



MODIFICATIONS TO BE DETERMINED BASED ON TENANT'S CONFIGURATION

# Vermella Woodbridge

Main Street & Mutton Hollow Road, Woodbridge, New Jersey

## Availabilities

- +/- 10,209 SF (Can Be Demised)

## Building

- Multiple Pads Available

## Opportunity

- Build-To-Suit or Multi-Tenant Pad Potential

## Traffic Counts

- 21,259 VPD

## Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	12,623	18,525	\$89,963
2 Mile	66,794	69,814	\$87,843
3 Mile	136,401	144,542	\$81,505

## Retail for Lease - Contact

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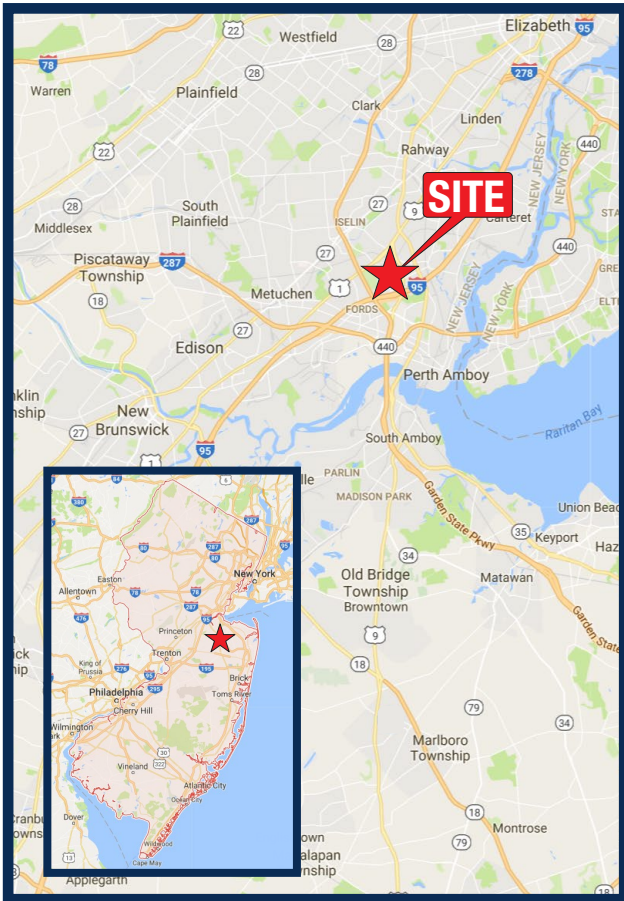
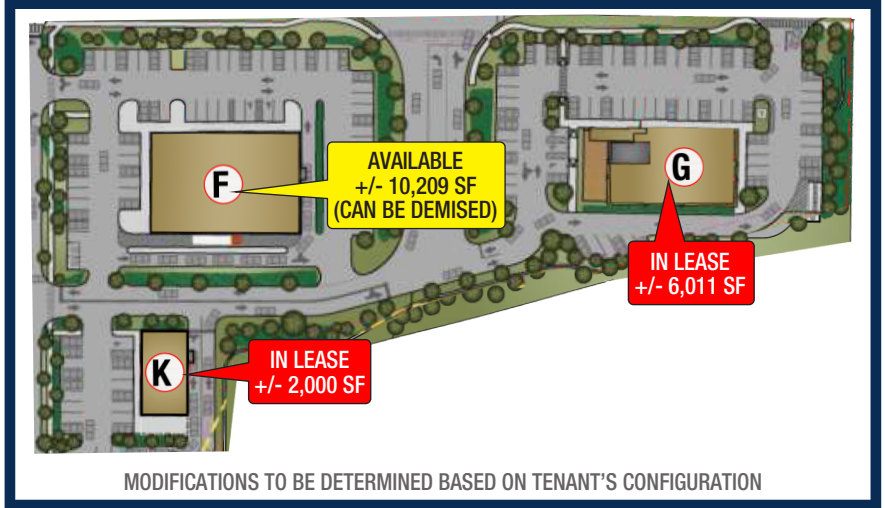
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## Main Street & Mutton Hollow Road, Woodbridge, New Jersey

- New mixed-use development that will consist of 376 residential units and 3 pad sites along Main Street
- Proposed traffic signal shared with Crosspointe Square (Wegman's, Lowe's, Home Goods, Panera Bread, Wells Fargo) and a connecting road from Main Street (21,259 VPD) to Route 9 (75,252 VPD)
- Strong daytime and residential population density along with long-standing national, regional and local operators within the major Route 35, Route 9 and Route 1 retail market
- Convenient access to and from the Garden State Parkway and the New Jersey Turnpike as well as being easily accessible to and from Routes 1, 9 and 35



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