

906 Route 1 Avenel, New Jersey



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*For Lease
Only 1,500 SF Left*



Total GLA = 2,200 SF (Drive Thru) -3,000 SF (Possible divided into 2 spaces)
Traffic Count on Route 1 - 67,549 cars per day
Traffic Count on Smith Street - 3,700 cars per day

For more information please contact:

| DEMOGRAPHICS 2019 | | | |
|-----------------------|----------|----------|----------|
| | 1 mile | 3 miles | 5 miles |
| POPULATION | 21,384 | 137,133 | 359,131 |
| AVG. HOUSEHOLD INCOME | \$84,173 | \$84,593 | \$83,282 |
| DAYTIME POPULATION | 15,484 | 135,080 | 338,738 |

EXCLUSIVE BROKER
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PROPERTY HIGHLIGHTS:

- A landmark property in the Avenel section of Woodbridge, formerly Bud’s Hut restaurant for over 50 years. Now designated as a redevelopment zone suitable for many retail uses.
- Located in a regional trade area, which includes Woodbridge Center super regional mall, and Menlo Park Mall.
- Situated at the signalized intersection of Route 1 and Smith Street with convenient North/South Access.
- Within close proximity to the Garden State Parkway, Route 9, Route 35, US 1, and NJ Turnpike.
- Parking for 41 Cars.
- Densely populated market with a total residential population of over 137,000 within 3 miles. Over 64,000 cars pass this site daily.

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