



6,000 SF
Available
Proposed Drive Thru Plan

Anchored by:
TESLA

RETAIL SPACE

**1352
ROUTE 9**

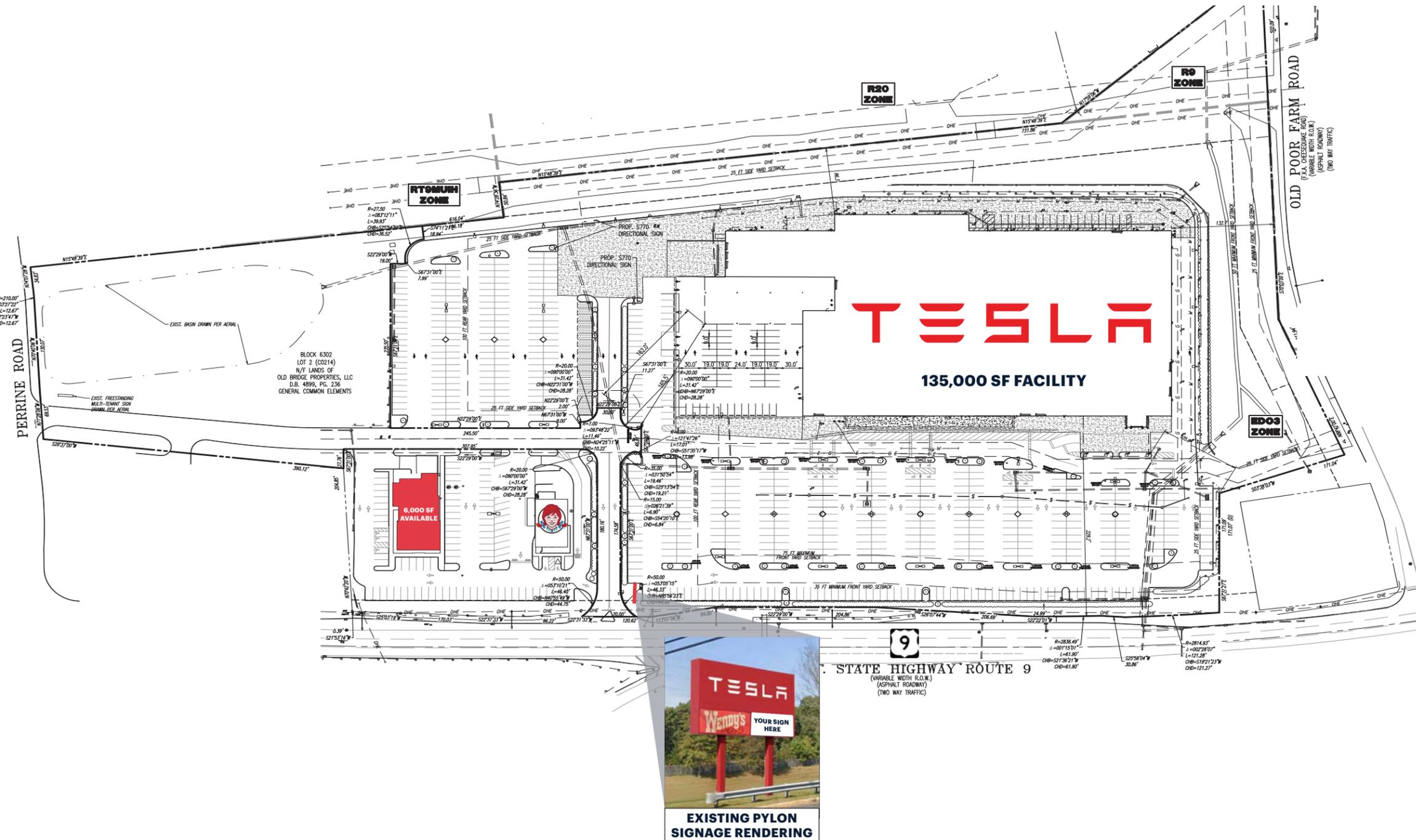
Former Ruby Tuesday

**OLD BRIDGE
NEW JERSEY**



RIPCO
REAL ESTATE

SITE PLAN



SIZE
6,000 SF - Existing Building

ASKING RENT
Upon request

NNN
\$12.00 psf (est.)

CO-TENANTS
Tesla, Wendy's

NEIGHBORS
ShopRite, Target, Walmart, The Home Depot, BJ's Wholesale, Kohl's, Aldi, Marshalls, Texas Roadhouse, Outback Steakhouse, Shake Shack, Chipotle, Turning Point, Paris Baguette

COMMENTS
Fully approved 135,000 SF Tesla Dealership and Service Center - The Largest of its kind in North America.

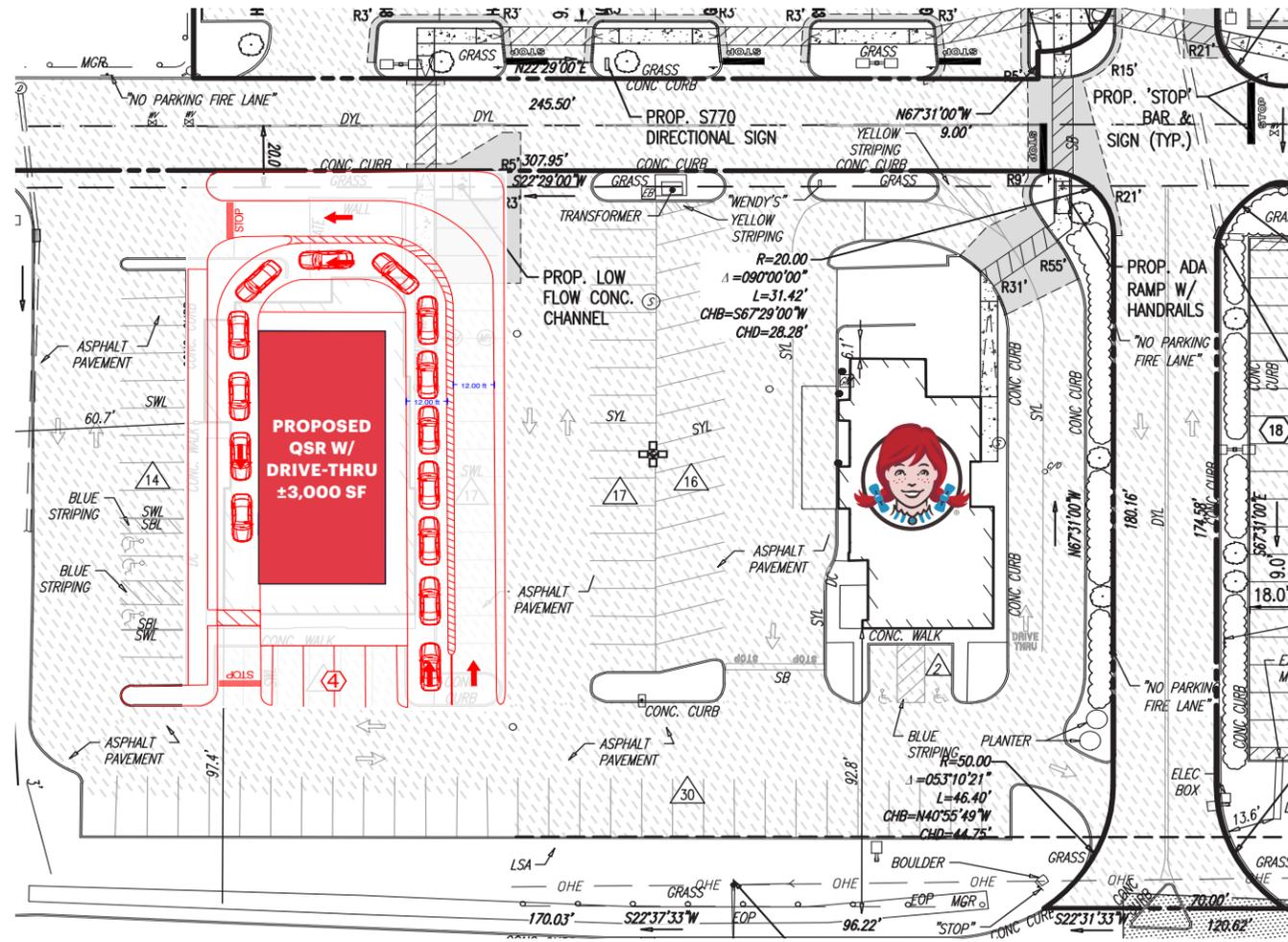
Prime visibility on Route 9 with full access via Perrine Road at signalized traffic light intersection.

Over 82,000+ VPD passing site daily.

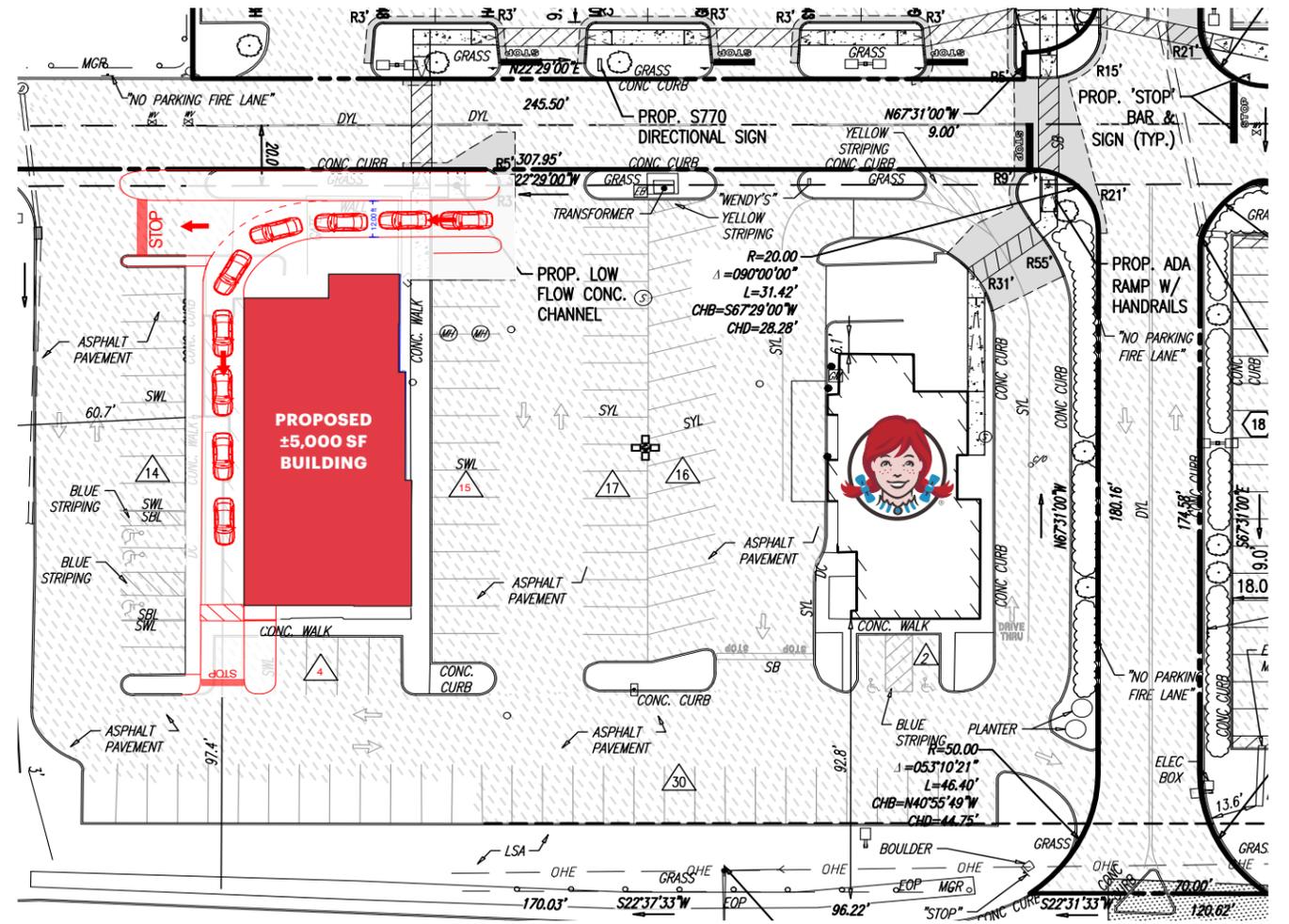
Tenant will need to source liquor license, if needed for restaurant space.

PROPOSED DRIVE THRU CONCEPT PLANS

3,000 SF w/ DRIVE THRU



5,000 SF w/ DRIVE THRU



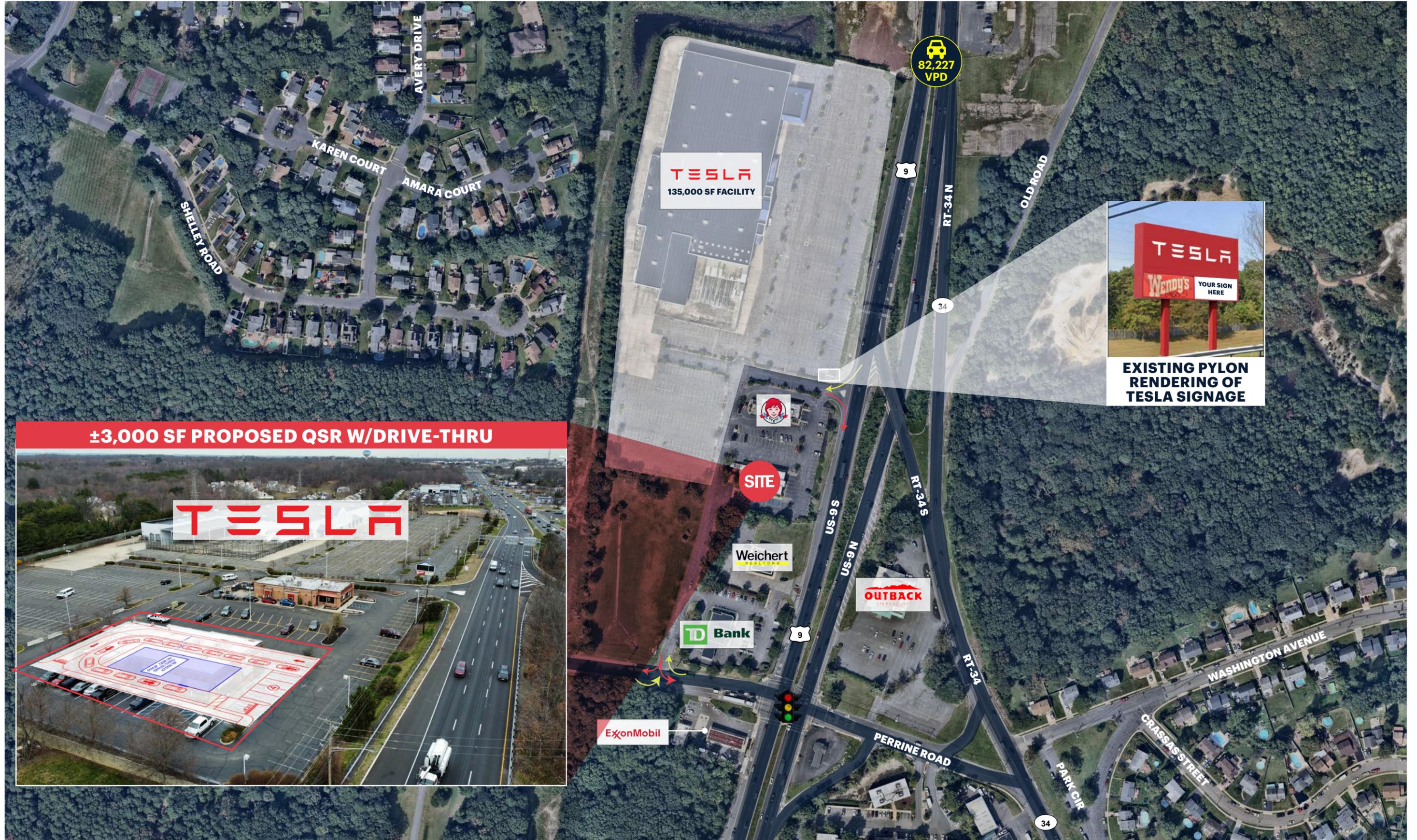
MARKET AERIAL



CENTRALLY LOCATED BETWEEN ROUTE 18 AND GARDEN STATE PARKWAY



CLOSE UP AERIAL



±3,000 SF PROPOSED QSR W/DRIVE-THRU



OBLIQUE AERIAL



TESLA
135,000 SF FACILITY

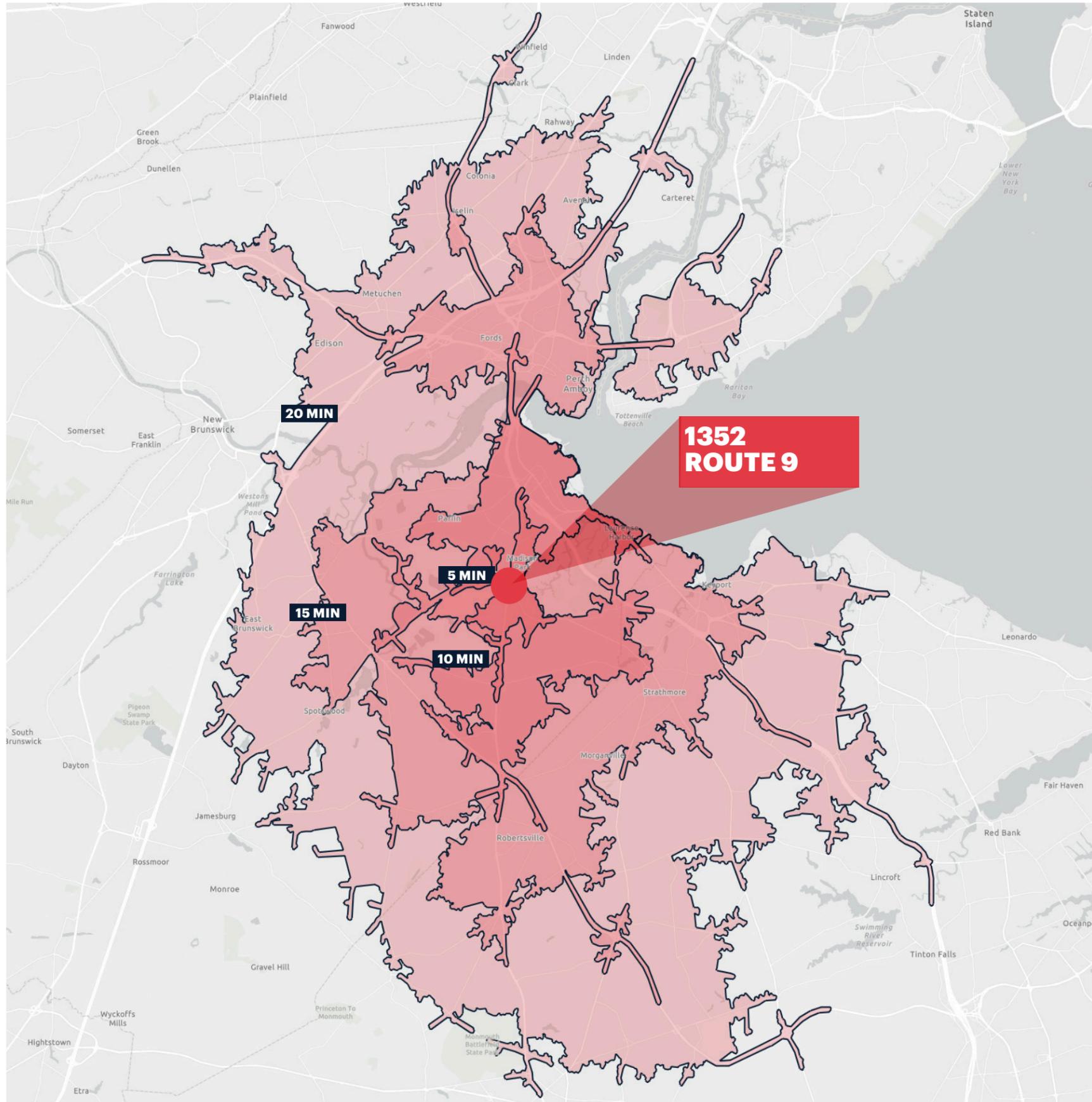
**6,000 SF
AVAILABLE**

**82,227
VPD**



**EXISTING PYLON
RENDERING OF
TESLA SIGNAGE**

AREA DEMOGRAPHICS - DRIVE TIME



5 MINUTES

POPULATION

11,140

HOUSEHOLDS

4,700

MEDIAN AGE

39.8

COLLEGE GRADUATES (Bachelor's +)

33.1%

TOTAL BUSINESSES

248

TOTAL EMPLOYEES

2,963

AVERAGE HOUSEHOLD INCOME

\$108,450

10 MINUTES

POPULATION

83,940

HOUSEHOLDS

32,663

MEDIAN AGE

41.7

COLLEGE GRADUATES (Bachelor's +)

38.0%

TOTAL BUSINESSES

1,924

TOTAL EMPLOYEES

25,004

AVERAGE HOUSEHOLD INCOME

\$130,778

15 MINUTES

POPULATION

291,708

HOUSEHOLDS

108,096

MEDIAN AGE

41.2

COLLEGE GRADUATES (Bachelor's +)

37.5%

TOTAL BUSINESSES

8,878

TOTAL EMPLOYEES

109,527

AVERAGE HOUSEHOLD INCOME

\$135,221

20 MINUTES

POPULATION

623,435

HOUSEHOLDS

226,023

MEDIAN AGE

41.5

COLLEGE GRADUATES (Bachelor's +)

44.5%

TOTAL BUSINESSES

20,564

TOTAL EMPLOYEES

278,558

AVERAGE HOUSEHOLD INCOME

\$151,391

*2025 estimates

AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION

70,407

HOUSEHOLDS

27,904

MEDIAN AGE

41.7

COLLEGE GRADUATES (Bachelor's +)

37.5%

TOTAL BUSINESSES

1,625

TOTAL EMPLOYEES

21,174

AVERAGE HOUSEHOLD INCOME

\$127,132

5 MILE RADIUS

POPULATION

182,319

HOUSEHOLDS

68,995

MEDIAN AGE

41.7

COLLEGE GRADUATES (Bachelor's +)

39.3%

TOTAL BUSINESSES

5,023

TOTAL EMPLOYEES

58,641

AVERAGE HOUSEHOLD INCOME

\$138,573

7 MILE RADIUS

POPULATION

384,568

HOUSEHOLDS

141,075

MEDIAN AGE

41.2

COLLEGE GRADUATES (Bachelor's +)

40.0%

TOTAL BUSINESSES

11,979

TOTAL EMPLOYEES

145,282

AVERAGE HOUSEHOLD INCOME

\$141,918

*2025 estimates

CONTACT EXCLUSIVE AGENTS

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