

Old Bridge Town Center
 2601-2727 Route 516
 Old Bridge, NJ

Available for Lease
 2,300 SF (Inline); 2nd Floor: 581 SF;
 750 SF; 1,034 SF; & 1,456 SF



- Join Jersey Strong, Walgreens, Dollar Tree, and others!
- Site is conveniently located on Route 516 at a signalized intersection
- Traffic count over 22,000 cars per day.
- Prominent pylon signage available
- Seeking learning center, pet supplies, hair salon, beauty supplies, restaurants, tanning salon, and urgent care.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

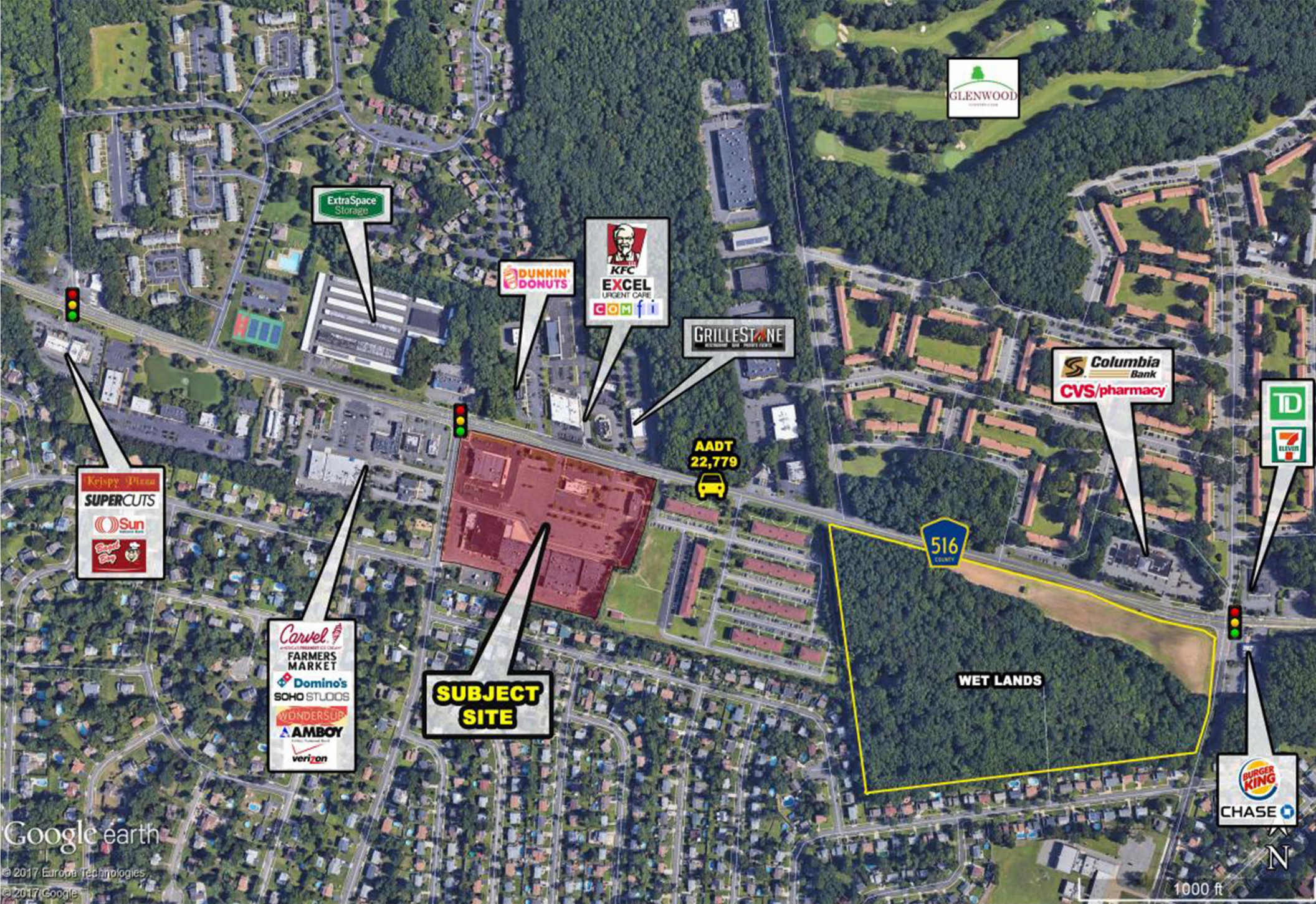
DEMOGRAPHICS 2020			
MILES	1	3	5
POPULATION	10,809	53,089	183,009
HH INCOME	\$111,335	\$118,809	\$122,196
DAYTIME POP	8,921	47,200	163,514
TOTAL GLA 93,251 SF			
TRAFFIC COUNT ROUTE 516 - 22,779 CARS PER DAY			

Danielle Brunelli/ President
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Google earth

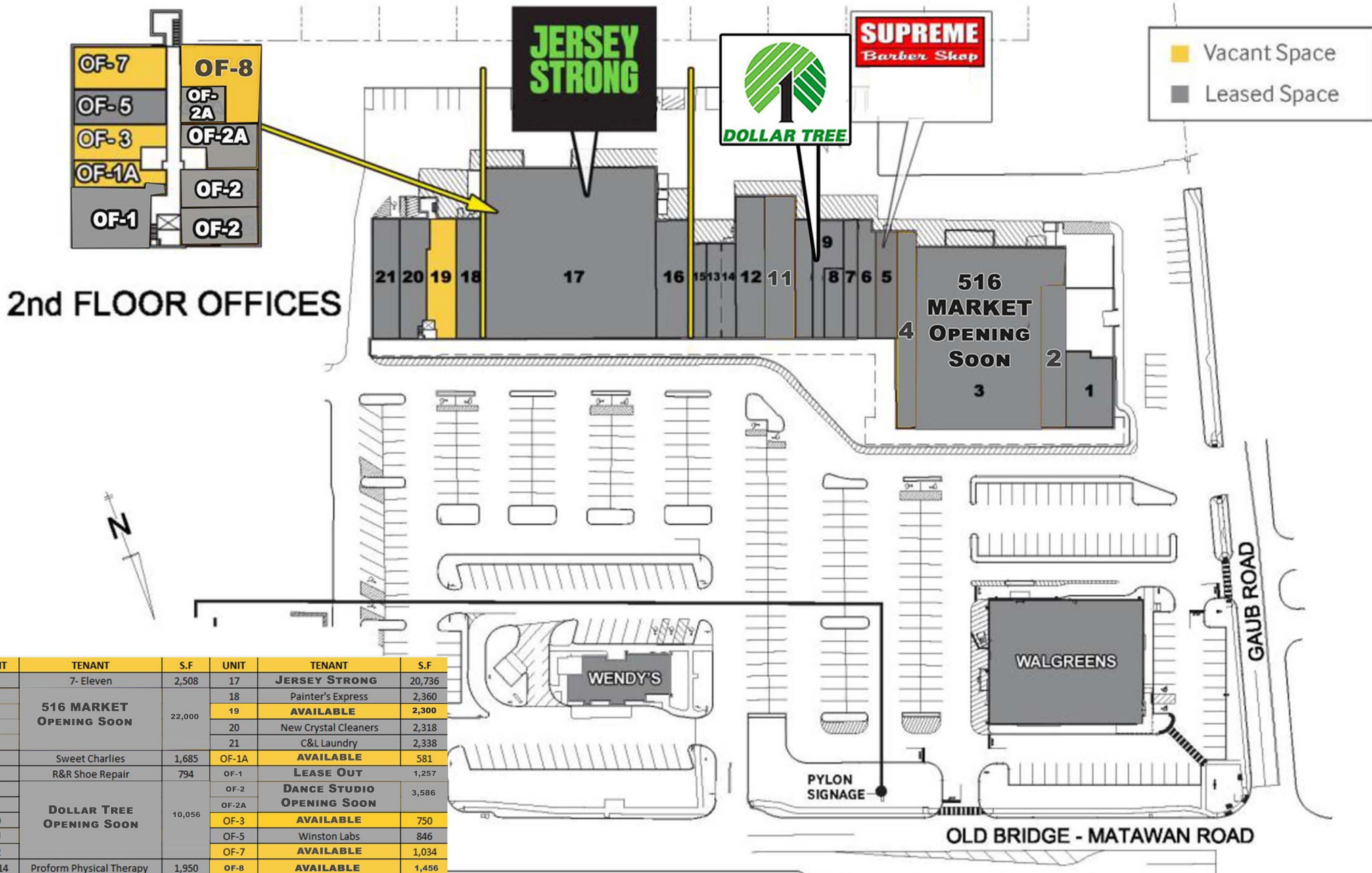
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2nd FLOOR OFFICES

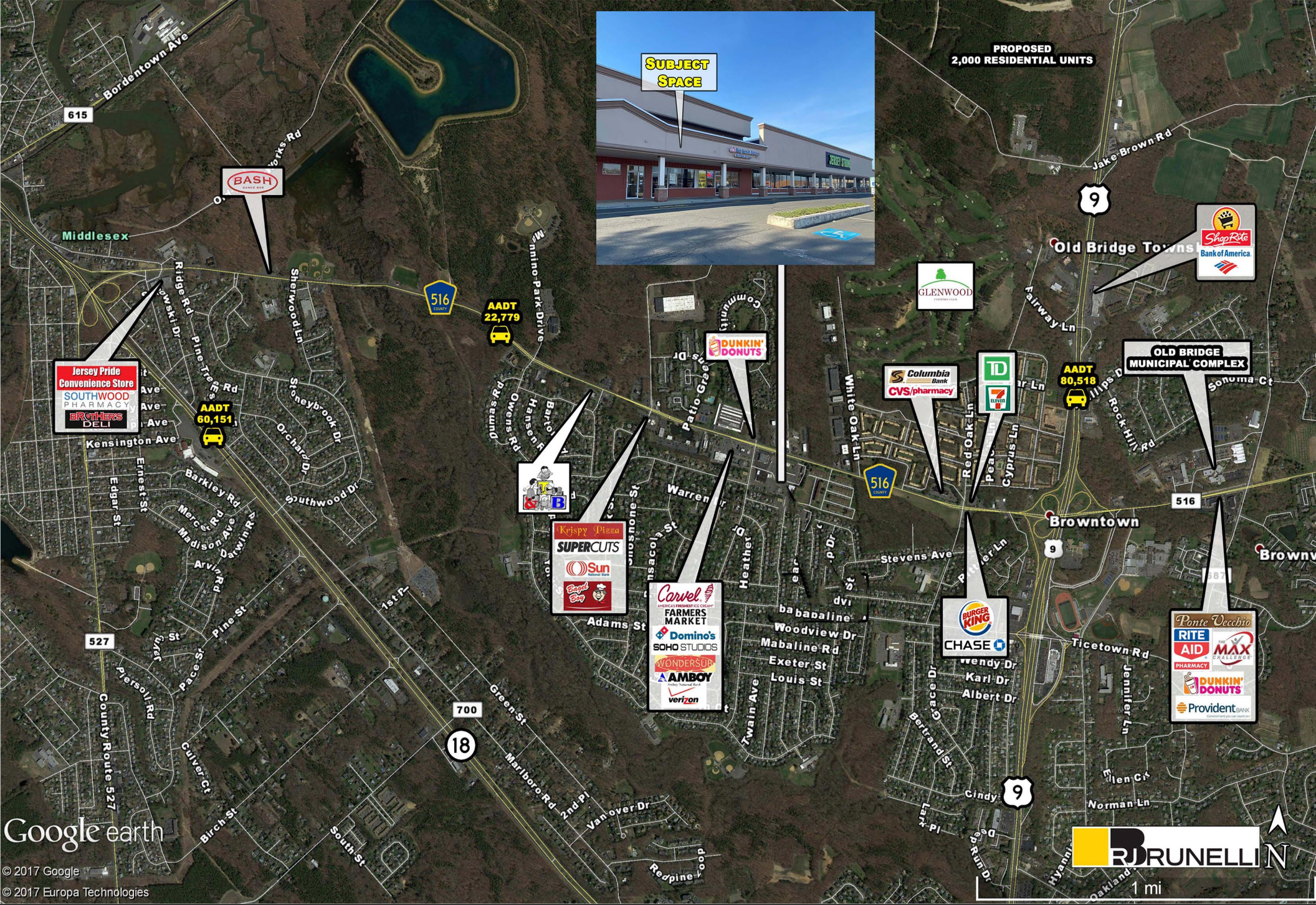
UNIT	TENANT	S.F	UNIT	TENANT	S.F
1	7-Eleven	2,508	17	JERSEY STRONG	20,736
2	516 MARKET OPENING SOON	22,000	18	Painter's Express	2,360
3			19	AVAILABLE	2,300
4			20	New Crystal Cleaners	2,318
5			21	C&L Laundry	2,338
6	Sweet Charlies	1,685	OF-1A	AVAILABLE	581
7	R&R Shoe Repair	794	OF-1	LEASE OUT	1,257
8	DOLLAR TREE OPENING SOON	10,056	OF-2	DANCE STUDIO OPENING SOON	3,586
9			OF-2A	AVAILABLE	750
10			OF-3	AVAILABLE	750
11			OF-5	Winston Labs	846
12	OF-7	AVAILABLE	1,034		
13/14	Proform Physical Therapy	1,950	OF-8	AVAILABLE	1,456
15	Model Nails	960	PAD2	Walgreens	13,000
16	Era Design Real Estate	3,000	PAD3	Wendy's	3,140

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