



R *Another Remco Exclusive Offering!* **R**



Comments: The subject property is a free-standing 10,000sf. retail building located in the regional retail trade area of Woodbridge, just ¼ mile from the 1.6 Million sf. Woodbridge Center Mall.

Few opportunities exist in this trade area to purchase or lease a small free-standing building.

Retail Uses: produce, liquor, appliances, kitchen & bath, pools & patio, flooring & tile, beauty supplies, HVAC, plumbing & electrical suppliers, furniture, pets, sporting goods, dollar store, grocery, cigars-tobacco, party rental, lighting showroom, automotive parts, fitness, exterminators, hardware, music, surgical supplies, home improvements, apparel, business equipment, hobby shops, luggage, seafood store, variety store, uniform sales & rentals.

Non-Retail Uses: radiology, mental health & dermatology, vision, daycare, dental, physical therapy, medical practice, veterinary hospital, private schools, OBGYN, urgent care, prosthetics, child play centers, delivery services, dialysis.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice.

WOODBIDGE, NEW JERSEY Free-Standing Retail Building

835 Route 1 (South) = at the corner of Julius Street



Pylon Signage



Delivery Door



South Side View

Please Contact:
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AMAZING LOCATION !!!

SALE / LEASE = 10,000sf. Retail Building

- ❖ 10,000sf. Building = grade level on slab
- ❖ Retail / Medical / Professional Offices
- ❖ Land = 200 x 190 (0.8861 acres)
- ❖ Parking = 34 cars – 14' clear ceilings
- ❖ Showroom / three large bathrooms
- ❖ 200' of US. Route-1 Frontage
- ❖ 3.2 Miles to JFK Medical Hospital
- ❖ Close to Routes; 1, 9, 35, I-287, Turnpike & GSP
- ❖ Property Taxes = \$66,669.51 (2016)

2016 DEMOGRAPHICS = by: Geolytics	1 Mile	3 Miles	5 Miles
Total Population	17,480	136,091	335,899
Total Households	6,600	48,070	116,313
Median Household Income	\$88,229	\$84,204	\$82,766
Traffic Count: US. Route-1 South	AADT: 33,569 N.J. Dept. of Transportation		

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