

906 US Highway 1
Avenel, New Jersey 07001



40,670 SF
AVAILABLE
FOR LEASE

Former Bud’s Hut
906 US Highway 1
Avenel, New Jersey



Total GLA = 3,000-6,000 SF
Traffic Count on Route 1 - 67,549 cars per day

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

For more information please contact:

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 reginal trade area, with the Woodbridge Center, Super Regional Mall, and Menlo Park Mall.
- Within close proximity to Garden State Parkway, Route 9, Route 35, US 1, and NJ Turnpike.
- Situated at the signalized intersection of Route 1 and Smith Street with convenient North/South Access.
- Densely populated market with a total residential population of over 137,000 within 3 miles. Over 64,000 cars pass this site daily.

