

1451 Route 18
Old Bridge, NJ

Available for Lease:
1,247 SF



New Construction



- New Construction highly visible from Rt. 18 North and South having approximately 300 +/- foot of frontage with a freestanding Pylon sign.
- Enroute to nearby Walmart Supercenter.
- Daytime population, bolstered by Hackensack Meridian Health (less than 1 mile employing more than 500 Physicians, and 1,700 supporting and ancillary staff.
- Ingress/Egress with Rt. 18 south with crossover return to Rt 18 north within 1,500 Ft.
- Residential growth to exceed 700 units within 3 miles.
- Residential population excellent for services, food, healthcare tenants, and more to support the local and transient traffic.
- Seeking: Restaurant, Coffee, Bakery, Salon, and Cleaners (drop off).

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2023			
MILES	1	3	5
POPULATION	9,552	60,256	196,827
HH INCOME	\$132,712	\$138,687	\$149,323
DAYTIME POP	5,678	45,981	133,190
TOTAL GLA 9,156 SF			
TRAFFIC COUNT ROUTE 18 - 41,376 CARS PER DAY			

Ron DeLuca/ CEO
732-721-5800, ext .28
rdeluca@rjbrunelli.com
July 11, 24

Dawn Pizzichillo / Sales Associate
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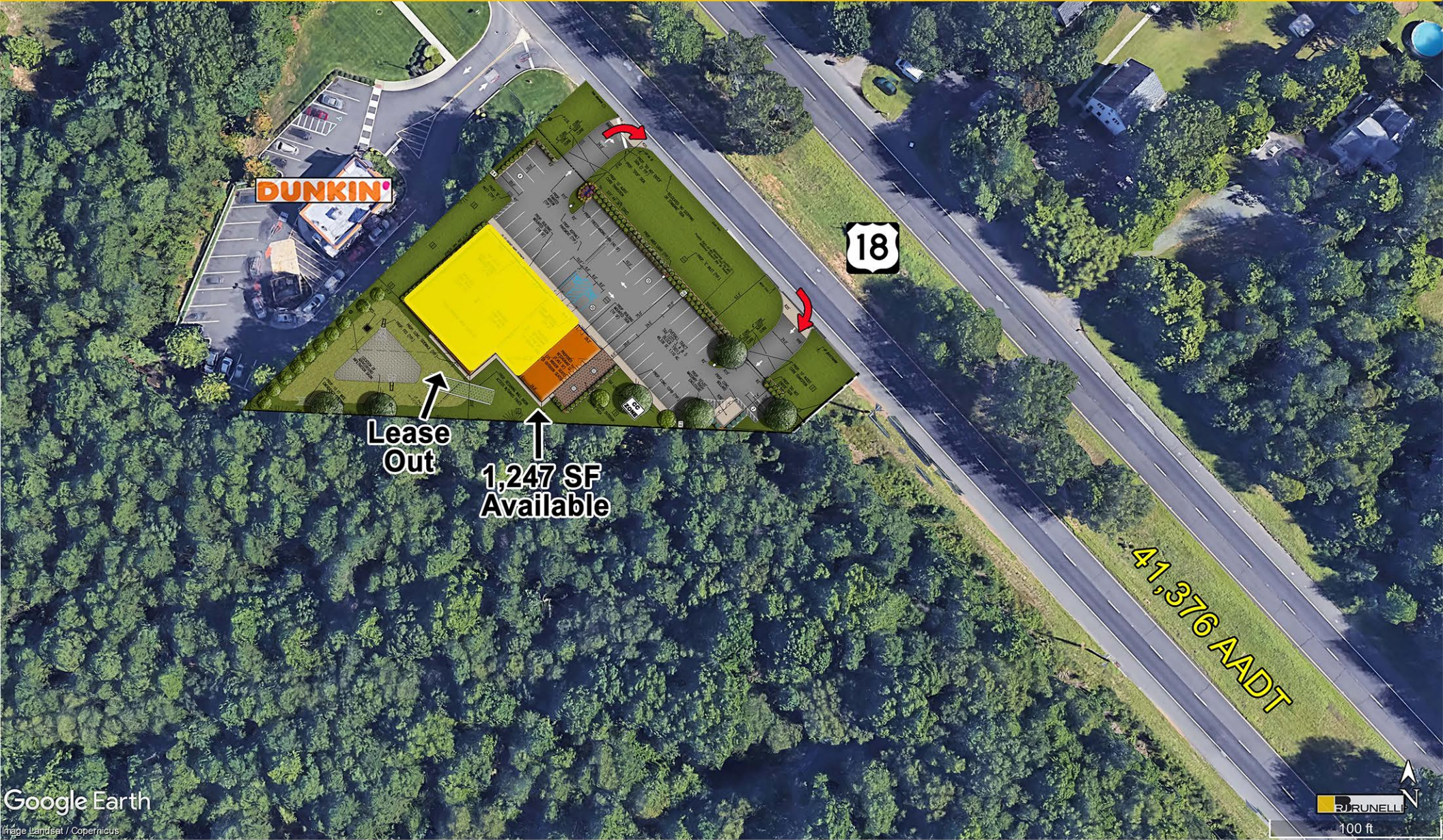


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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Google Earth

Image Landsat / Copernicus

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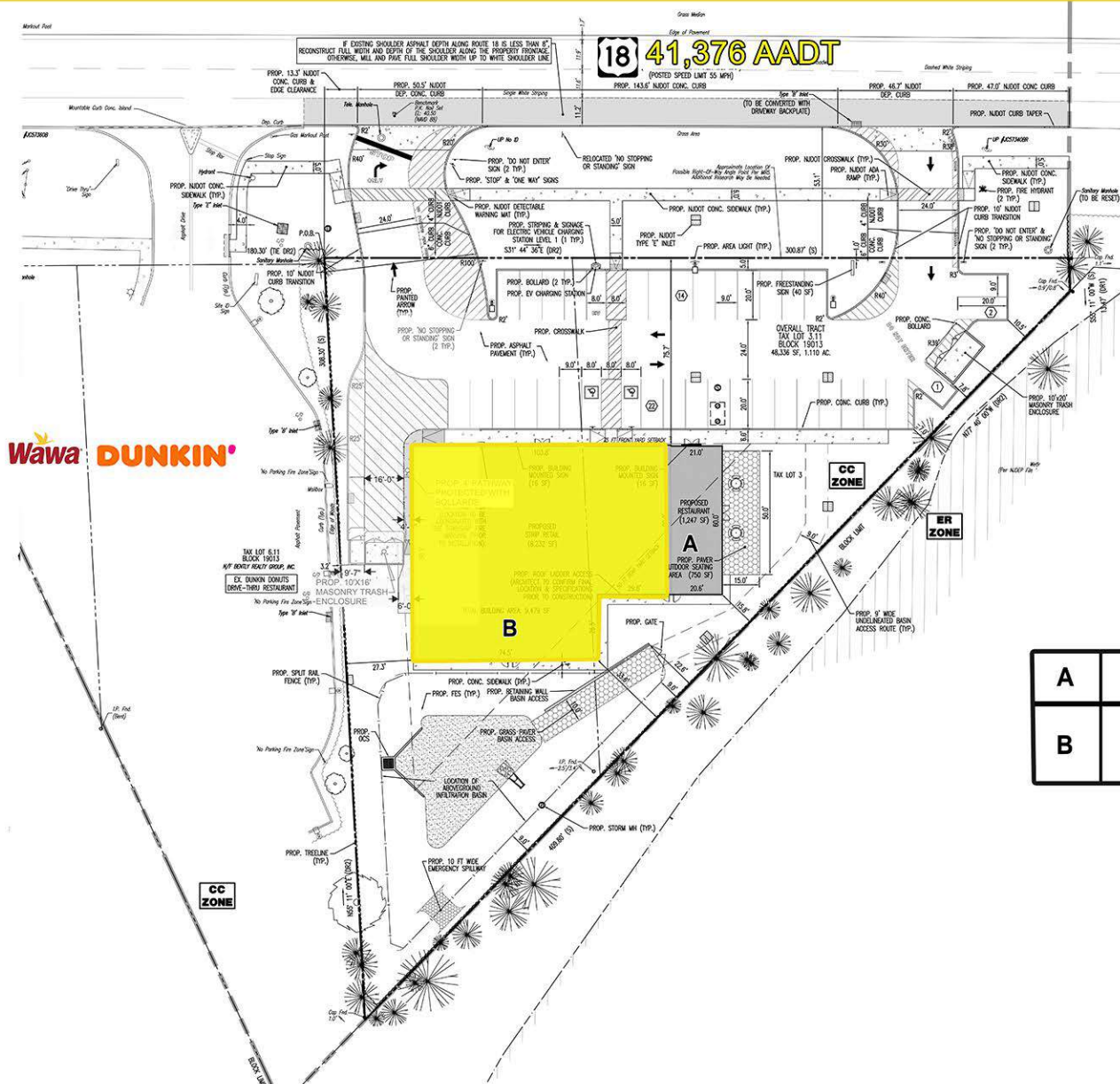


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A	1,247 SF Available
B	Lease Out 8,232 SF Available

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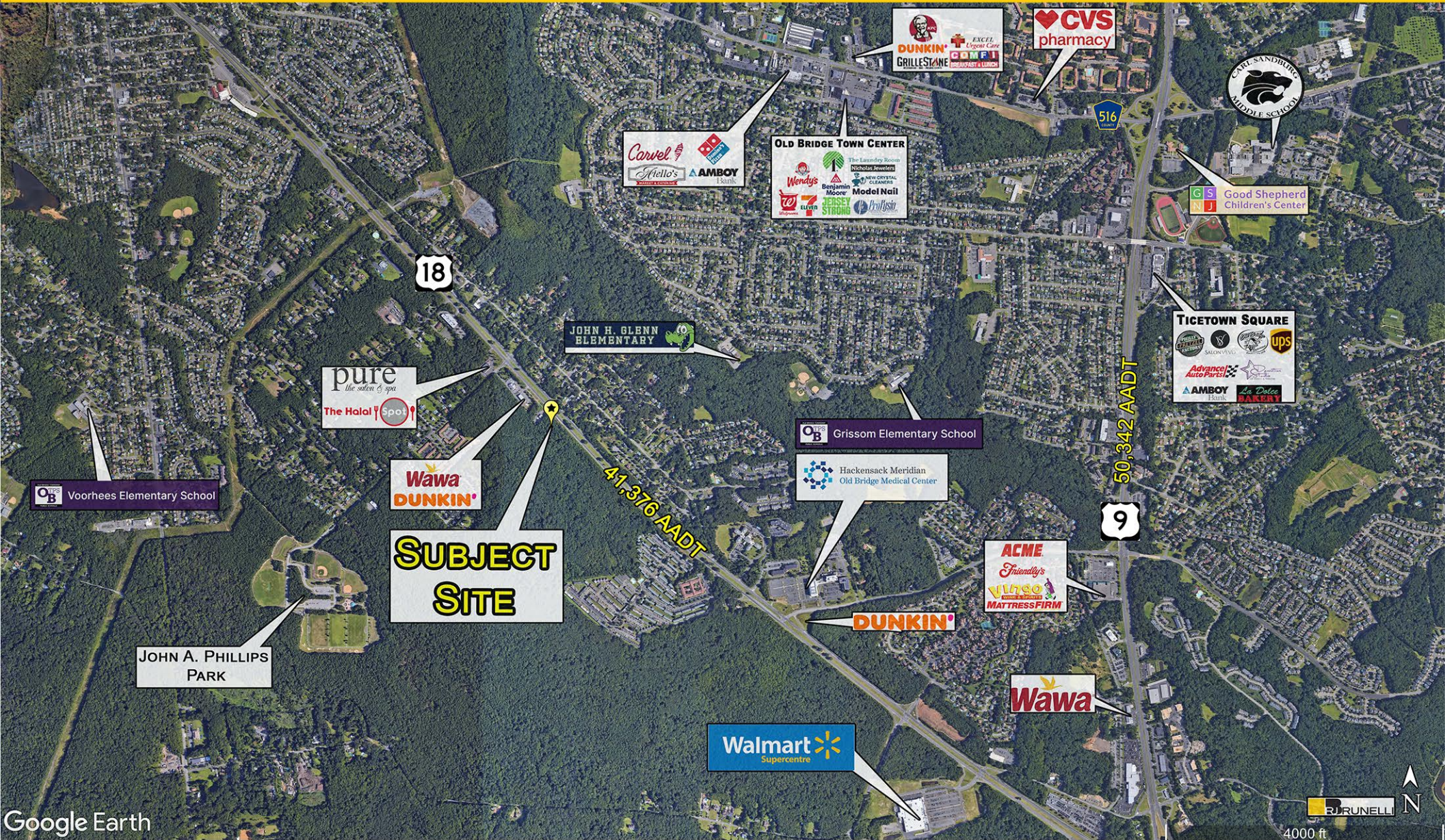


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4000 ft

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