

# LEGACY

Commercial Realty, LLC

**Market Place II Mall – Retail / Medical Space Available**



**419 Highway 34, Old Bridge, NJ 08857**

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## PROPERTY SUMMARY:

**Legacy Commercial Realty, LLC is pleased to present Market Place II Mall which is a 50,000 SF neighborhood retail shopping center located at 419 Route 34, Old Bridge (Middlesex County) with direct access along heavily traveled Route 34 (27,934 VPD).**

- Property has 255 Parking Spaces.**
- Zoning: EDO1 (Economic Development Opportunity).**
- Tenant Roster Includes: Retro Fitness, Hounds Town USA, Carters, Ambition Martial Arts, Red Seal Gaming, Old Bridge School of Dance, Art Nails, Bury the Hatchet, Etc.**

## SPACE DETAILS:

**3 spaces remaining space left in the center.**

### Available:

- **1,500 SF Space (Former Smoke Shop)**
- **1,950 SF Space (Formerly Santiago Sports)**
- **5,400 SF Space (Currently Occupied by Carters)**

### Asking Rent:

- **\$23.00 / SF NNN**
- **NNN charges are approx. \$6.25 / SF.**



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## LOCATIONAL OVERVIEW:





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## MARKET PLACE II MALL AERIAL OVERVIEW:





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## ADDITIONAL PHOTO:





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## ADDITIONAL PHOTO:





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## RETRO FITNESS SPACE AVAILABLE:





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