

1451 Route 18
Old Bridge, NJ

Available for Sale or Lease:
**3,306 SF; 3,202 SF; 1,401 SF; &
1,401 SF** (Can be combined to max. of 9,310 SF.)



New Construction



- New Construction highly visible from Rt. 18 North and South having approximately 300 +/- foot of frontage with a freestanding Pylon sign.
- Enroute to nearby Walmart Supercenter.
- Daytime population, bolstered by Hackensack Meridian Health (less than 1 mile) employing more than 500 Physicians, and 1,700 supporting and ancillary staff.
- Ingress/Egress with Rt. 18 south with crossover return to Rt 18 north within 1,500 Ft.
- Residential growth to exceed 700 units within 3 miles.
- Residential population excellent for services, food, healthcare tenants, and more to support the local and transient traffic.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	9,552	60,256	196,827
HH INCOME	\$132,712	\$138,687	\$149,323
DAYTIME POP	5,678	45,981	133,190

TOTAL GLA 9,310 SF
TRAFFIC COUNT ROUTE 18 - 41,376 CARS PER DAY

Ron DeLuca/ CEO
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rdeluca@rjbrunelli.com
Oct 2, 2023

Dawn Pizzichillo / Sales Associate
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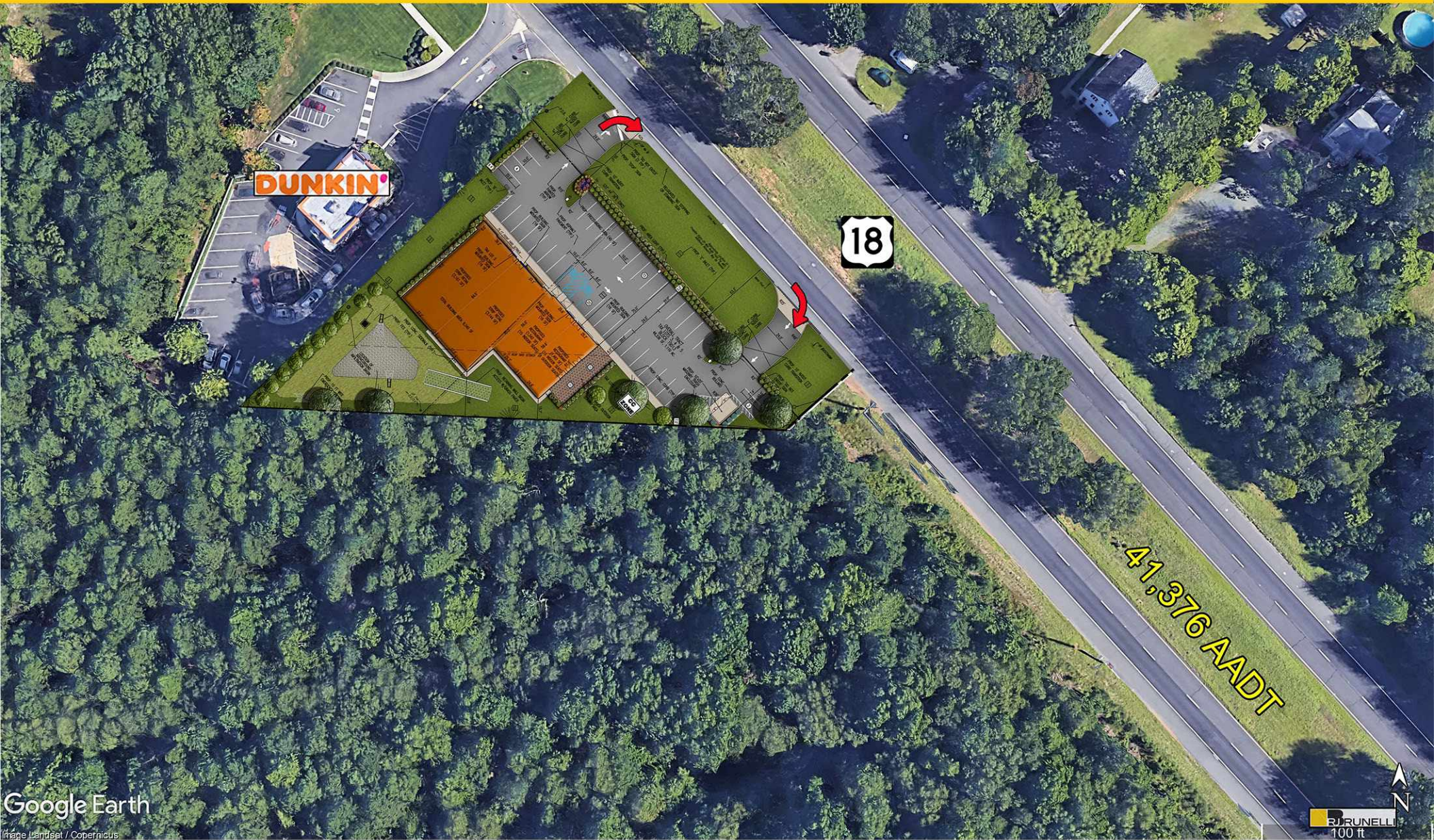


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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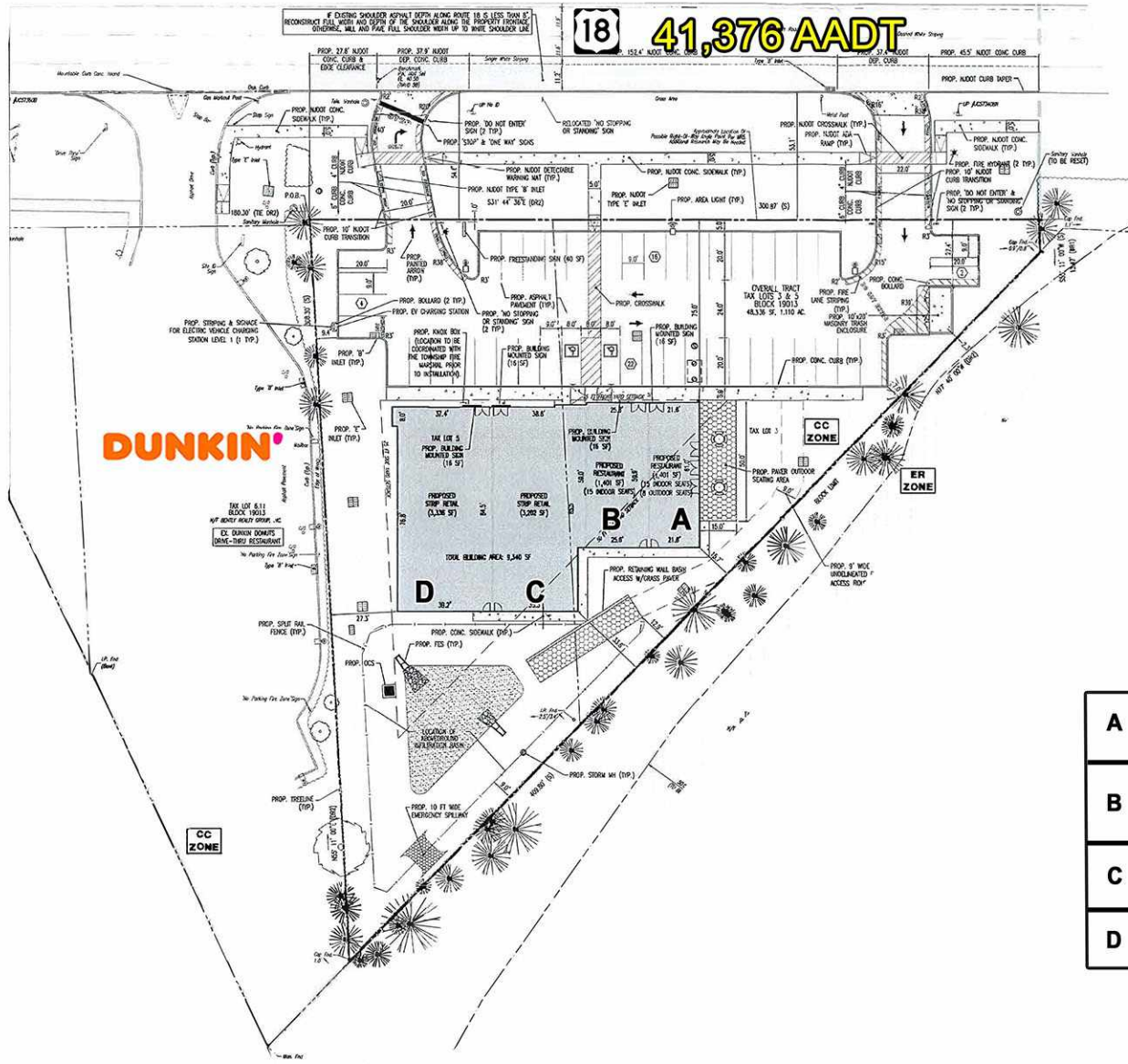
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Wawa

DUNKIN'



A	1,401 SF Available
B	1,401 SF Available
C	3,202 SF Available
D	3,306 SF Available

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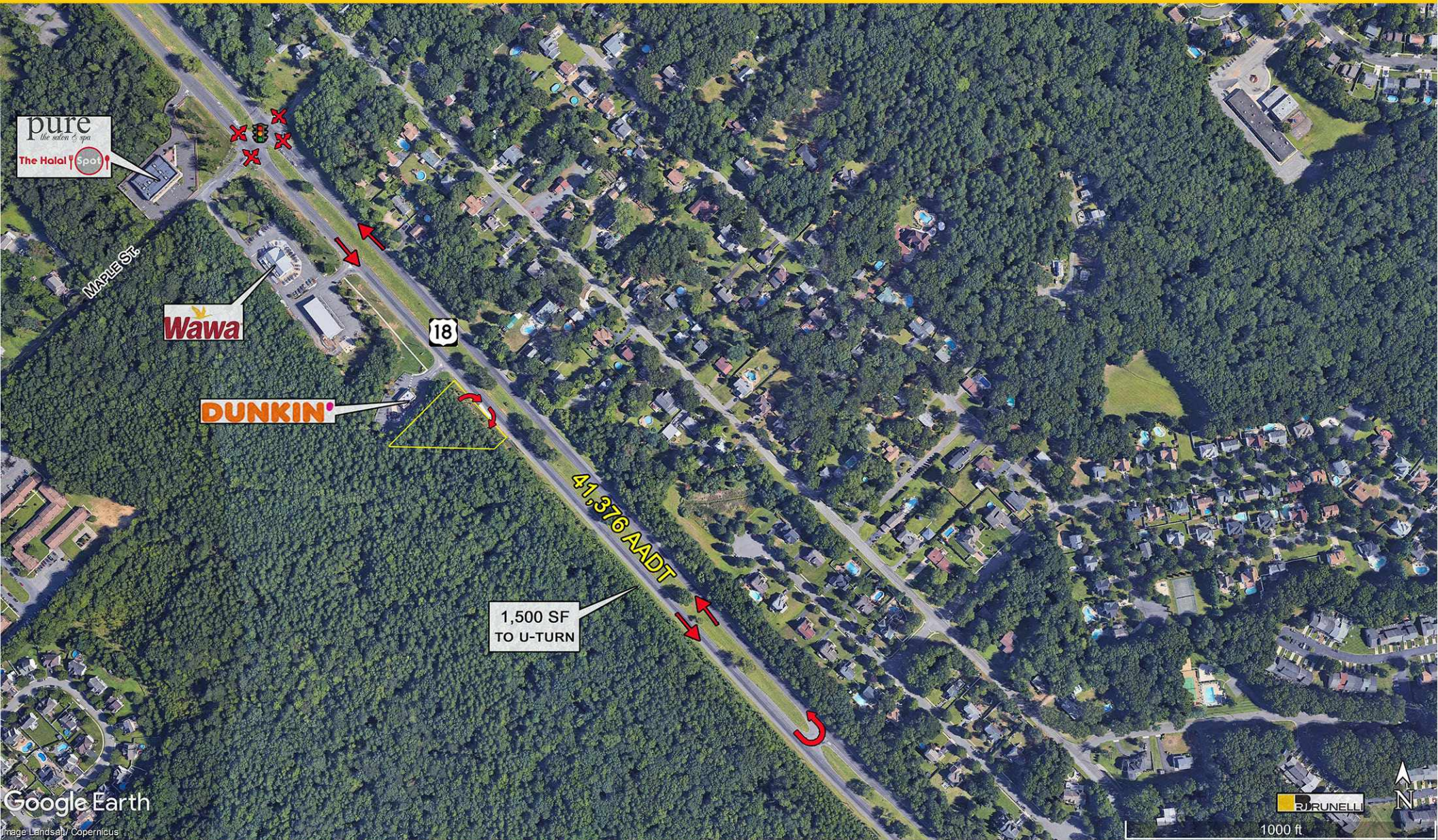


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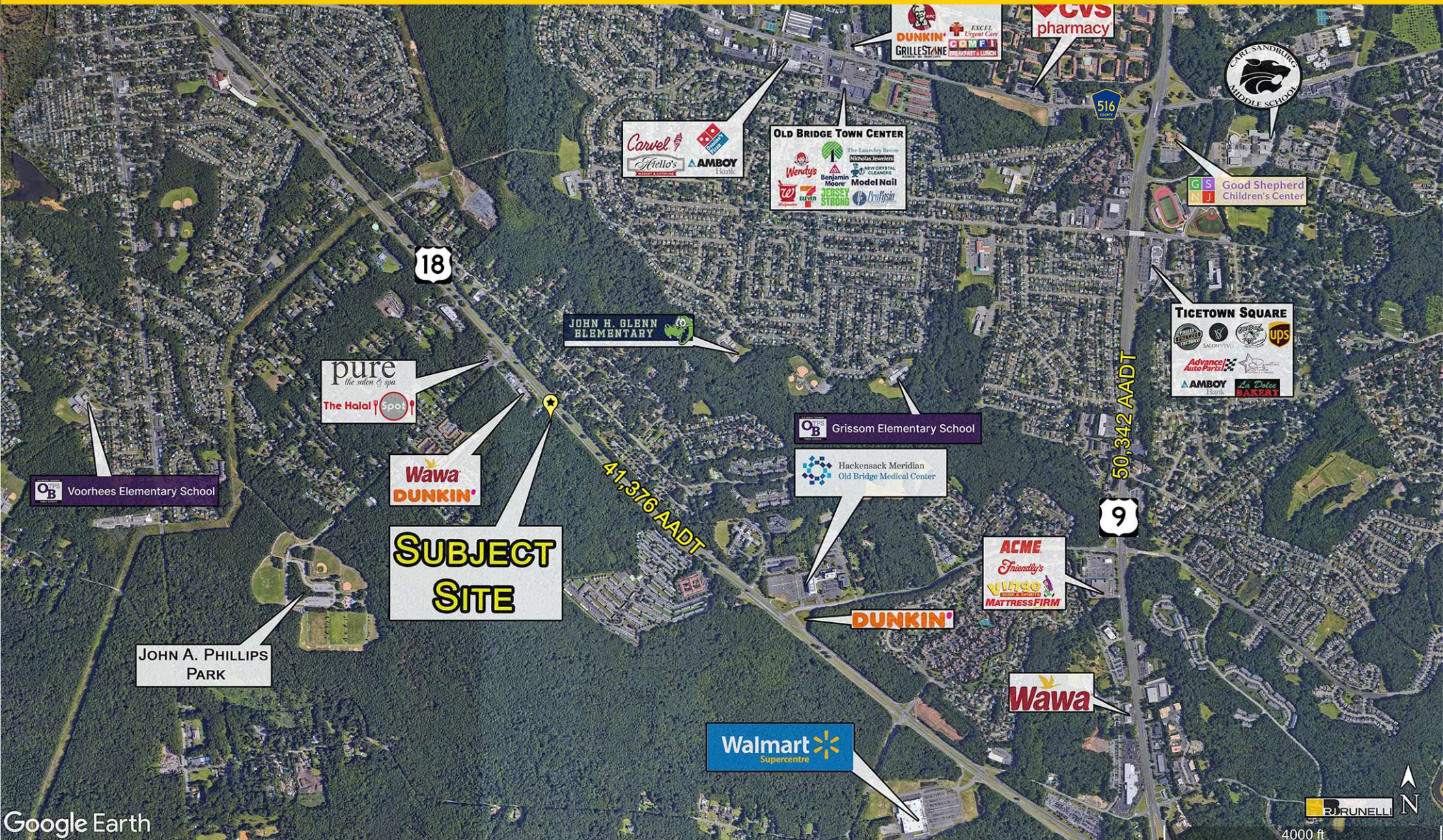


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Google Earth

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