



AVAILABLE:  
**1,000 SF; 1,560 SF; & 2,500 SF**

Join CVS Pharmacy and Performance Strength Academy, a fast-growing, new fitness/sport conditioning center, Carvel, Dover Park Liquor, Mama Dudes, Angie's Luncheonette (Coming Soon), and others!

Situated at the signalized, hard corner intersection with ingress and egress from Sunnybrae Boulevard and South Broad Street with pylon signage.

High exposure to customers traveling east and west on South Broad Street, one of the main thoroughfares through this busy neighborhood corridor.

Well positioned to capture customers traveling downtown from the surrounding residential communities and minutes to State Route 130 and I-195.

Seeking bakery, dance studio, daycare, eyelash/eyebrow services, massage therapy, waxing studio, medical (optical), mobile phone, specialty market, urgent care, and restaurant.

### Demographics

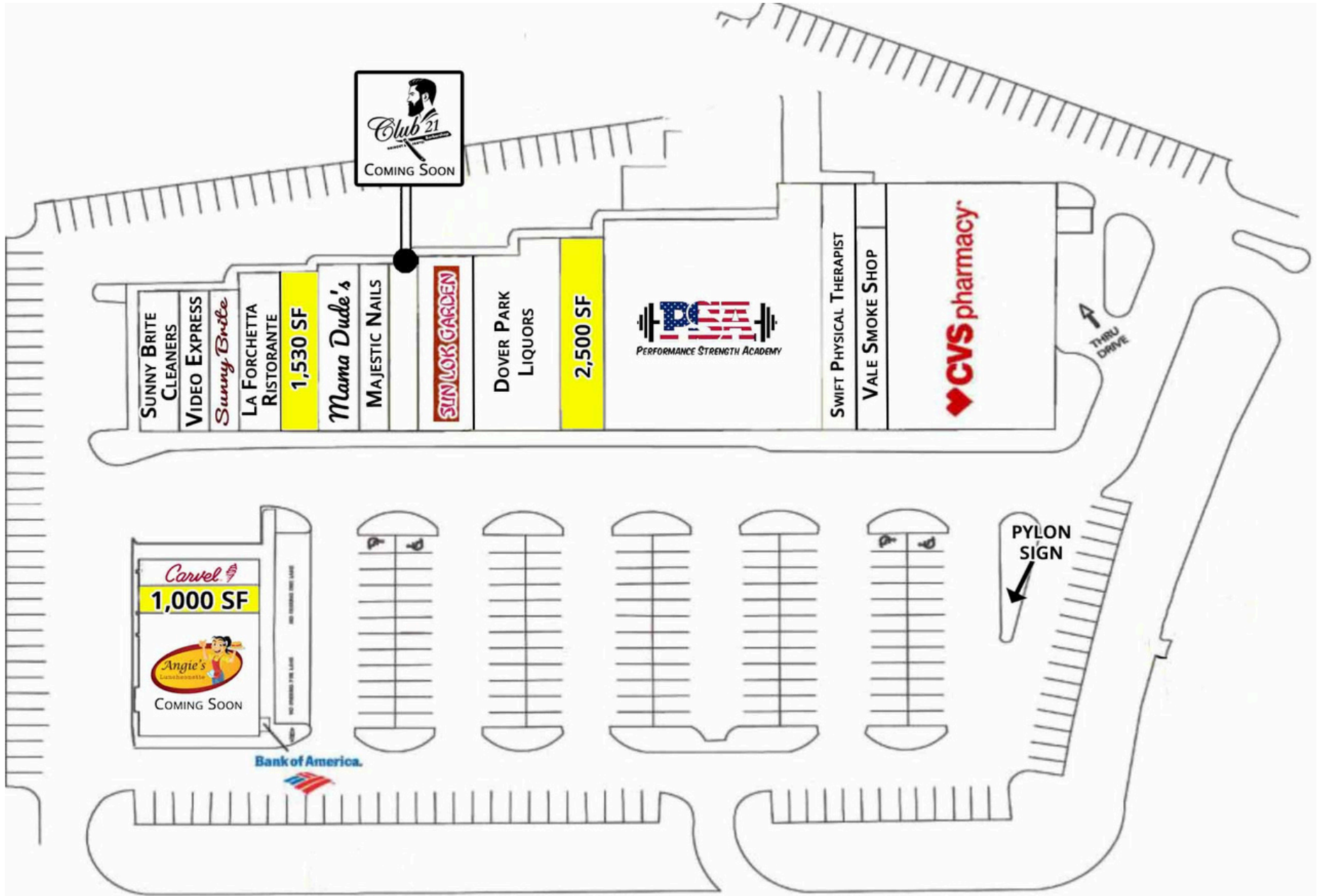
	1 Mile	3 Miles	5 Miles
Population:	9,397	59,638	187,389
HH Income:	\$118,762	\$113,572	\$95,639
Daytime Pop	6,255	50,310	168,045

### Total GLA

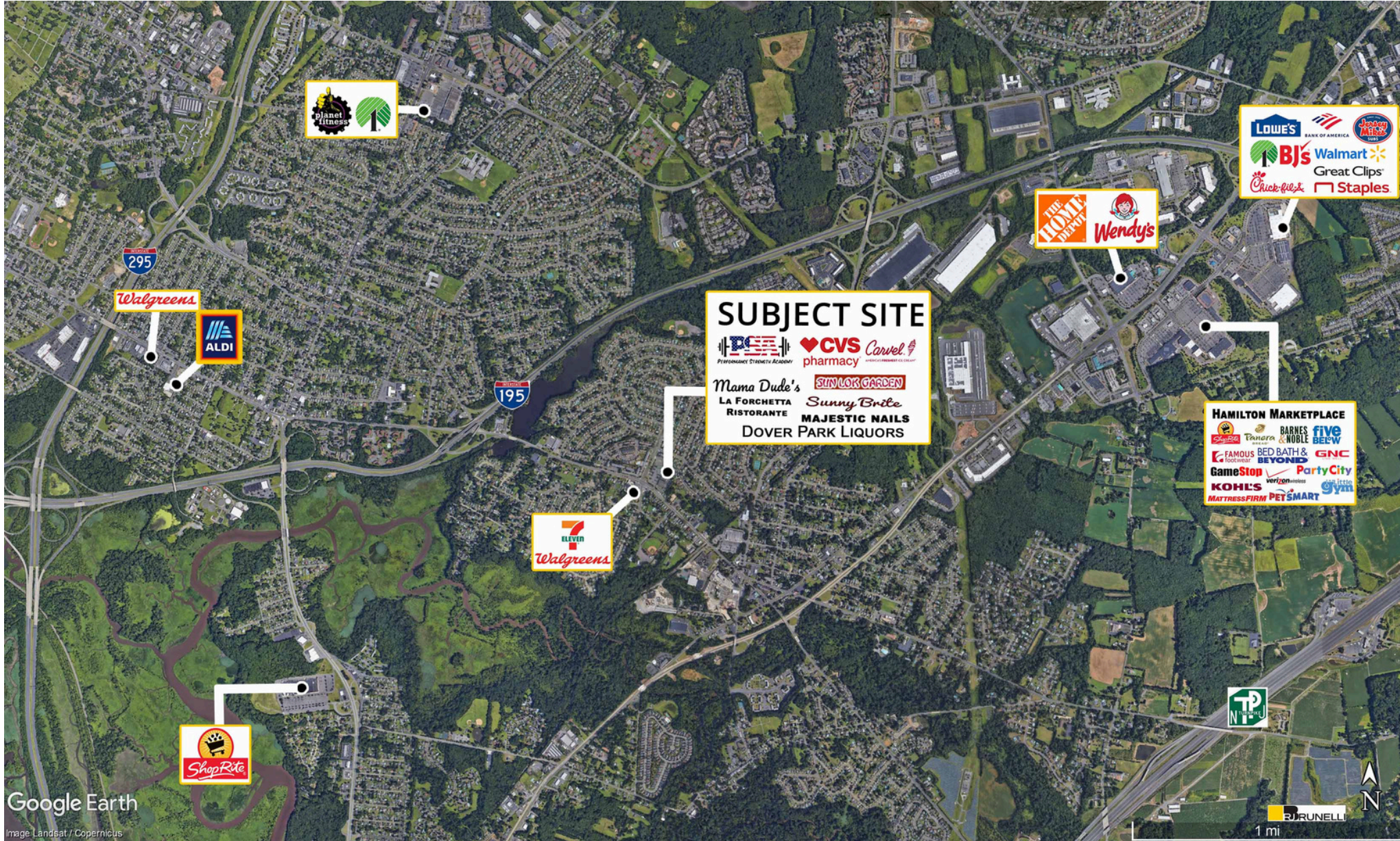
54,786 SF

### Traffic Counts

Sunnybrae Blvd.	5,433 Per Day
South Broad St.	19,529 Per Day







3 Sunnybrae Blvd  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

---



**PETER MILLER**

[pmiller@rjbrunelli.com](mailto:pmiller@rjbrunelli.com)  
609-865-3826



**DAWN PIZZICHILLO**

[dpizzichillo@rjbrunelli.com](mailto:dpizzichillo@rjbrunelli.com)  
732-939-0730



R.J. Brunelli & Co., LLC,  
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857  
732-721-5800 [www.rjbrunelli.com](http://www.rjbrunelli.com)