# Old Bridge Gateway

Middlesex County | New York-Newark-Jersey City, NY-NJ | 254,548 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 Panera drawing an estimated 2.7M annual visits (Placer.ai, 2025)

Surrounded by an affluent and well-educated population with an average household income of $131K+ 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, 2025)





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## Available Spaces

| | | | |
|---|---|---|---|
| 1014 | 39,112 Sq Ft | 1044A | 17,000 Sq Ft |

## Current Tenants

Space size listed in square feet

| | | |
|---|---|---|
| 1001 | Texas Roadhouse | 17,000 |
| 1004 | Marshalls | 31,130 |
| 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.

**4231**






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