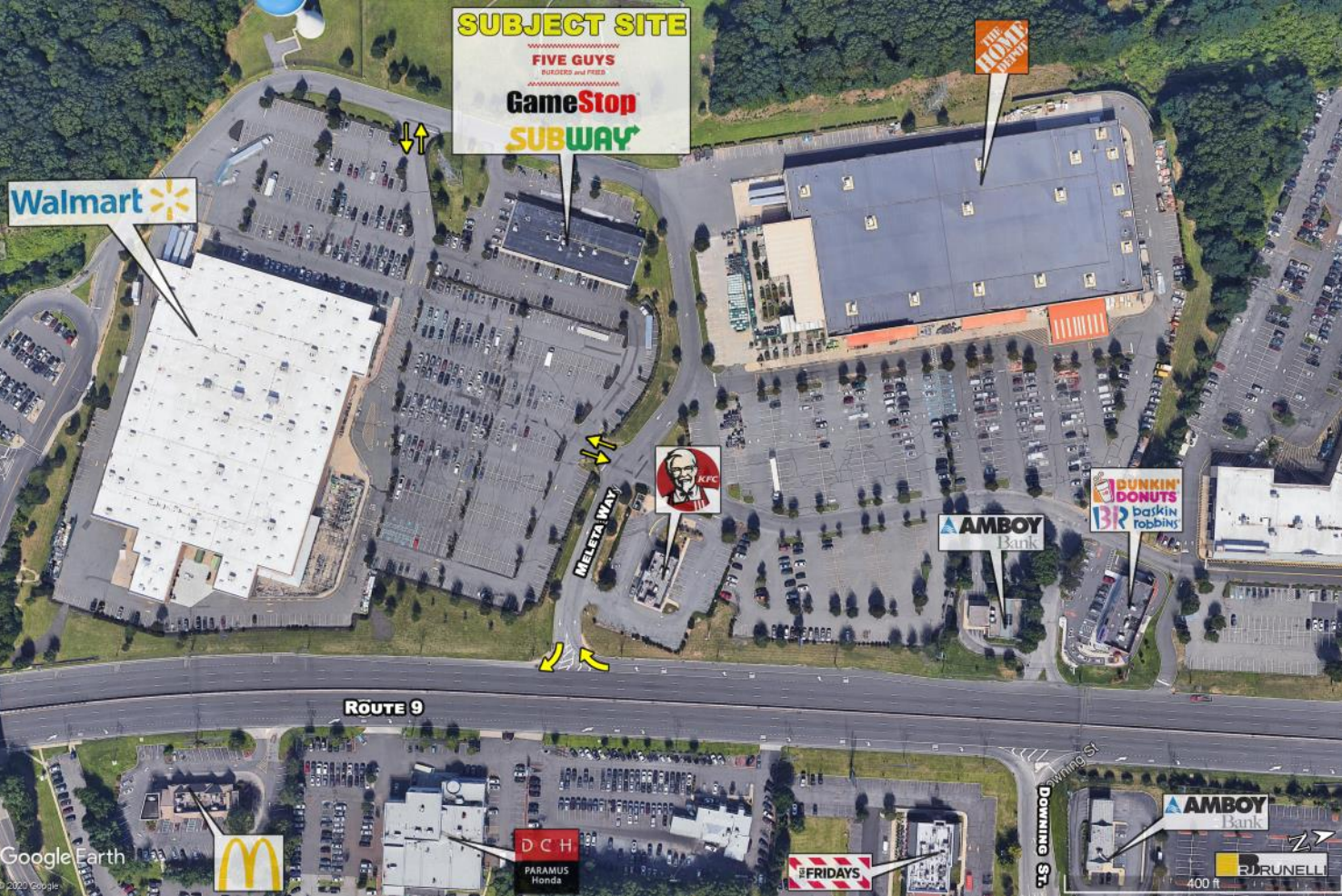


1126 Route 9  
Old Bridge, New Jersey



1126 Route 9  
Old Bridge, New Jersey

*AVAILABLE  
4,800 SF FOR  
LEASE*



**PROPERTY HIGHLIGHTS:**

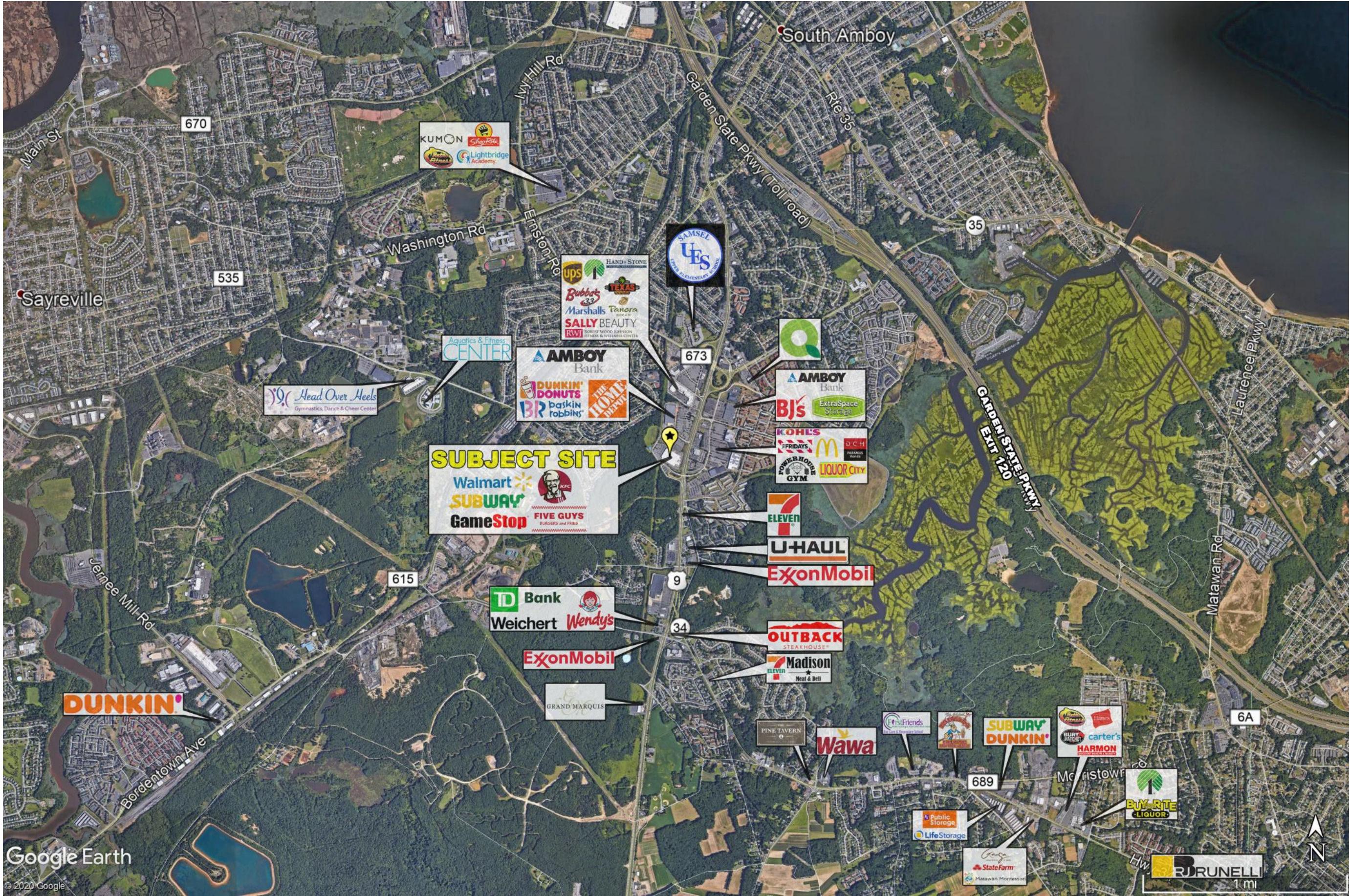
- Join high volume Walmart, which pulls from a great radius located on Rt. 9 in Old Bridge. The subject site is located in the most southerly portion of Middlesex County, but also serves the northerly portion of Monmouth County.
- Subway and other satellite tenants have a long history of success.
- Subject space is 4,800 SF and is subdividable.
- Seeking beauty supply, beauty services including salon, waxing, nail salon, specialty fitness, fast casual restaurant, dentist, physical therapy, eye care, specialty grocery, adult day care, or other service.

Total GLA = 4,800 SF  
Traffic Count on Route 9– 109,344 cars per day

DEMOGRAPHICS 2020			
	1 mile	3 miles	5 miles
POPULATION	14,959	64,500	199,059
AVG. HOUSEHOLD INCOME	\$92,931	\$103,100	\$104,484
DAYTIME POPULATION	13,452	57,420	180,215

For more information please contact:  
**EXCLUSIVE BROKER**  
Danielle Brunelli  
President  
Ron DeLuca  
CEO  
R.J. Brunelli & Co., LLC  
400 Perrine Road, Suite 405  
Old Bridge, NJ 08857  
Phone: 732-721-5800  
Email: dbrunelli@rjbrunelli.com  
Email: rdeluca@rjbrunelli.com  
Visit our website: 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: 11/2/2020