



AVAILABLE:

3,000 - 6,000 SF; 1 Acre ; & 7,000 SF

Shadow anchored by Raymour & Flannigan and anchored by Edge Fitness; others include Goodwill (Coming Soon), BioLife, Plato's Closet, Play it Again Sports, and Once Upon a Child.

Per Placer a.i. the subject site received 1.7 million visits in the last 12 months; Plato's Closet is ranked #1 out of 6 in NJ! Raymour & Flannigan is performing in the top 30% based on number of visits per placer in NJ.

Seeking daycare center, medical, doggy day care, beauty school, salon suites, swim school, carpet store, furniture, physical therapy, restaurant, coffee, dance school, and children's gym.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	7,679	76,058	210,998
HH Income:	\$137,473	\$104,614	\$111,815
Daytime Pop	8,691	73,911	184,926

Traffic Counts

Locust Grove Blvd.	8,932 Cars Per Day
Clements Bridge Rd.	21,135 Cars Per Day



Space #	Tenant
1	Edge Fitness
2	At Lease
3 & 4	Japanese Restaurant
5	Hot Nails
6	Maggio's Pizza
7	Play it Again Sports
8	Brnich Karate
9	3,000 SF Available
10	3,000 SF Available
12	Biolife Plasma Service
13, 14, & 15	Dental Group
16 & 17	7,000 SF Available
18	Kumon Center
19	Firehouse E-Cigs
20	Liquor Store
21	Our First Impress
22	Dee- Jay Dogs
23	Ultimate Cleaners
24 & 25	Once Upon a Child
26-29	Plato's Closet
30	3 Dimensional PT
31	Raymour & Flanigan
Pad 1	TD Bank
Pad 2	Columbia Savings Bank
Pad 3	1 Acre Available





**+/- 7,000 SF
AVAILABLE**









1450 Clements Bridge Rd.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



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