

**PRIME ROUTE 1 OPPORTUNITY**



- WOODBRIDGE CROSSING**  
 Party City Burlington  
 BIGLOTS! T-Mobile  
 Planet Fitness  
 Miracle-Ear  
 FedEx Kinko's  
 Phenix Salon Suites  
 KIDS EMPIRE  
 K&G Fashion

- T-Mobile  
 Hackensack Meridian Health  
 EXCEL Urgent Care

# 770 Route 1

## Woodbridge, New Jersey

### Availability

- +/- 4,309 SF (cannot be demised)

### Traffic Count

- 62,684 VPD

### Co-Tenancy

- AT&T
- Qdoba
- Scrubs & Beyond
- Starbucks

### Demographics

Radius	Population	Daytime Population	Median HH Income
1 Mile	20,166	27,081	\$111,284
3 Mile	134,554	150,200	\$103,381
5 Mile	326,355	360,900	\$99,521

### Retail for Lease - Contact

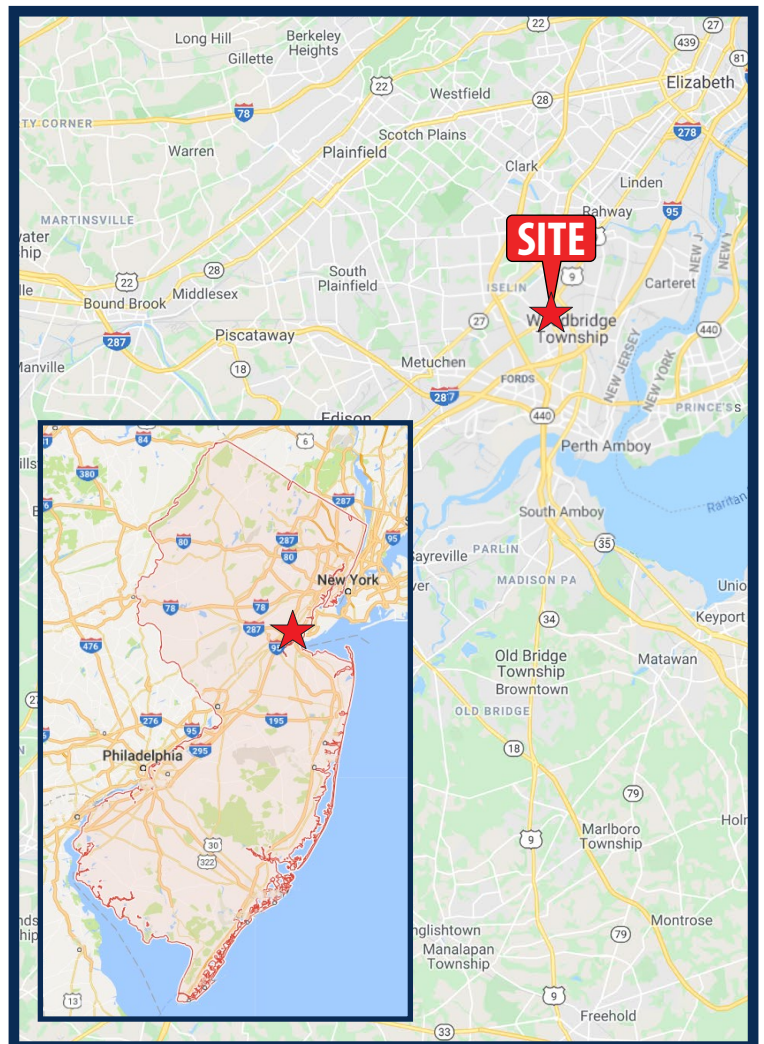
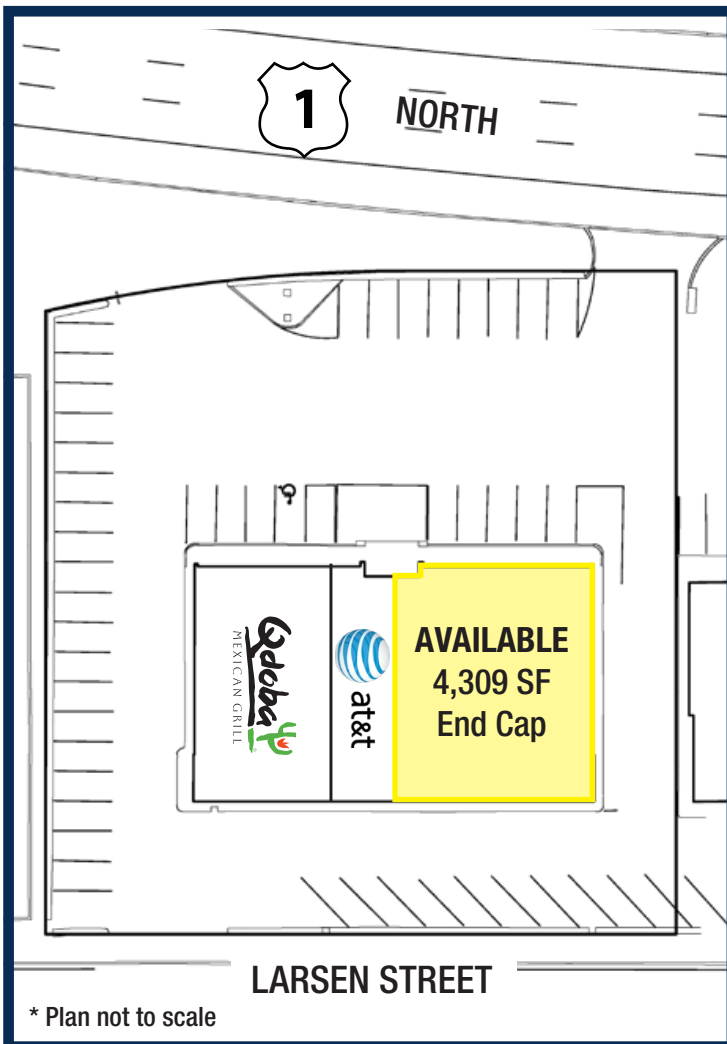
Gregg Medvin  
 Ph. 732-724-3962  
 gregg@piersonre.com

**PIERSON**  
 COMMERCIAL REAL ESTATE®

# 770 Route 1

## Woodbridge, New Jersey

- End cap opportunity with approximately 60 feet of frontage coinciding with a rare pylon sign slot atop a towering 2-tenant pylon.
- Significant access points with multiple means of ingress/egress via Route 1 as well as back-access via Larsen Street. The site is nestled between Routes 1 & 9 and approximately 1 mile from the Garden State Parkway.
- Approximately 62,684 vehicles pass the site daily along Route 1 with approximately 51,528 daily vehicles traveling along Route 9.
- Extremely dense market with a residential population of over 137,000 within 3 miles and a total daytime population of over 146,000 within 3 miles.
- Woodbridge Township is centrally located with access to numerous major roadways including Route 1, Route 9, Route 35, the Garden State Parkway and the New Jersey Turnpike, which provides for long-standing national, regional and local operators located within the retail market.



## Retail for Lease - Contact

Gregg Medvin

Ph. 732-724-3962

gregg@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE.®



# 770 Route 1 Woodbridge, New Jersey



## Retail for Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
gregg@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE.®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.