

# WOODBIDGE COMMONS

306 US HIGHWAY 9 NORTH, WOODBRIDGE, NJ 07095



## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Middlesex

Woodbridge Commons is open-air shopping center located on Route 9 in the heart of Woodbridge Township. The property is anchored by Walmart and services Woodbridge, Perth Amboy, Hope Lawn, and Fords. Other tenants at the property include a redeveloped parcel with Chipotle, Wing Stop and Panda Express, along with Dollar Tree, America's Best, Chick-fil-A and Advance Auto. Woodbridge Commons sits at the intersection of the New Jersey Turnpike, Garden State Parkway and Route 9, which is a busy junction of major roadways in the area.

<b>TOTAL SF</b>	<b>ACRES</b>	<b>PARKING SPACES</b>	<b>PARKING RATIO</b>	<b>CENTER TYPE</b>
225,144	17.9	942	4.18:1,000 SF	Power Center

### LEASING AGENTS

**JUSTIN LUSTIG** | [jlustig@uedge.com](mailto:jlustig@uedge.com) | 201-571-3515

## DEMOGRAPHICS 3-MILE RADIUS

 **137,310**  
POPULATION

 **38.6**  
MEDIAN AGE

 **\$96,323**  
AVERAGE HHI

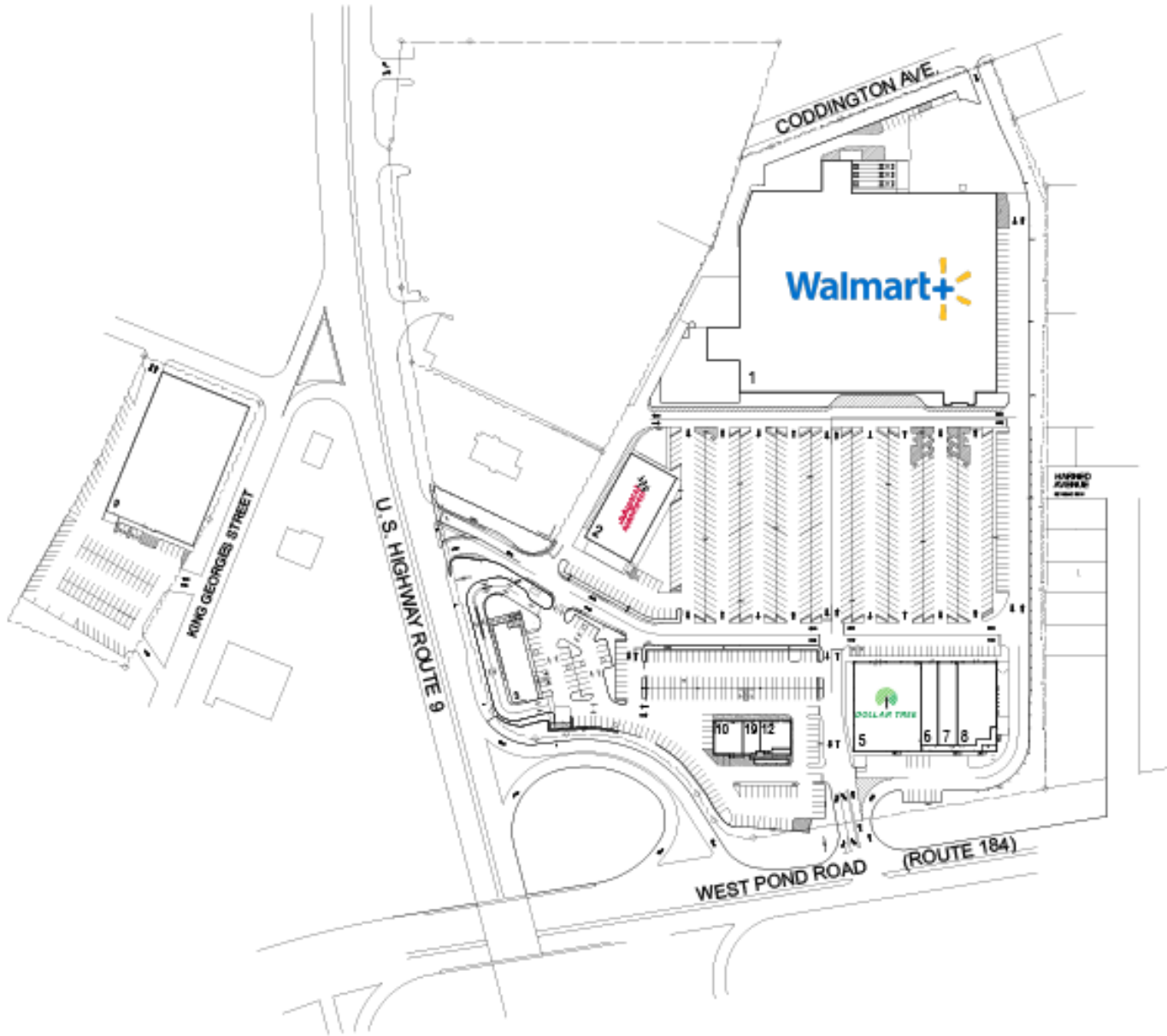
 **29.7%**  
COLLEGE  
EDUCATED

### SPECIALTY LEASING

**PATRICIA ZAFFERESE** | [pzafferese@uedge.com](mailto:pzafferese@uedge.com) | 201-882-7506

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#	TENANTS	SQFT
1	Walmart	135,930
2	Advance Auto Parts	12,640
3	Chick-fil-A	3,614
5	Dollar Tree	15,003
6	Woodbridge Ski and Board	3,752
7	Americas Best Contacts & Eyeglasses	3,891
8	Outerbridge Liquors	7,938
9	Charisma Furniture	36,086
10	Chipotle Mexican Grill	2,426
12	Panda Express	2,460
19	Wingstop	1,404

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.