



AVAILABLE:

**2,405 SF (Can be divided into two spaces of 1,202 SF)**

Join Lidl, Crunch Fitness, Hand & Stone, McDonald's, Kumon, Supercuts, Papa John's, Subway, and others. Other nearby retailers include ShopRite, TJ Maxx, Burlington, ULTA, PetSmart, and Sprouts

Located at a traffic light on St Georges Ave., (Rt. 35), which has a traffic count of 29,607 cars per day

Pylon signage available

Subject site is located directly across the street from the Woodbridge High School which has a student count of 1,654 students. Berkley College is .9 miles from the subject site with about 580 full-time students on site

Woodbridge train station is .88 miles from the subject site, which has an average passenger board of 976 per day

Seeking tanning, kids fitness, card and gift store, pet goods, sporting goods, cell phone store, eyewear, urgent care, or other retail use.

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	21,586	139,959	369,839
Avg. HH Income:	\$123,449	\$130,029	\$135,359
Daytime Pop	20,785	135,728	352,876

**Total GLA**

**Parking**

**NNN**

71,762 SF

900 Spaces

\$12.50/SF

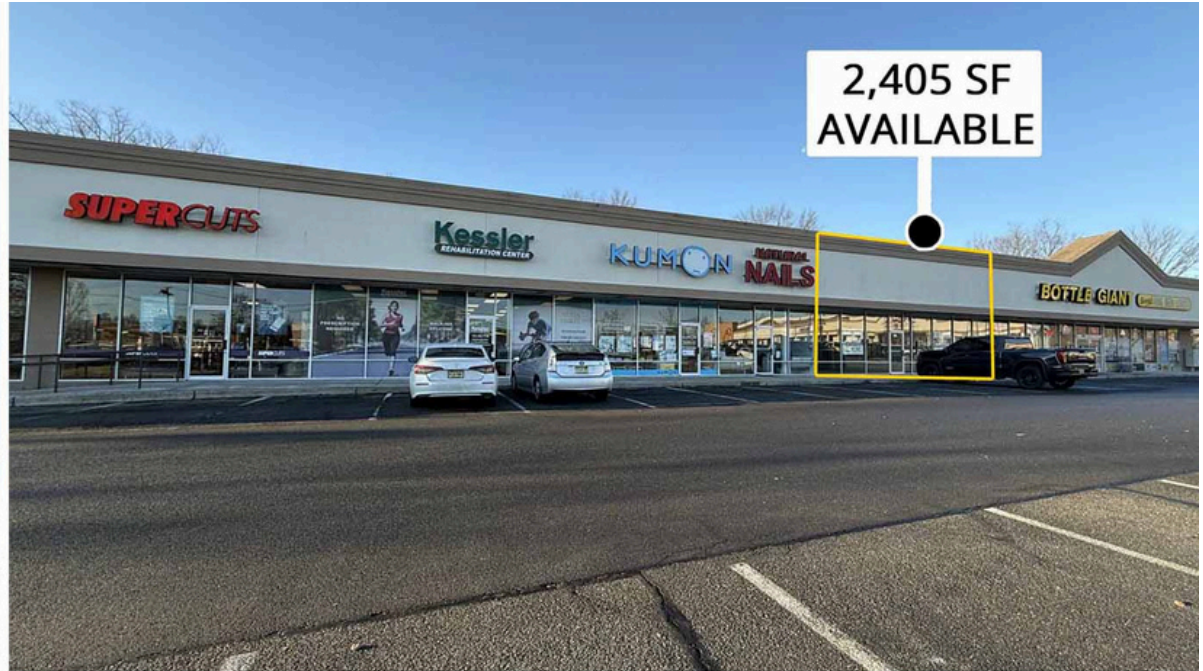
**Traffic Counts**

St. Georges Ave.

29,607 Cars Per Day

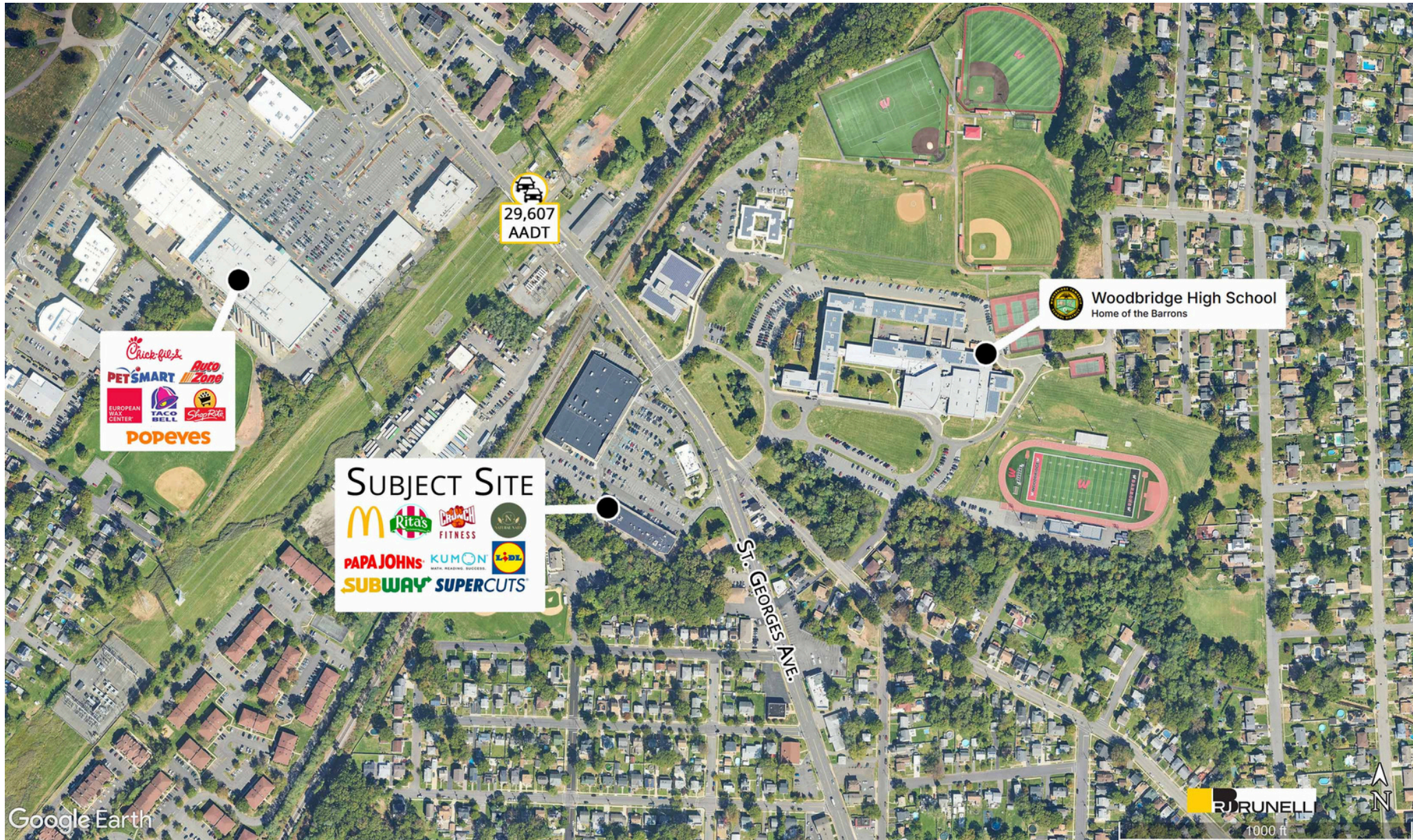
Route 9

96,952 Cars Per Day











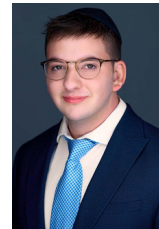
789 St. Georges Ave.  
AVAILABLE FOR LEASE

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