

Old Bridge Gateway

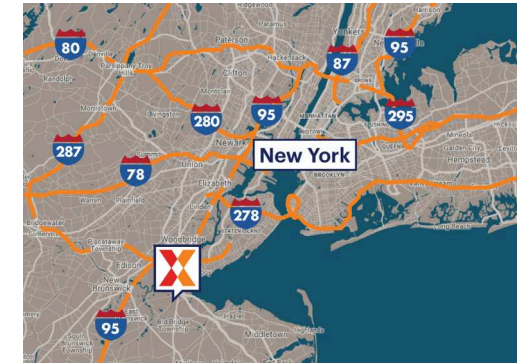
New York-Newark-Jersey City, NY-NJ

40.4535, -74.2993

1000-1074 Route 9 | Old Bridge, NJ 08857-2837



Center Size: 254,548 SF



Demographics	1 Mile	3 Mile	5 Mile
	17,117	63,932	210,136
	6,455	24,718	75,795
	\$97,247	\$100,985	\$102,270

Strong lineup of national retailers including Marshalls, Petco & Pep Boys, drawing an estimated 9,000 visits/year and 3.3M visits/year (based on CreditTell)

Retail space for lease with high visibility from 86,000+ vehicles daily

Shopping center strategically located in retail hub of 1MM SF of retail space

Convenient accessibility to Route 9, Garden State Parkway, Route 1 and I-95, creating a regional draw

Recently renovated façade

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Available Space

1044	39,000 SF
1054	1,600 SF
1066B	7,186 SF

Current Retailers

1000/1001	Texas Roadhouse	17,000 SF
1004	Marshall's	31,130 SF
1008-1014	Grocery Coming	39,112 SF
1016	Mike's Pizza	2,500 SF
1018	Satori Academy of Martial Arts	2,278 SF
1022	GNC	1,737 SF
1024	Sally Beauty Supply	1,872 SF
1026	Carousel Hair	960 SF
1028	Optimum	2,000 SF
1030	Inspirations	11,129 SF
1034	Phenix Salon Suites	7,695 SF
1038	Dollar Tree	15,125 SF
1040	Old Bridge Vision Center	2,100 SF
1042	Angel Nails	2,000 SF
1046	European Wax Center	1,800 SF
1048	Hand & Stone Massage & Facial Spa	4,200 SF
1050A	Teriyaki Madness	2,179 SF
1052	Bhavana Food Market	11,916 SF
1056	The UPS Store	2,000 SF
1058	Fine Wine & Liquor Depot	4,125 SF
1062	Petco	11,125 SF
1064	Five Below	8,841 SF
1066A	Panera Bread	4,810 SF
1068	Jersey Mike's Subs	1,435 SF
1070	Allied Dental of Old Bridge	4,693 SF
1074	Pep Boys/Advance Auto Parts	13,000 SF

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