

SUBJECT SITE

63,212 VPD

3300 Route 9 Old Bridge, New Jersey

Building Size

- +/- 2,200 SF

Lot Size

- +/- 0.51 Acres / 22,085 SF

Traffic Count

- 63,212 VPD

Sale Price or Ground Lease

- \$750,000 or \$75,000 Ground Lease

Zoning - CC - Community Commercial

- Bakery
- Fast Food
- Gas Station
- Medical Equipment
- Physician's Office
- Service Station
- And More...

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	12,518	13,552	\$110,252
3 Mile	48,774	43,363	\$111,832
5 Mile	160,948	136,804	\$115,149

Contact

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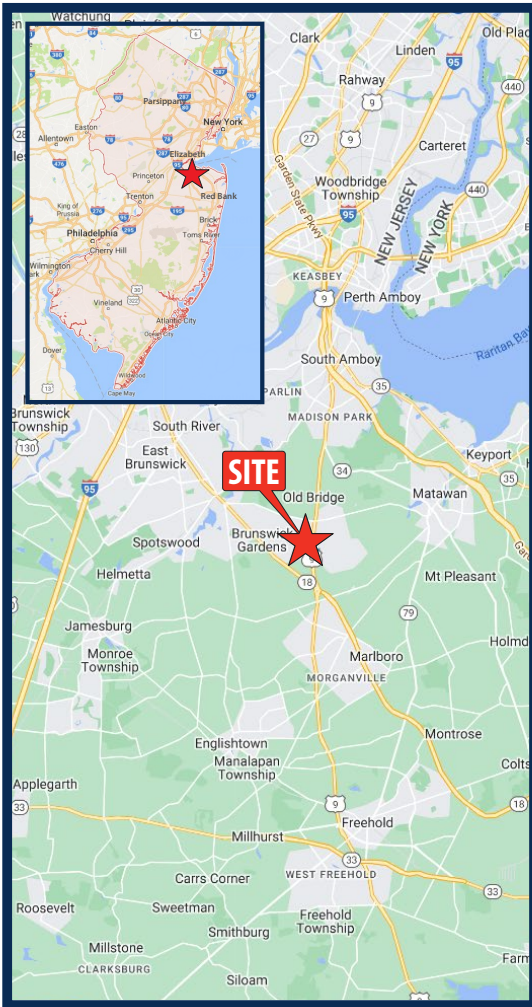


3300 Route 9 Old Bridge, New Jersey

Site Description

- Former gas and service station available for sale in the heart of Route 9 corridor
- Strong incomes north of \$100,000
- Surrounded by dense residential and neighborhood retail centers
- Traffic light controlled corner

State Map



Market Aerial



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