

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 |
|---|-----------|-----------|-----------|
|  | 17,328 | 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)

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Available Space

1044

39,000 SF

Current Retailers

| | | |
|-----------|-----------------------------------|-----------|
| 1000/1001 | Texas Roadhouse | 17,000 SF |
| 1004 | Marshalls | 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 | Bhavani Food Market | 11,916 SF |
| 1054 | AT&T Authorized Retailer | 1,600 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 |
| 1066B | Mattress Warehouse | 7,186 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 |