

CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

**1,209 - 8,230 SF
FOR LEASE**

DELIVERY ESTIMATED FOR JUNE 2025

 **SHOPPING CENTER**

JOIN: SPROUTS
FARMERS MARKET

LIQUOR LICENSE AVAILABLE
RESTAURANT OR LIQUOR STORE

PROPERTY HIGHLIGHTS:

- Brand new retail center under construction
- Upgraded finishes, Paver walkways, decorative signage, Fast EV charging spaces
- Great exposure, visibility and access
- Located along Route 1 & 9 South at a signalized intersection on Route 35
- Strong population and income levels
- 95,000 Cars per day on Route 1 & 9
- Close to Route 287, NJ Turnpike, Garden State Parkway, Route 27 & Route 18
- PILOT program will reduce each tenant's real estate taxes and provide predictable payments

AVAILABLE
1,209 - 5,312 SF

AVAILABLE
2,400 - 4,880 SF

AVAILABLE
8,230 SF
DIVISIBLE

AVAILABLE
1,539 - 3,945 SF

ROUTE 35 = 32,500+ VPD

ROUTE 1 & 9 = 95,000+ VPD



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICHOLAS FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE

PROPERTY INFORMATION

PROPERTY TYPE:

Grocery Anchored Community Center w/ Highway Visibility

UNIT AVAILABILITY:

1,209 - 8,230 SF

PARKING:

298 Spaces

ANCHORED BY:

Sprouts Farmers Market

GLA:

61,092 SF

DEMOGRAPHICS:

Strong population and income levels

LOCATION:

Route 1 and Route 35

CONVENIENT ACCESS TO:

- Route 1 & 9
- Route 27 (1.7 miles)
- Garden State Parkway (3 miles)
- NJ Turnpike (5 miles)
- Route 287 (5.4 miles)
- Route 18 (10 miles)

VEHICLES PER DAY:

95,000+ on Route 1 & 9

SIGNAGE:

(3) Digital Pylons Available

ASKING RENT:

Call For Details



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

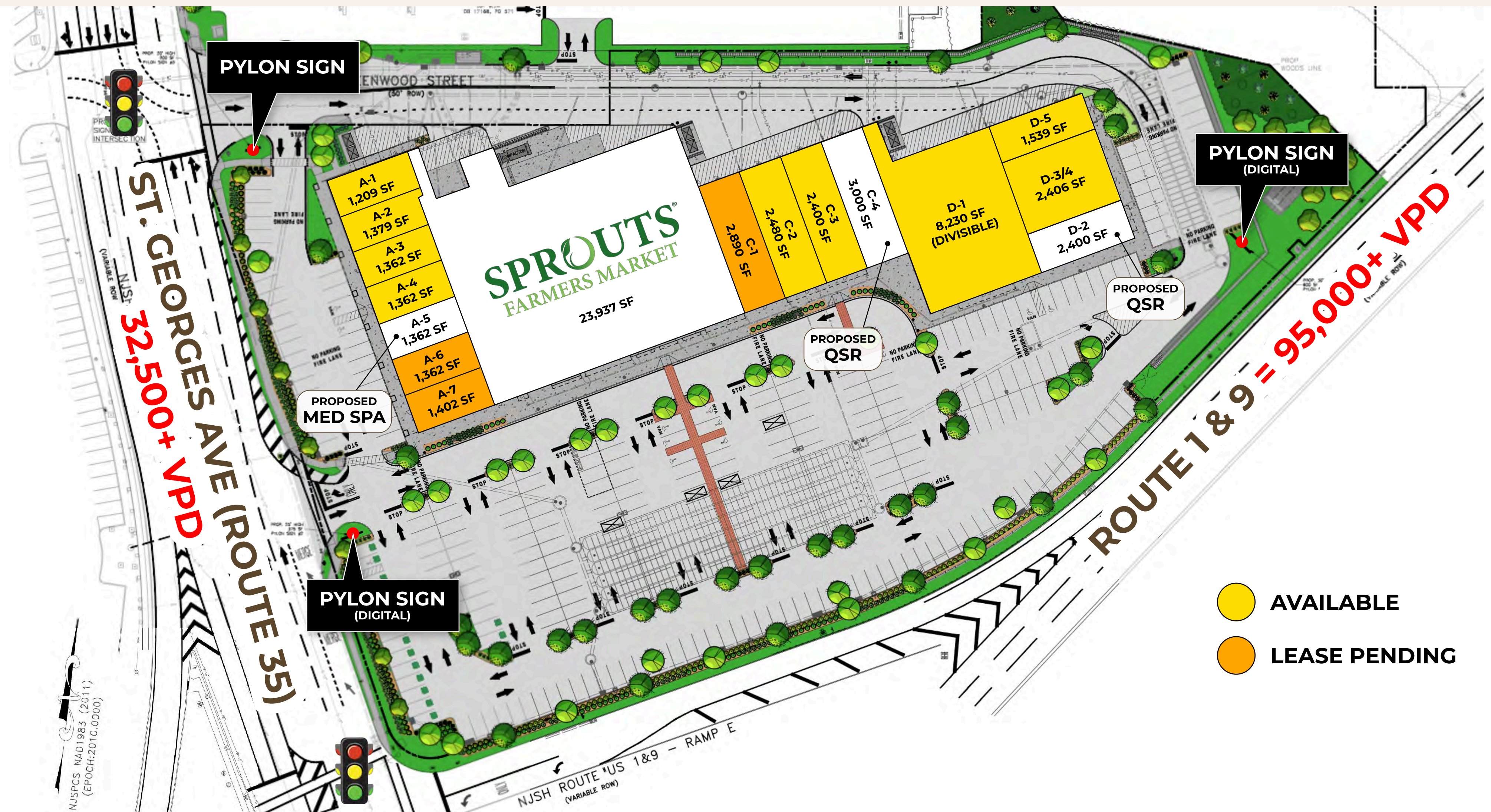


CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE

SITE PLAN



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

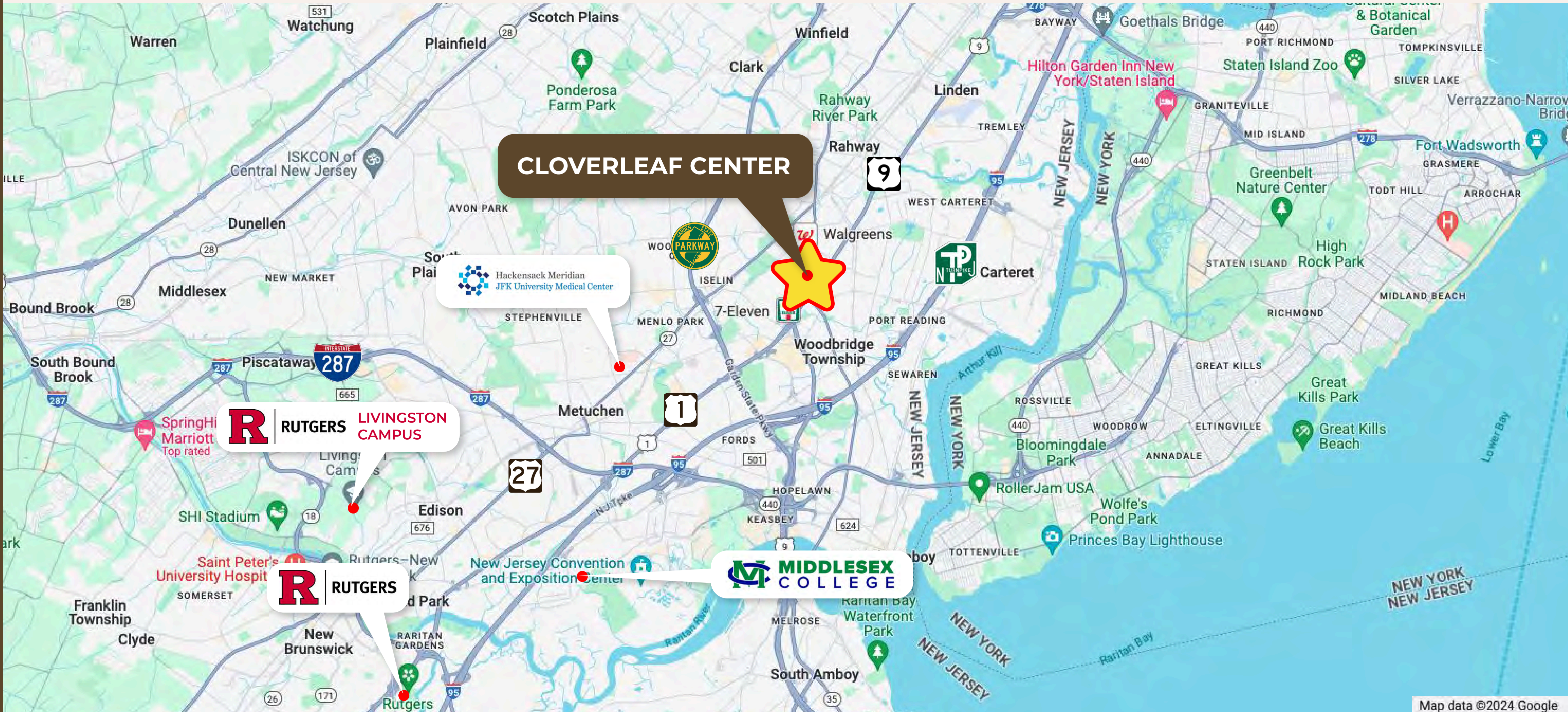


CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE

LOCATION MAP



Map data ©2024 Google



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



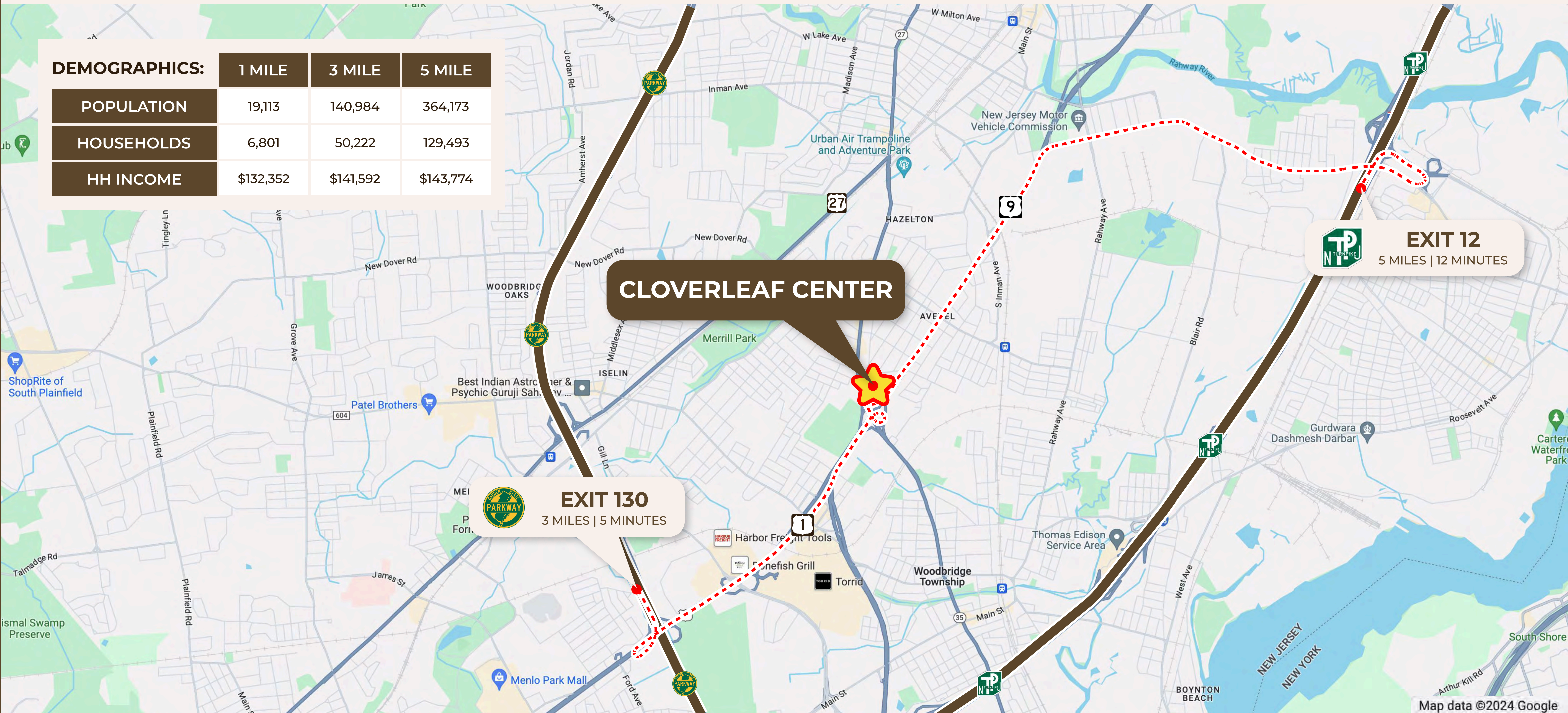
CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE

ACCESS MAP & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	19,113	140,984	364,173
HOUSEHOLDS	6,801	50,222	129,493
HH INCOME	\$132,352	\$141,592	\$143,774



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



CLOVERLEAF CENTER

ROUTE 1 & 9/ ST. GEORGES AVE., WOODBRIDGE TOWNSHIP, NJ

1,209 - 8,230 SF
FOR LEASE

SITE AERIAL



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024



EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM
732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

CONTACT OUR EXCLUSIVE AGENTS:

JON FREEMAN

JFREEMAN@WICKCOMPANIES.COM

732.750.4444

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM

609.578.0824

NICK FIORILLO

NFIORILLO@WICKCOMPANIES.COM

347.387.4834



LICENSED REAL ESTATE BROKER

100 WOODBRIDGE CENTER DRIVE
WOODBRIDGE, NJ 07095
732.750.4444

FOR MORE INFORMATION VISIT:
WICKCOMPANIES.COM