

# Old Bridge Gateway

Middlesex County New York-Newark-Jersey City, NY-NJ 232,548 Sq Ft

1000-1074 Route 9 | Old Bridge, NJ 08857

40.4532, -74.2994



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 17,739    | 66,576    | 216,237   |
| Daytime Pop. | 10,532    | 43,635    | 184,246   |
| Households   | 6,694     | 25,741    | 78,075    |
| Income       | \$127,635 | \$131,839 | \$132,150 |

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including Marshalls, Five Below, Petco, and Jersey Mike’s Subs drawing an estimated 2.6M annual visits (Placer.ai 2024)

Surrounded by an affluent and well-educated population with an average household income of \$117K+ and 36% college educated within a 3-mile radius

Close proximity to multiple elementary schools with a combined enrollment of 2K+ students (NCES, 2023)

High visibility from 110K+ VPD on US Hwy 9 and 13K+ on Ernston Rd with convenient accessibility to Garden State Parkway (Kalibrate, 2022)



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## Available Spaces

1044A 17,000 Sq Ft

## Current Tenants

Space size listed in square feet

|       |                                     |        |
|-------|-------------------------------------|--------|
| 1001  | Texas Roadhouse                     | 17,000 |
| 1004  | Marshalls                           | 31,130 |
| 1014  | Occupied                            | 39,112 |
| 1016  | Mike's Pizza                        | 2,500  |
| 1018  | Satori Academy of Martial Arts      | 2,278  |
| 1022  | GNC                                 | 1,737  |
| 1024  | Sally Beauty Supply                 | 1,872  |
| 1026  | Carousel Hair                       | 960    |
| 1028  | Optimum                             | 2,000  |
| 1030  | Inspirations                        | 11,129 |
| 1034  | Phenix Salon Suites                 | 7,695  |
| 1038  | Dollar Tree                         | 15,125 |
| 1040  | Old Bridge Vision Center            | 2,100  |
| 1042  | Angel Nails                         | 2,000  |
| 1046  | European Wax Center                 | 1,800  |
| 1048  | Hand & Stone Massage and Facial Spa | 4,200  |
| 1050A | Teriyaki Madness                    | 2,179  |
| 1052  | Bhavani Food Market                 | 11,916 |
| 1054  | AT&T                                | 1,600  |
| 1056  | The UPS Store                       | 2,000  |
| 1058  | Fine Wine & Liquor Depot            | 4,125  |
| 1062  | Petco                               | 11,125 |
| 1064  | Five Below                          | 8,841  |
| 1066A | Panera Bread                        | 4,810  |
| 1066B | Mattress Warehouse                  | 7,186  |
| 1068  | Jersey Mike's                       | 1,435  |
| 1070  | Allied Dental                       | 4,693  |
| 1074  | Pep Boys                            | 13,000 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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