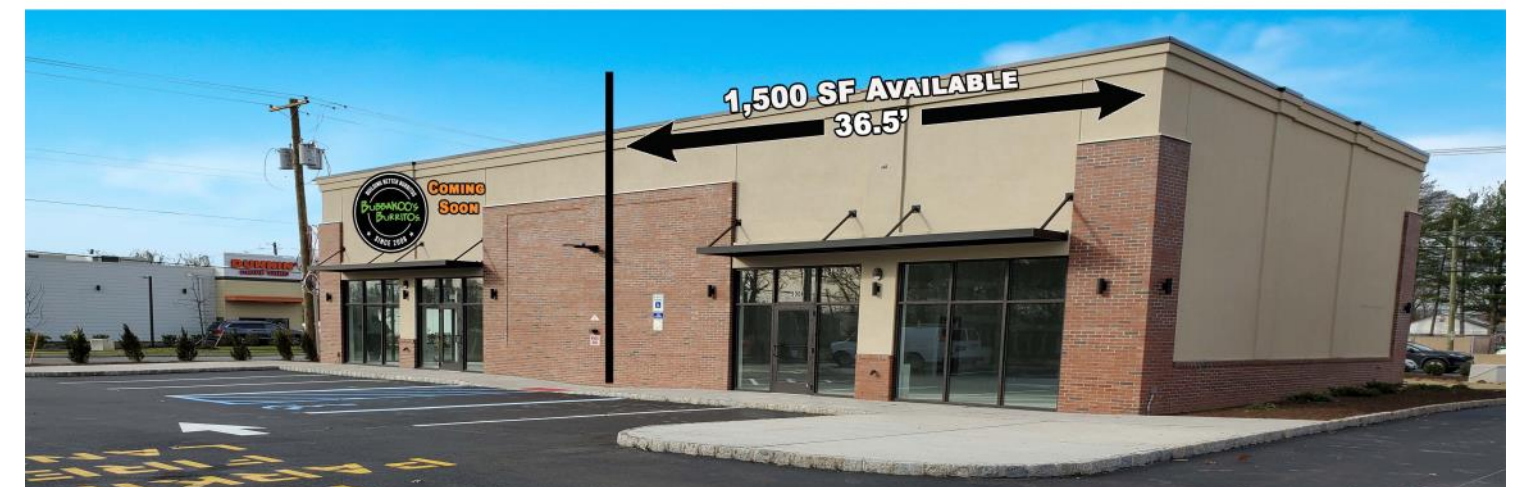


**906 Route 1  
Avenel, New Jersey**



**906 Route 1  
Avenel, New Jersey**

***For Lease  
Only 1,500 SF (36.5' x 41')  
Remaining Available***



**Total GLA = 1,500 SF  
Traffic Count on Route 1 - 67,549 cars per day  
Traffic Count on Smith Street - 3,700 cars per day**

**DEMOGRAPHICS 2019**

	1 mile	3 miles	5 miles
<b>POPULATION</b>	21,384	137,133	359,131
<b>AVG. HOUSEHOLD INCOME</b>	\$84,173	\$84,593	\$83,282
<b>DAYTIME POPULATION</b>	15,484	135,080	338,738

**For more information please contact:**

**EXCLUSIVE BROKER**  
JOHN LENAZ  
SENIOR SALES ASSOCIATE  
R.J. Brunelli & Co., LLC  
400 Perrine Road, Suite 405  
Old Bridge, NJ 08857  
Phone: 732-721-5800, ext. 26  
Email: jlenaz@rjbrunelli.com  
Visit our website: www.rjbrunelli.com

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

**PROPERTY HIGHLIGHTS:**

- Join Smoothie King and Bubbakoo's, 1,500sf available for delivery in Spring 2022.
- Located in the regional trade area of Woodbridge, NJ, with a total residential population of over 137,000 people within 3 miles.
- Situated at the signalized intersection of Route 1 and Smith Street with convenient North/South Access.
- Within proximity to the Garden State Parkway, Route 9, Route 35, US 1, and NJ Turnpike.
- Parking for 41 Cars.
- Over 64,000 cars pass this site daily.
- Seeking cell phone store, nail salon, barber shop, pizza, café or restaurant, convenience store, physical therapy, or other service oriented use.

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241





Google Earth

© 2018 Google



www.rjbrunelli.com

The information provided herein is for general information purposes only, and is subject to change by the broker and the landlord from time to time. Nothing contained herein is intended to be a binding representation. The broker and the landlord make no warranty in the information herein as to the accuracy, character, occupancy or configuration of the property represented.  
UPDATED: 2/2/2022