# **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
111	17,328	64,523	211,763
•	6,534	24,950	76,420
\$	\$116,444	\$117,798	\$118,143

Strong lineup of national retailers including Marshalls, Five Below, Petco, and Jersey Mike's Subs drawing an estimated 2.6M annual visits (Placer.ai 2024)

Surrounded by an affluent and well-educated population with an average household income of \$117K+ and 36% college educated within a 3-mile radius

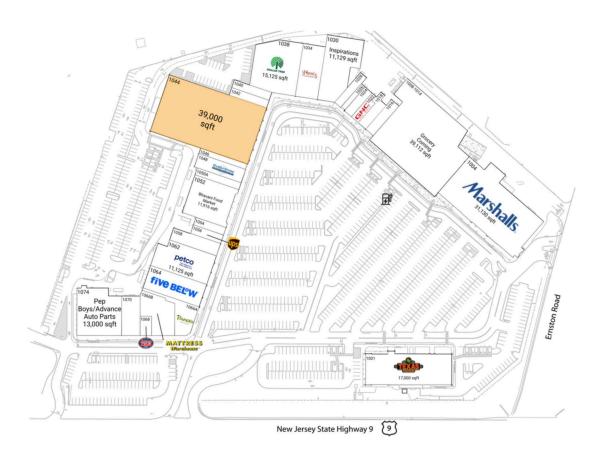
Close proximity to multiple elementary schools with a combined enrollment of 2K+ students (NCES, 2023)

High visibility from 110K+ VPD on US Hwy 9 and 13K+ on Ernston Rd with convenient accessibility to Garden State Parkway (Kalibrate, 2022)

## BRIXMOR

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#### **Available Space**

1044		39,000 SF	
Current	Retailers		
1001 1004 1008-1014 1016 1018 1022 1024 1026 1028 1030 1034 1038 1040 1042 1046 1048 1050A 1052 1054 1056 1058 1062 1064 1066B 1068 1068 1070 1074	Texas Roadhouse Marshalls Grocery Coming Mike's Pizza Satori Academy of Martial Arts GNC Sally Beauty Supply Carousel Hair Optimum Inspirations Phenix Salon Suites Dollar Tree Old Bridge Vision Center Angel Nails European Wax Center Hand & Stone Massage & Facial Teriyaki Madness Bhavani Food Market AT&T Authorized Retailer The UPS Store Fine Wine & Liquor Depot Petco Five Below Panera Bread Mattress Warehouse Jersey Mike's Subs Allied Dental of Old Bridge Pep Boys/Advance Auto Parts	Spa	17,000 SF 31,130 SF 2,500 SF 2,278 SF 1,737 SF 1,872 SF 960 SF 2,000 SF 11,129 SF 7,695 SF 15,125 SF 2,100 SF 2,100 SF 1,800 SF 4,200 SF 2,179 SF 11,916 SF 1,600 SF 2,000 SF 4,125 SF 11,125 SF 11,125 SF 4,810 SF 7,186 SF 1,300 SF 4,693 SF 13,000 SF

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