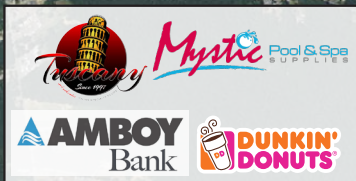


Woodhaven Plaza • 240 Texas Road • Old Bridge, NJ

COME JOIN!

Davita & BURGER JOINT



Wawa


Site



1,200 SF • 1,488 • 1,488 SF

PROPOSED:

5,000 SF • 70,000 SF PADS

 DEMOGRAPHICS	3 mile	5 mile	7 mile
Population:	39,887	131,666	248,698
Households (est):	14,226	45,406	90,727
Household Income:	\$109,297	\$113,956	\$116,255

Contact: Joe Hydro
Retail Leasing Specialist
jhydro@jefferyrealty.com
m: 908.797.6909
o: 908.668.9600 x:222

Contact: Shane Wierks
Retail Leasing Specialist
swierks@jefferyrealty.com
m: 908.581.7781
o: 908.668.9600 x:223



JEFFERY REALTY
Retail Specialist



Woodhaven Plaza • 240 Texas Road • Old Bridge, NJ

1,200, 1,488, 1,488 SF • PROPOSED: 5,000 SF, 70,000 SF PADS

GLA

27,750 SF

Available Space

1,200, 1,488, 1,488 SF

Proposed 5,000 SF

70,000 SF Pads

Rental Rate

\$22.00/SF

NNN

\$4.50/SF

Parking

250 spaces

Traffic Count

14,320 cars pass the site daily

Frontage

1,300' on Texas Road

Anchor Tenants

DaVITA, Burger Joint,
JAG Physical Therapy,
The Learning Experience

Neighboring Retailers

Dunkin Donuts, Wawa, Tuscany,
Englishtown Raceway Park,
Paintball Authority, Amboy

Notes

- Existing 27,750 SF building
- Approved 118,000 SF of retail
- Woodhaven Village has completed 310 residential units
- 1,306 additional residential units are proposed
- Seeking big box retailers
- Located at a traffic controlled intersection
- Texas Road being widen to four lanes

Italian Restaurant O	DaVita. N thru K	AVAILABLE 1,488 SF J	Burger Joint I	AVAILABLE 1,488 SF H	JAG G	F	E	D	C	B	AVAILABLE 1,200 SF A
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A. Available - 1,200 SF

B. Tutoring Center

C. Nail Salon - 1,600 SF

D. Dance Studio - 2,000 SF

E. Hair Salon - 1,275 SF

F. Dry Cleaner - 2,050 SF

G. JAG - 2,050 SF

H. Available - 1,488 SF

I. Burger Joint - 2,024 SF

J. Available - 1,488 SF

K, L. DaVita - 7,506 SF

O. Italian Restaurant - 3,775 SF

