



RETAIL SPACE

OLD BRIDGE, NJ

OLD BRIDGE PLAZA

1043 Route 9 North @ Ernston Road

SPACE AVAILABLE

3,700 - 30,000 SF

ASKING RENT

Upon Request

NNN

\$5.24 psf (est.)

GLA

±250,000 SF

PARKING RATIO

10 cars per 1,000 SF
1,000 surface parking spaces

CO-TENANTS

Kohl's, Aldi, Ollie's Bargain Outlet,
Powerhouse Gym, H&R Block, La Dea Nails,
Vinnie's Pizza, Liquor City, T.G.I. Friday's

NEIGHBORING NATIONAL RETAIL

Walmart, Home Depot, BJ's Wholesale Club,
Marshalls, Petco, Dollar Tree, Mattress Firm,
Hand & Stone, Panera Bread, Wendy's, Five Guys,
Outback Steakhouse, & Texas Roadhouse

SITE ATTRIBUTES

- Centrally located on busy Route 9, 106,884 VPD
- Densely populated with 203,000 people living in 5-mile radius
- Shadow anchored by Walmart & Home Depot via Route 9 fly-over
- Easy access to Route 9 southbound traffic via Route 9 fly-over and Ernston Road
- Convenient access to local east/west traffic via Ernston Road



CONTACT EXCLUSIVE AGENTS

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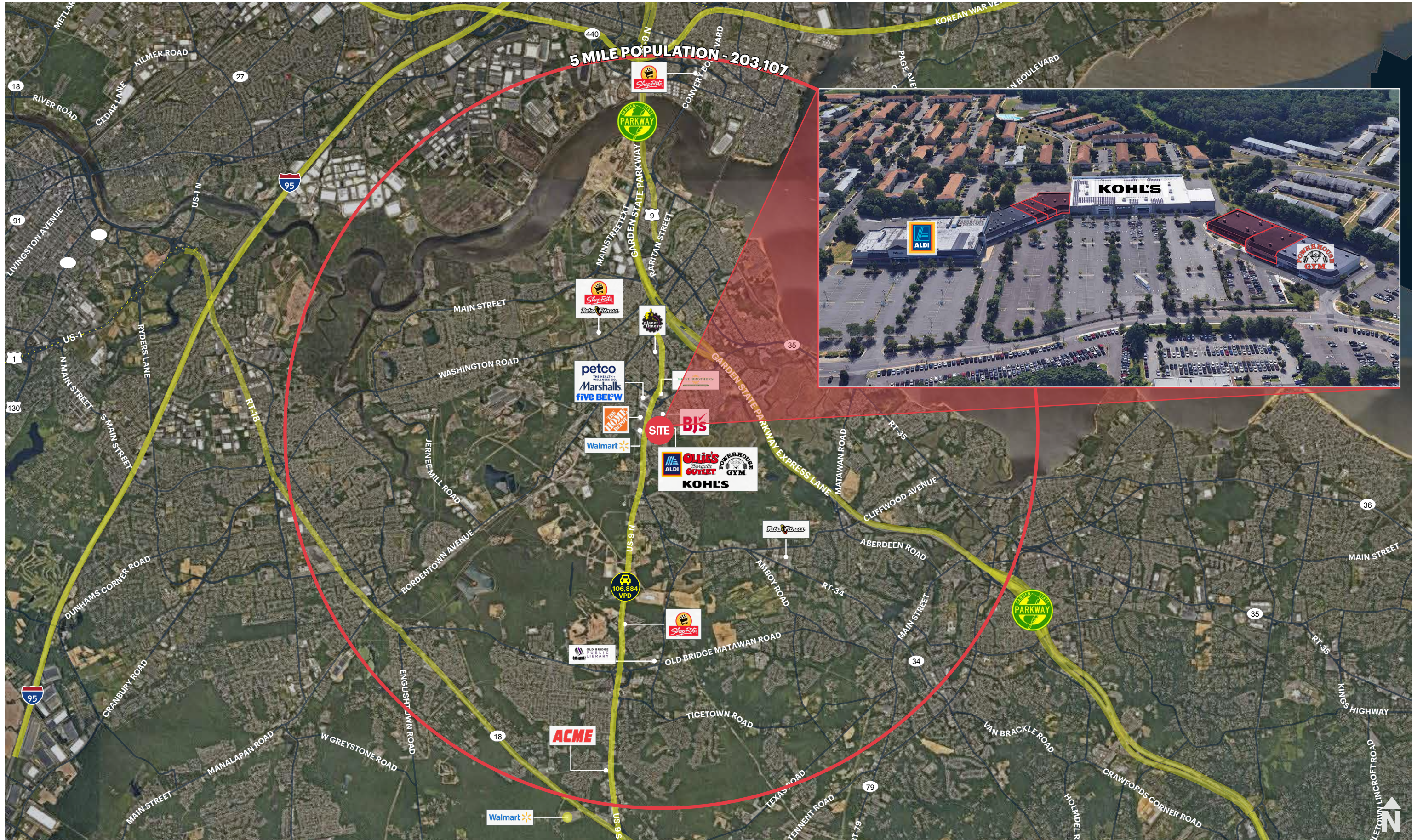
RIPCO
REAL ESTATE

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CENTRALLY LOCATED WITH GREAT ACCESS



EASY ACCESS TO TURN-AROUNDS



SITE PLAN

TENANTS	
	KOHL'S
	ALDI
	OLLIE'S BARGAIN OUTLET
	POWERHOUSE GYM
1	H&R BLOCK
2	LA DEA NAILS
3	VINNIE'S PIZZA
4	LIQUOR CITY
5	4,080 SF AVAILABLE
6	3,700 SF AVAILABLE
7	15,000 SF AVAILABLE
8	18,000 SF AVAILABLE
9	12,000 SF AVAILABLE
10	T.G.I. FRIDAY'S



Can be combined for up to 22,780 SF

Can be combined for up to 30,000 SF



DENSELY POPULATED



3 MILE RADIUS

POPULATION
65,271

HOUSEHOLDS
25,471

MEDIAN AGE
42.0

COLLEGE GRADUATES (Bachelor's +)
18,410 - 39%

TOTAL BUSINESSES
1,615

TOTAL EMPLOYEES
20,105

TOTAL DAYTIME POPULATION
50,129

AVERAGE HOUSEHOLD INCOME
\$120,484

5 MILE RADIUS

POPULATION
203,358

HOUSEHOLDS
74,281

MEDIAN AGE
39.6

COLLEGE GRADUATES (Bachelor's +)
52,210 - 37%

TOTAL BUSINESSES
5,691

TOTAL EMPLOYEES
68,658

TOTAL DAYTIME POPULATION
167,915

AVERAGE HOUSEHOLD INCOME
\$123,009

7 MILE RADIUS

POPULATION
410,562

HOUSEHOLDS
149,661

MEDIAN AGE
40.3

COLLEGE GRADUATES (Bachelor's +)
116,208 - 40%

TOTAL BUSINESSES
13,189

TOTAL EMPLOYEES
163,171

TOTAL DAYTIME POPULATION
362,897

AVERAGE HOUSEHOLD INCOME
\$130,736

*2023 estimates