



AVAILABLE:

Main Level: 1,420 SF; 10,060 SF; & 3,444 SF
Upper Level: 12,939 SF & 9,855 SF

Premier Route 22 retail destination – 830,000 SF power center anchored by Target, Walmart, Home Depot & Stop & Shop with best-in-class national co-tenancy.

Pylon signage available on highly trafficked Route 22 (52,410 AADT).

Daily needs + experiential mix with Ross, TJ Maxx, Old Navy, GAP Factory, Michaels, DSW, Big Blue Swim School & Pickleball Kingdom, driving consistent traffic.

6.7M annual visits with strong repeat traffic and extended dwell time.

Seeking: sporting goods, ice cream & smoothies, home furnishings, boutique fitness, toy store, full-service salon and spa, salon suites, golf simulator, and restaurant.

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------|-----------|-----------|-----------|
| Population: | 17,376 | 123,591 | 258,026 |
| HH Income: | \$123,749 | \$167,969 | \$194,822 |
| Daytime Pop | 13,820 | 102,864 | 237,786 |

Total GLA

| Total GLA | Parking | NNN |
|------------|--------------|-----------|
| 830,000 SF | 3,000 Spaces | \$8.56/SF |

Traffic Counts

| | |
|----------|---------------------|
| Route 22 | 52,410 Cars Per Day |
|----------|---------------------|



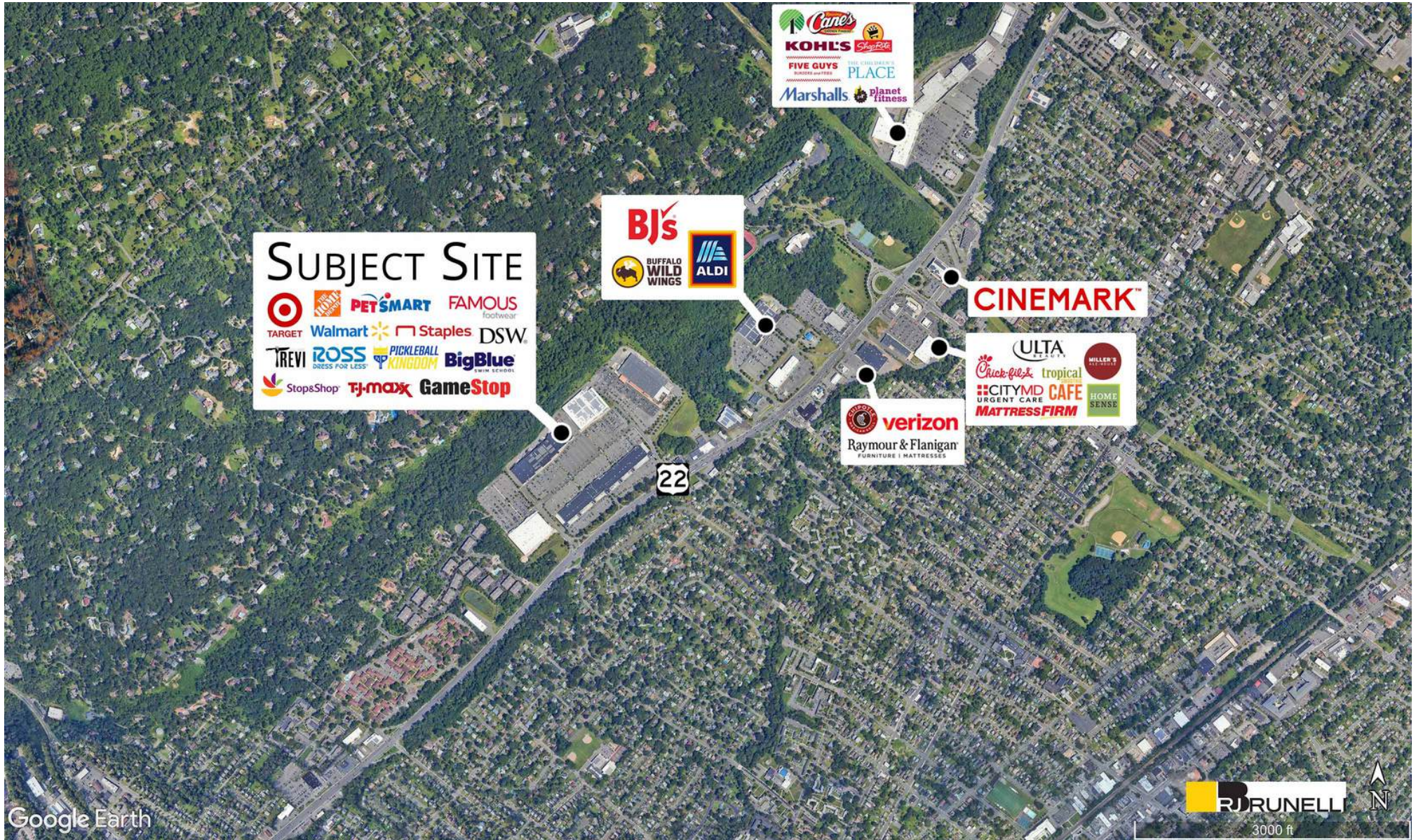
| | |
|----|---------------------------------|
| 2 | PetSmart |
| 4 | Big Blue Swim School |
| 6 | DSW |
| 8 | Kids Empire |
| 10 | Da-Vi Nails |
| 12 | Better than Philly Cheese Steak |
| 14 | 1,420 SF Available |
| 16 | 3,444 SF Available |
| 17 | GameStop |
| 18 | Standard Tile |
| 20 | Kids United |
| 22 | 10,060 SF Available |
| 24 | Staples |
| 26 | TJ Maxx |
| 28 | Gap Factory |
| 30 | Old Navy |
| 32 | Famous Footwear |
| 34 | America's Best Eye Glasses |
| 36 | Carter's |
| 38 | 9,855 SF Available |
| 40 | Michaels |
| 42 | 12,939 SF Available |
| 44 | PC Richard |
| 46 | Ross Dress for Less |
| 48 | Great Clips |
| 50 | Trevi Pizza |
| 54 | Stop & Shop |
| 56 | Pickleball Kingdom |
| 60 | Target |
| 70 | Home Depot |
| 80 | Walmart |













1515 Route 22 West
AVAILABLE FOR SALE OR LEASE

CONNECT WITH US TODAY



DANIELLE BRUNELLI
dbrunelli@rjbrunelli.com
732-721-5800 ext. 29



CHELSEA REIZNER
creizner@rjbrunelli.com
201-724-4931



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com