

RETAIL & MEDICAL SPACE AVAILABLE



VERMELLA

Vermella East Brunswick

253 NJ-18, East Brunswick, NJ 08816



Jones Lang LaSalle Brokerage, Inc.

Vermella East Brunswick is a joint venture with Russo Development and River Development Equities on Route 18 that will feature more than **765 residential units**, with unparalleled retail, entertainment and medical components with amenities and open spaces such as **park and pedestrian walkways**.

Property Highlights



Prime retail space available in a new mixed-use development



±132,932 total GLA of new retail and medical space



218 townhomes & 547 apartments



Excellent retail frontage on Route 18 (62,197 vehicles per day)



Multiple ingress and egress from Route 18 South



On-site surface parking available (2,134 spaces)



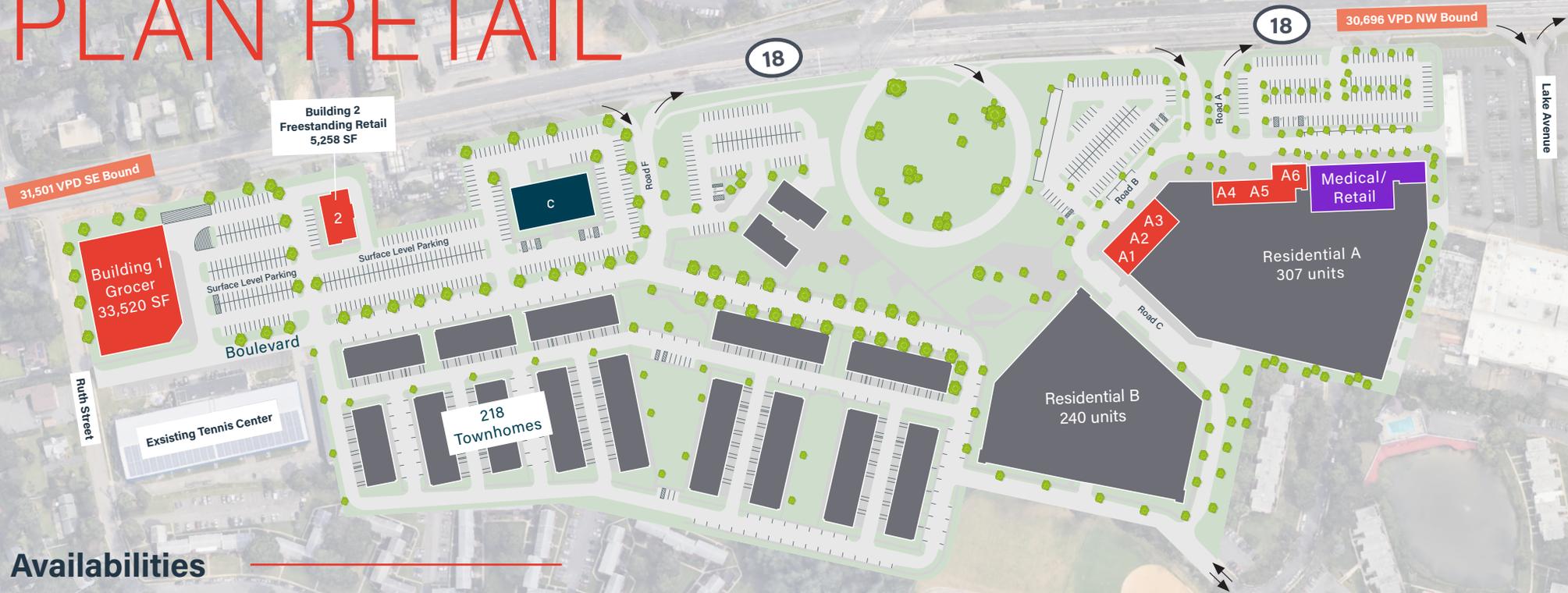
Large pylon signage on Route 18



±51,616 SF of available medical space



SITE PLAN RETAIL



Availabilities

Building 1	Grocer Retail	33,520 SF
Building 2	Freestanding Retail	5,258 SF
Building A	Retail A1	3,021 SF
	Retail A2	1,306 SF
	Retail A3	3,710 SF
	Retail A4	3,317 SF
	Retail A5	1,313 SF
	Retail A6	3,854 SF

SITE PLAN MEDICAL



Availabilities

Building A	Medical/Retail	16,975 SF
Building C	3-Story Medical	34,431 SF

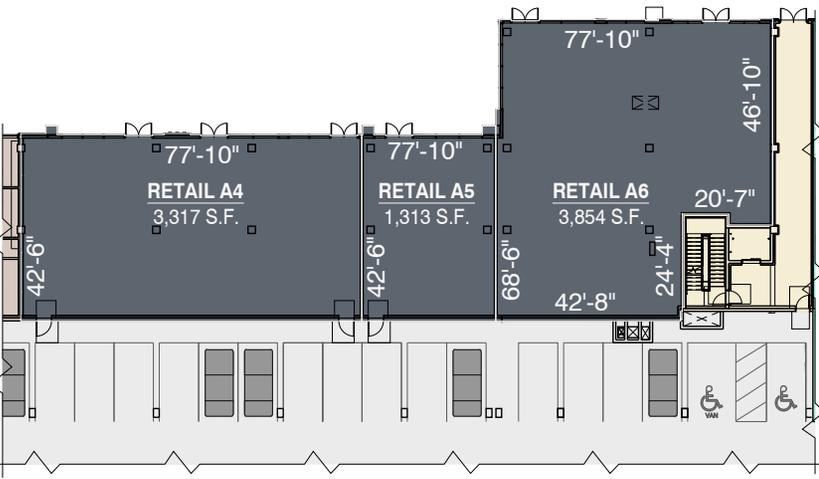
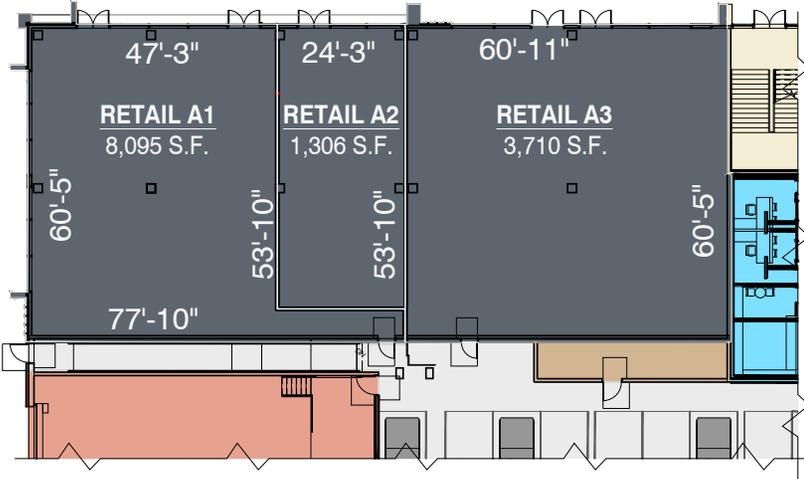
PHASE 1

UNDER CONSTRUCTION NOW!

Delivery Q3 2026

18

Lake Avenue



GROCERY ANCHOR SPACE

Building 2
Freestanding Retail
5,258 SF

Building C
3 Story build to suit
medical office
34,431 SF

31,501 VPD SE Bound

30,696 VPD NW Bound

Building 1
Grocer
33,520 SF

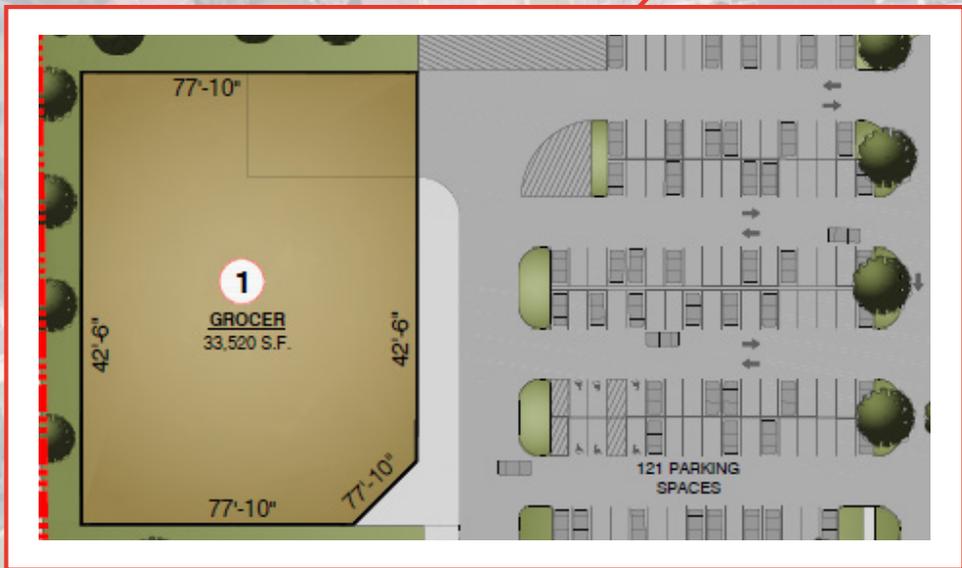
Surface Level Parking

Surface Level Parking

Boulevard

Road F

218
Townhomes





269,258

Population



\$92,850

Median household income



128,071

Employees



14,359

Businesses

Demographics within 5 miles of Site






VERMELLA

98,948 VPD

95

31,501 VPD SE Bound

18

30,696 VPD NW Bound

Eggers St

Edgeboro Rd

North End Dr

Old Bridge Turnpike

Lake Ave

Rennee Rd

Norton Rd

Marlow Rd

Residential B

Residential A



CLINICIAN DEMAND

253 NJ-18, East Brunswick,
New Jersey, 08816 | Ring of 5 miles



2,661

Total Clinicians



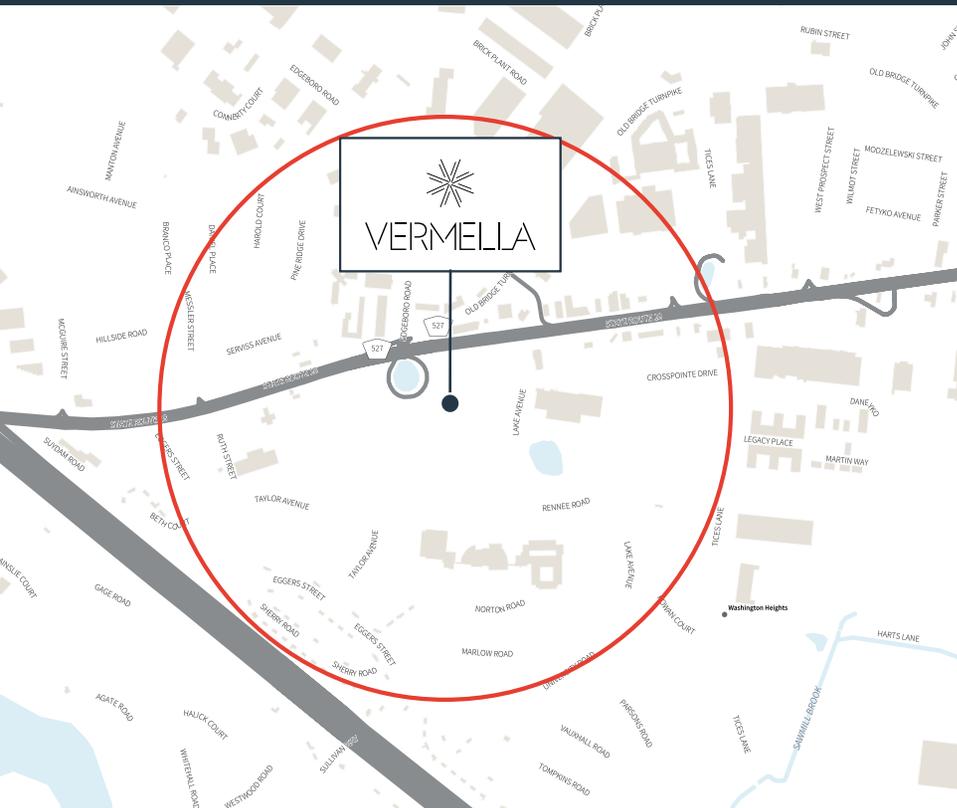
281,592

Total Population



281,737

Total Population:
5-Year Projection



Clinician Gap Analysis

Clinician Specialty	Total Clinicians	Benchmark (per 100K)	Current Gap	5-Year Gap
Allergy & Immunology	11	6.5	7.7	7.7
Behavioral Care	140	97.7	142.1	142.2
Cardiovascular	106	46.6	28.4	28.4
Chiropractic	40	39.6	74.3	74.4
Dentistry	258	197.3	311.4	311.7
Dermatology	11	13.1	26.8	26.8
Emergency Medicine	44	38.4	66.9	66.9
Endocrinology	39	12.2	-3.7	-3.7
ENT	15	8.0	8.1	8.1
Gastroenterology	43	18.8	11.2	11.3
General Surgery	65	23.8	3.6	3.6
Nephrology	25	11.5	8.2	8.2
Neurology & Neurosurgery	48	23.4	19.6	19.6
Oncology	124	29.0	-40.4	-40.4
Ophthalmology	33	16.5	14.8	14.8
Optometry	44	34.9	56.6	56.7
Orthopedics	24	24.6	46.9	47.0
Pathology	50	10.8	-18.8	-18.8
Pediatrics	114	66.5	77.9	78.0
Physical Medicine & Rehabilitation	142	135.6	249.3	249.5
Plastic Surgery	12	7.3	9.1	9.1
Podiatry	26	21.4	35.7	35.7
Primary Care	247	166.8	234.4	234.6
Psychiatry	41	45.7	91.0	91.1
Pulmonology	33	15.2	10.9	10.9
Radiology	163	31.4	-72.4	-72.3
Rheumatology	14	6.7	5.3	5.3
Urology	22	11.9	12.3	12.4
Women's Health	108	46.7	26.7	26.8

5 minute drive

Total Population **8,008**

Total Households **3,110**

Median Household Income **\$104,417**



10 minute drive

Total Population **81,949**

Total Households **28,826**

Median Household Income **\$112,091**

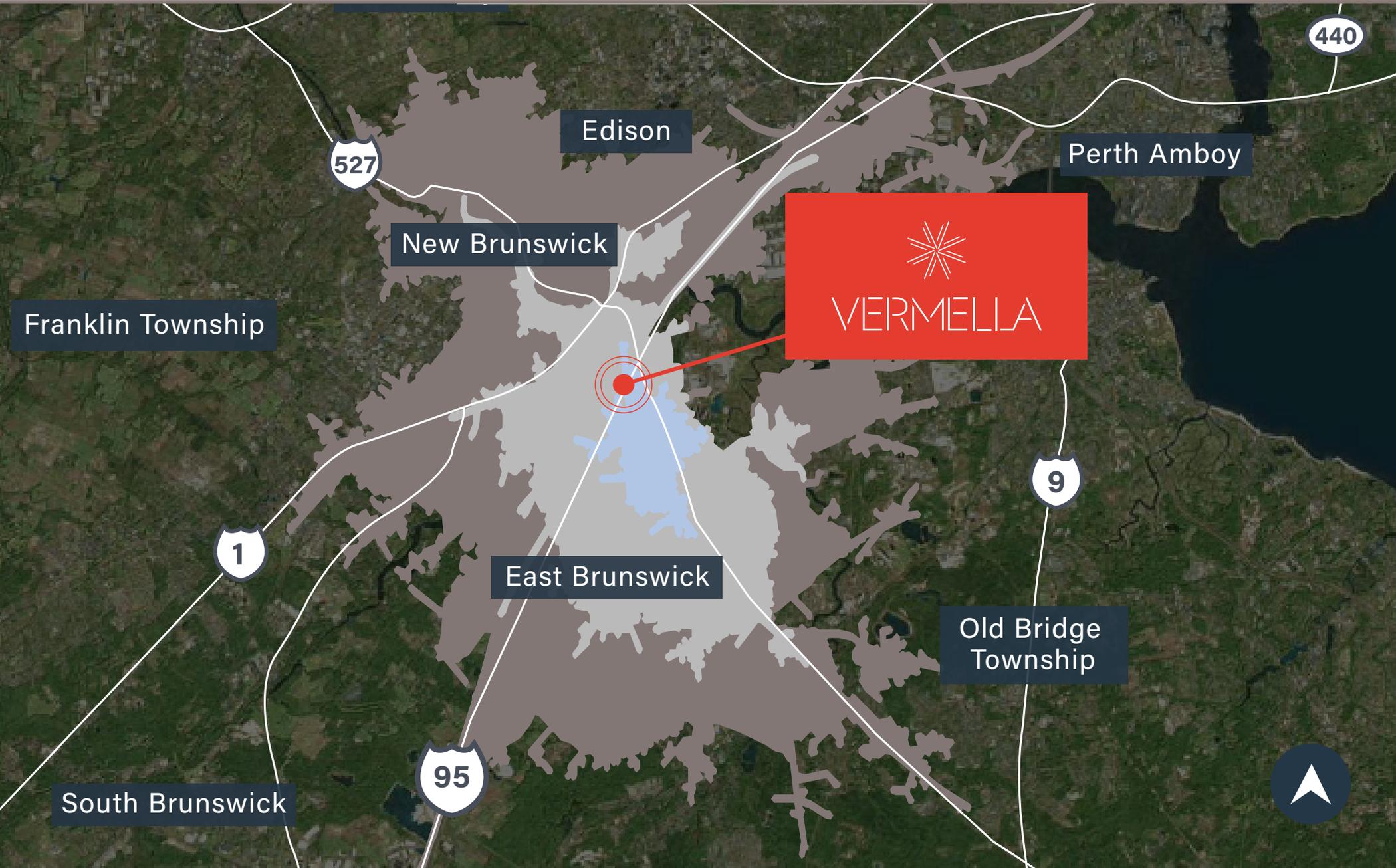


15 minute drive

Total Population **278,762**

Total Households **95,175**

Median Household Income **\$105,121**





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