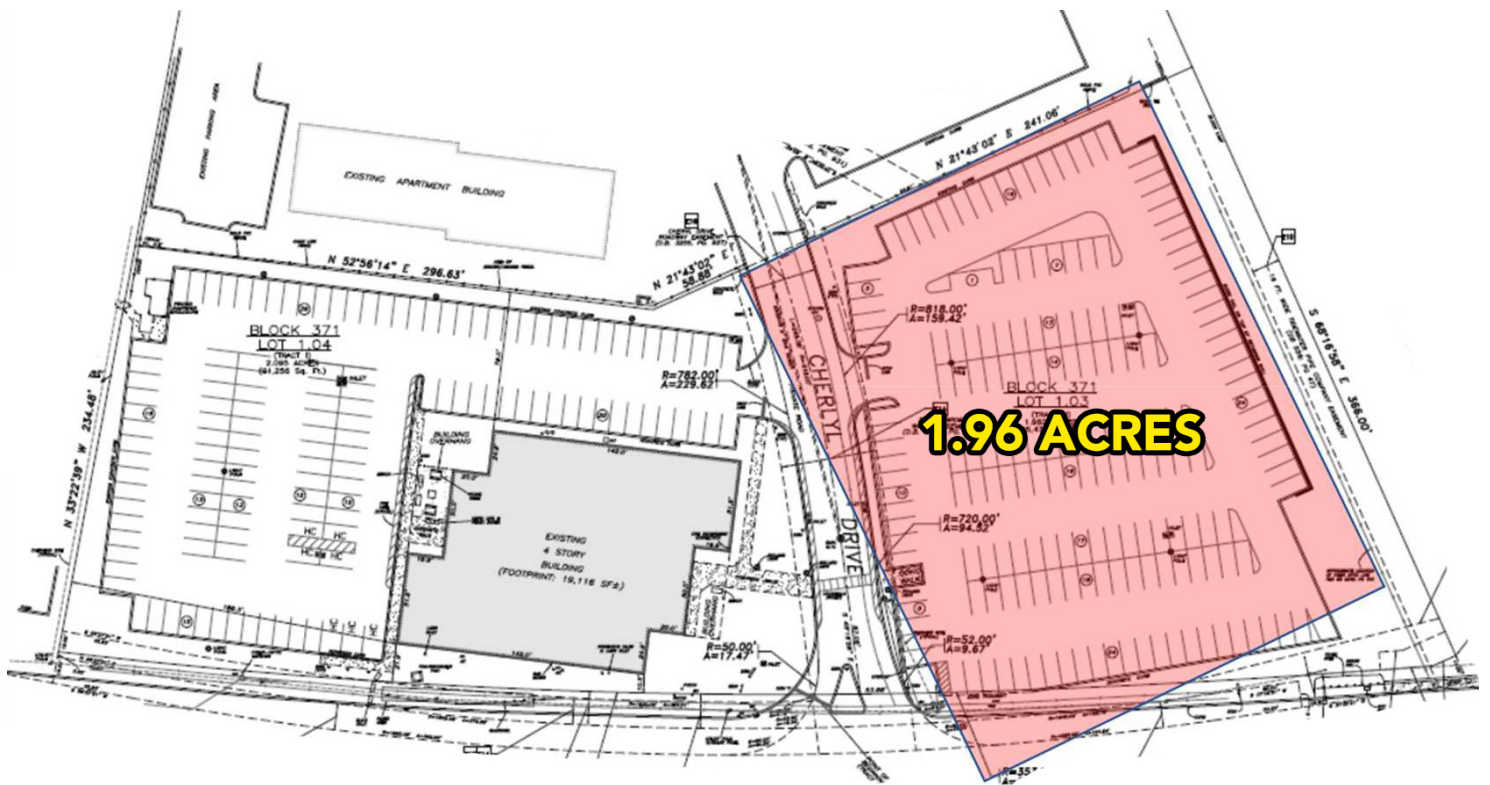
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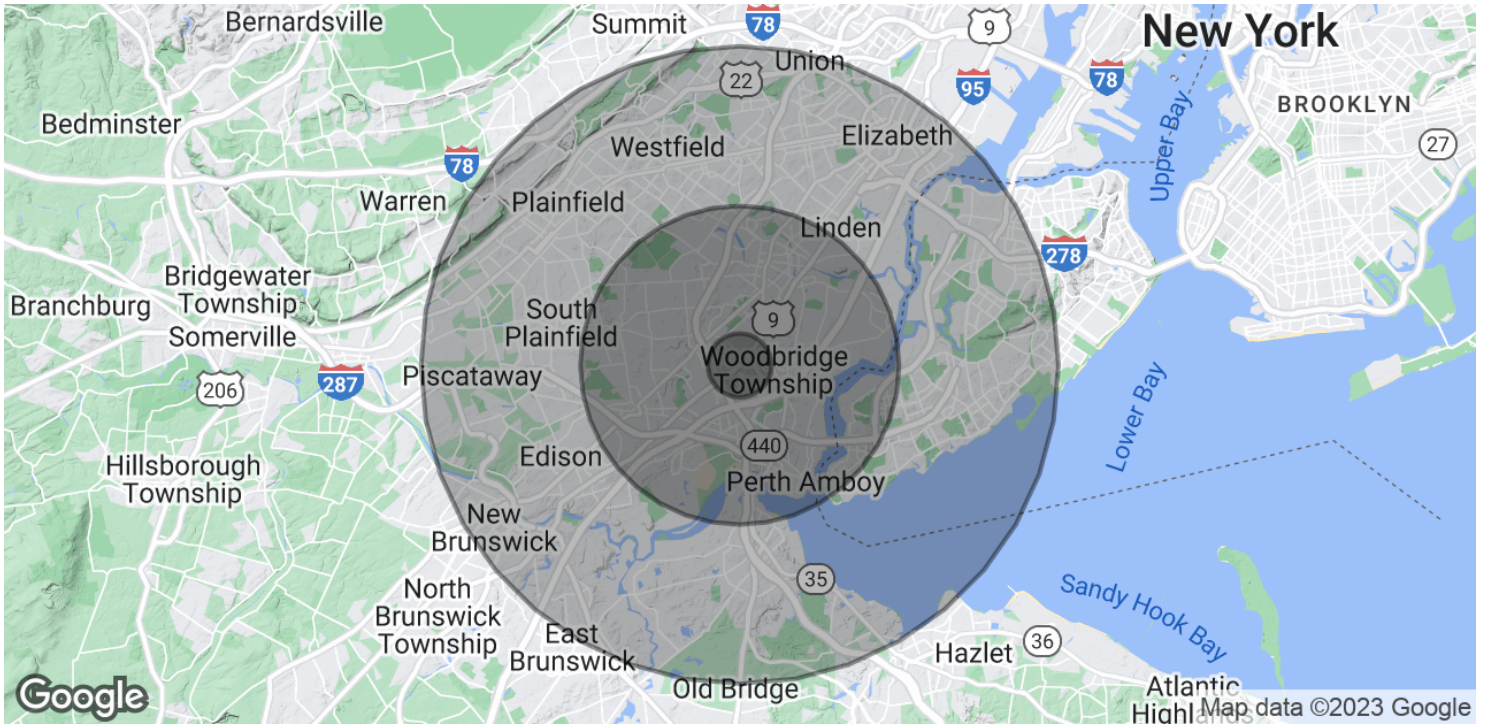
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 132 | 11,579 | 188,589 |
| Average Age | 39.8 | 43.0 | 43.6 |
| Average Age (Male) | 38.4 | 40.9 | 42.3 |
| Average Age (Female) | 44.2 | 44.5 | 44.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 59 | 4,542 | 80,077 |
| # of Persons per HH | 2.2 | 2.5 | 2.4 |
| Average HH Income | \$90,431 | \$110,142 | \$82,884 |
| Average House Value | \$360,958 | \$367,536 | \$275,997 |

* Demographic data derived from 2020 ACS - US Census

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