



**AVAILABLE:**

**1,500 SF; 1,800 SF; 2,325 SF; 2,800 SF; 3,217 SF; 4,400 SF; 5,267 SF; 23,700 SF (Lease Out) ; & 50,000 SF**

Join Home Depot, Bingo Wholesale, Wine Academy Superstore, Krispy Kreme and others!

The subject site is located at the signalized intersection of Route 70 and Shorrock St.

Easy access to and from The Garden State Parkway Exit 89 and access points on Rt 70 and Shorrock St. with a combined Traffic Count of 74,000 cars per day.

NNN estimated Taxes, CAM, and Insurance totaling approx. \$5.40/SF (\$2.56/SF CAM and Taxes \$2.84/SF)

Seeking a fast casual restaurant including burgers, sushi, an eye doctor, a pharmacy, a hobby/game store, a wireless store, office furniture and supplies, beauty supplies, a med spa, and a pet store.

\*Per Placer a.i.

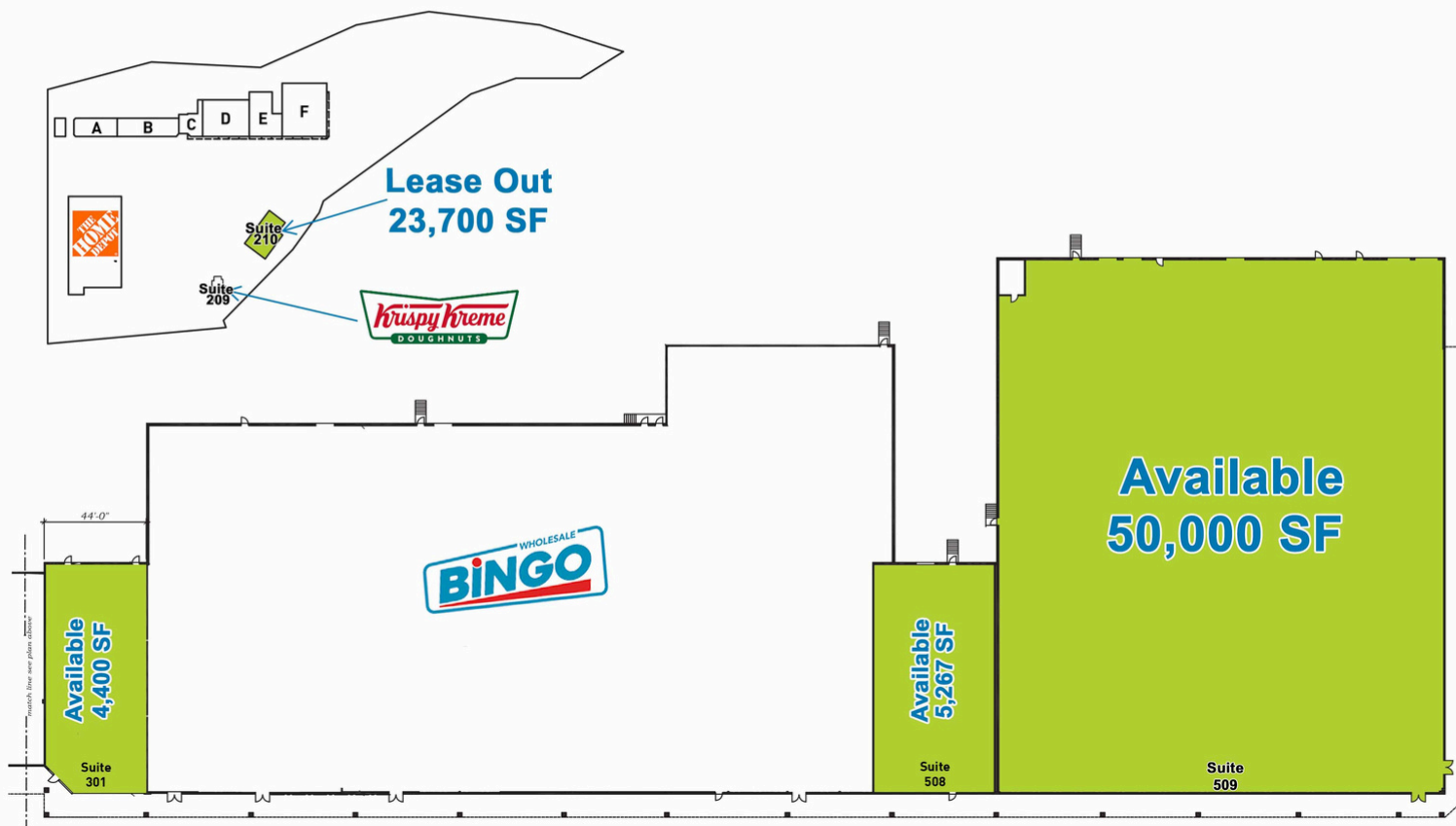
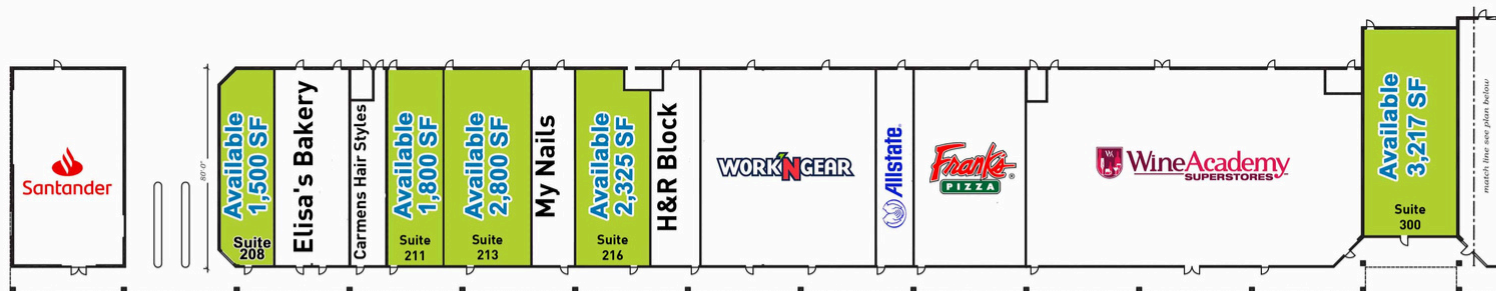
Demographics	1 Mile	3 Miles	5 Miles
Population:	5,123	85,561	266,141
HH Income:	\$100,914	\$107,196	\$119,634
Daytime Pop	7,312	92,389	243,135

**Total GLA**

315,000 SF

**Traffic Counts**

Garden State Parkway	107,540 Cars Per Day
Route 70	52,554 Cars Per Day
Shorrock St.	21,410 Cars Per Day



Suite 508	5,267 SF Approx. (52' x 100') Available
Suite 509	50,000 SF Approx Available
Suite 301	4,400 SF Approx. (32' x 44') Available
Suite 300	3,217 SF Approx. (35' x 92') Available
Suite 216	2,325 SF Approx. (30' x 80') Available
Suite 213	2,800 SF Approx. (33' x 78') Available
Suite 211	1,800 SF Approx. (22' x 80') Available
Suite 210	23,700 SF Approx. (135' x 182') Available
Suite 208	1,500 SF Approx. Available







Suite #508 is 5,267 SF and is located next to Bingo Wholesale. This space features prominent facade signage!

The above photo features Suites #301 and Suite #300. These Suites can be combined to total 7,617 SF and have tremendous exposure and direct visibility to traffic entering the center from Route 70.

## Suite #210

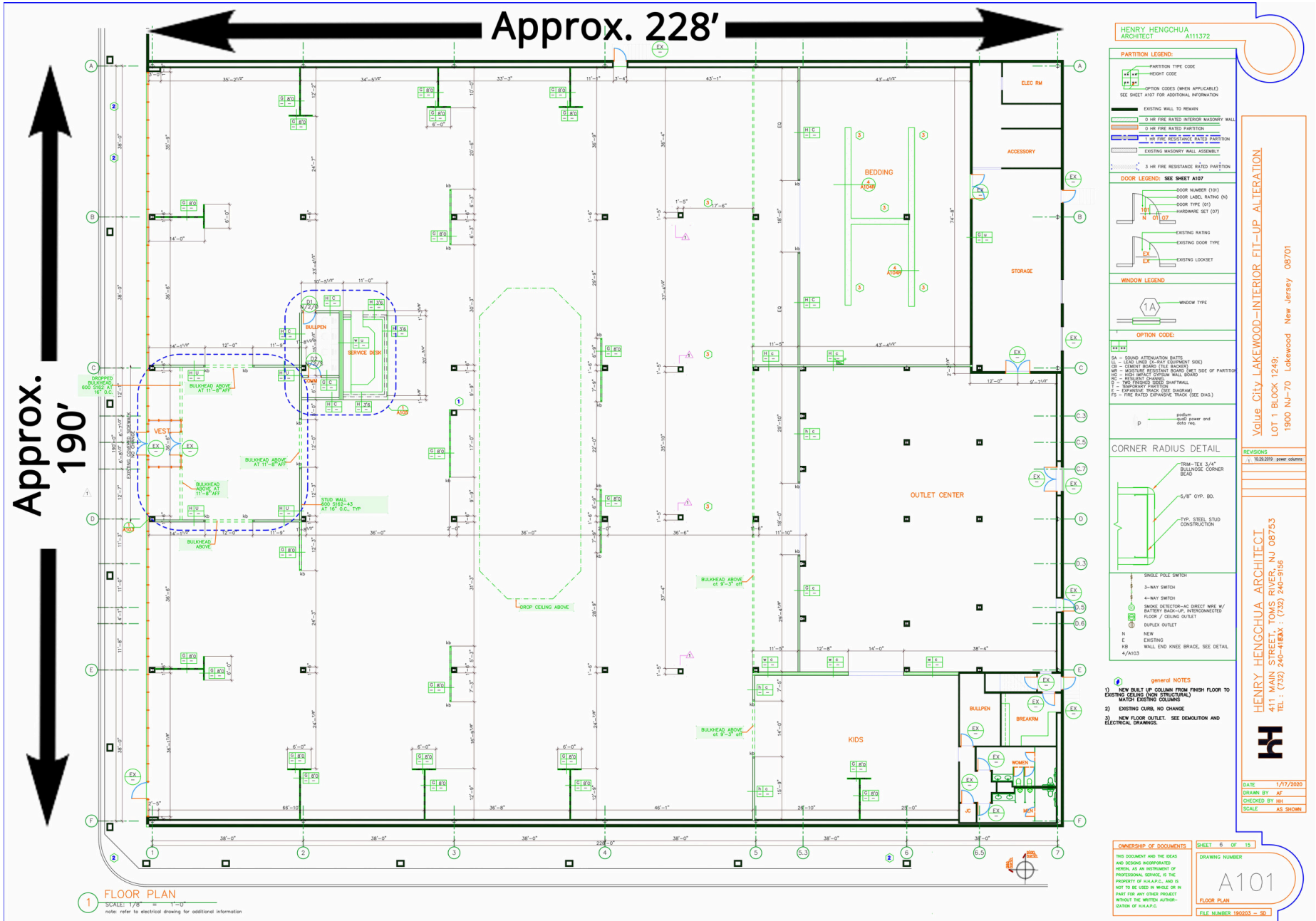




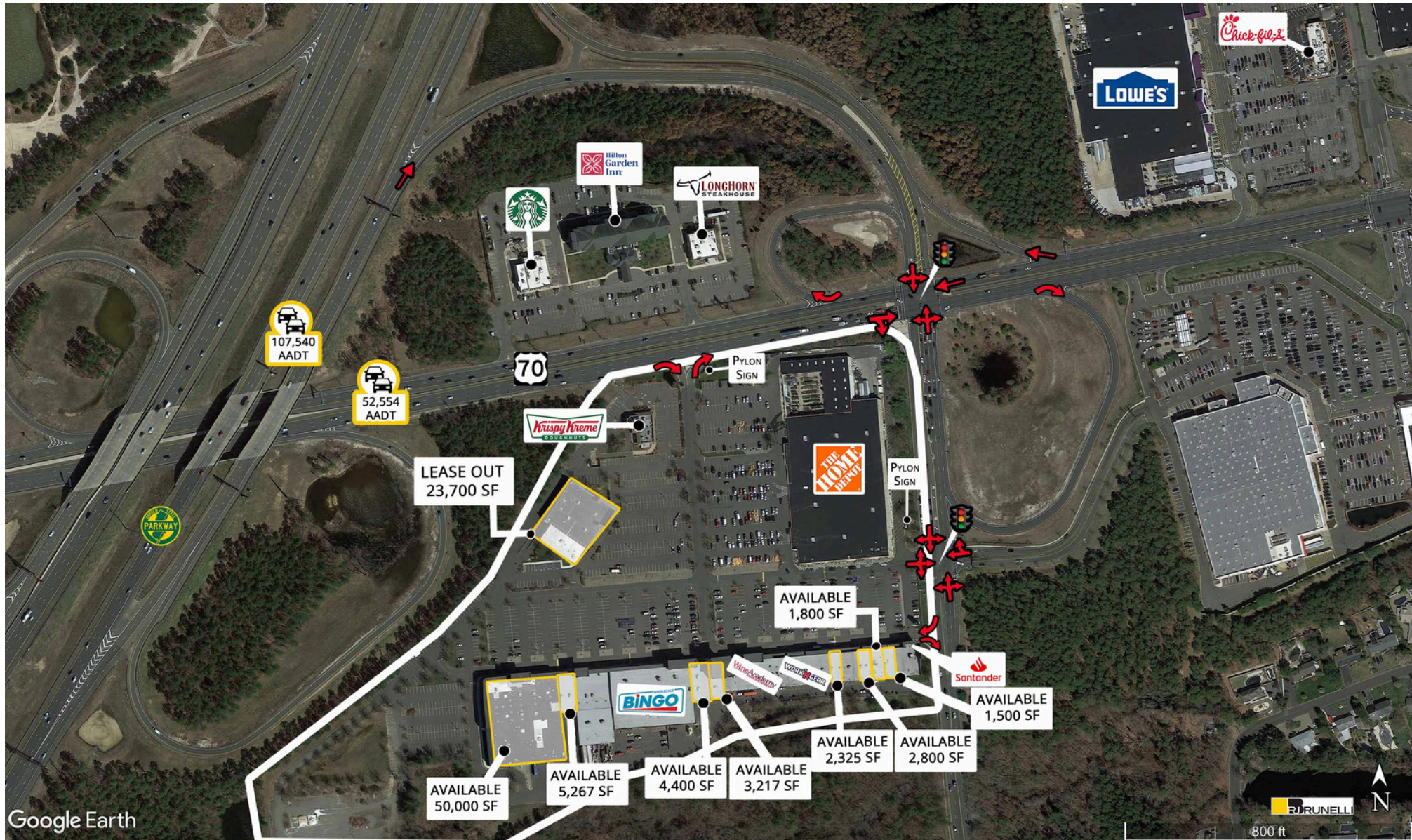
# Suite #509

50,000 SF  
AVAILABLE

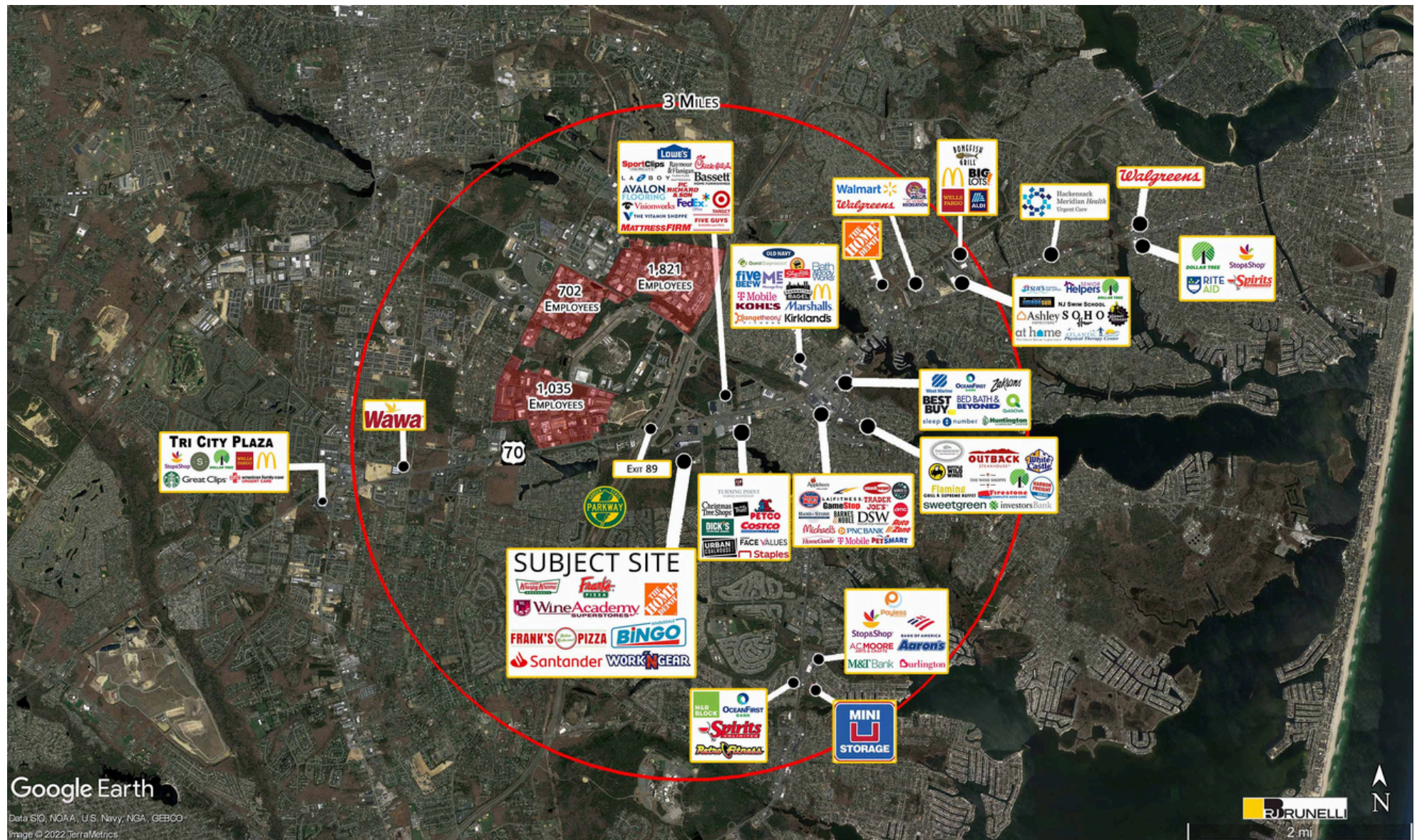














1900 Route 70  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

---



**DANIELLE BRUNELLI**  
dbrunelli@rjbrunelli.com  
732-721-5800, ext. 29



**RON DELUCA**  
rdeluca@rjbrunelli.com  
732-721-5800, ext. 28



R.J. Brunelli & Co., LLC,  
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857  
732-721-5800 www.rjbrunelli.com