

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1500 Saint Georges Ave	Avenel	Retail	166,180 SF	164,000 SF	\$15.00-\$18.00
2	675 US Highway 1 S	Iselin	Retail/Freestanding (Power Center)	200,360 SF	130,000 SF	Withheld
3	449 Green St	Woodbridge	Retail/Freestanding	157,808 SF	78,904 SF	Withheld
4	780 Saint George Ave	Woodbridge	Retail/Freestanding (Neighborhood Center)	53,000 SF	49,980 SF	Withheld
5	451-479 Green St	Woodbridge	Retail/(Power Center)	118,800 SF	43,233 SF	Withheld
6	555 King Georges Post Rd	Woodbridge	Retail/Freestanding	36,085 SF	36,085 SF	Withheld
7	1028-1040 Route 1 N	Avenel	Retail/Freestanding	23,040 SF	23,040 SF	Withheld
8	Route 1 & St Georges Ave	Woodbridge	Retail/Storefront	75,000 SF	20,000 SF	Withheld
9	300-330 Inman Ave	Colonia	Retail/Freestanding	31,699 SF	16,989 SF	Withheld

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 Only properties with valid lat/lon display on map

	Address	City	Property Type	Property Size	Space Avail	Price/SF/Yr
10	18 Woodbridge Center Dr	Woodbridge	Retail/Power Center	128,720 SF	16,200 SF	Withheld
11	Woodbridge Ctr Dr	Woodbridge	Retail/(Power Center)	149,000 SF	15,200 SF	Withheld
12	577 St Georges Ave	Woodbridge	Retail	156,844 SF	14,650 SF	Withheld
13	1477 Oak Tree Rd	Iselin	Retail/Freestanding	13,154 SF	13,154 SF	Withheld
14	403 Green St	Woodbridge	Retail/Freestanding	12,130 SF	12,130 SF	Withheld
15	301 Port Reading Ave	Port Reading	Retail/Freestanding	10,000 SF	10,000 SF	Withheld
16	503-506 King Georges Rd	Woodbridge	Retail	15,780 SF	9,340 SF	\$15.00
17	Route 9 N @ Grove St	Woodbridge	Retail/Restaurant	7,500 SF	7,500 SF	Withheld
18	33-55 Lafayette Rd	Fords	Retail/(Neighborhood Center)	67,000 SF	6,800 SF	Withheld
19	774 Route 1 N	Woodbridge	Retail/Freestanding	7,875 SF	6,225 SF	\$20.00-\$25.00
20	171-166 Route 1	Woodbridge	Retail/Freestanding (Strip Center)	30,000 SF	5,768 SF	Withheld
21	305 Amboy Ave	Woodbridge	Retail/Storefront	5,664 SF	5,664 SF	\$28.57
22	734 Green St	Iselin	Retail/Freestanding	6,000 SF	5,000 SF	\$12.00-\$20.00
23	770 US Highway 1 N	Iselin	Retail/Storefront	8,800 SF	4,350 SF	Withheld
24	670 Us Highway 1 N	Iselin	Retail	7,200 SF	4,320 SF	\$32.00
25	1005 Rahway Ave	Avenel	Retail/Storefront Retail/Residential	4,200 SF	4,200 SF	\$16.00
26	645 Route 9 N	Woodbridge	Retail/Freestanding	4,048 SF	4,048 SF	Withheld
27	306 US Highway 9 N	Woodbridge	Retail	300,000 SF	3,946 SF	Withheld
28	474 State Route 27	Iselin	Retail/Service Station	3,500 SF	3,500 SF	For Sale Only
29	119-441 Woodbridge Ctr Dr	Woodbridge	Retail	1,611,080 SF	3,390 SF	\$47.40
30	51-33 Main St	Woodbridge	Retail	10,000 SF	3,200 SF	\$16.80-\$21.18
31	915 Saint George Ave	Woodbridge	Retail/Bank	3,187 SF	3,187 SF	Withheld
32	1009 St. Georges Ave	Colonia	Retail/(Strip Center)	11,546 SF	3,076 SF	\$23.50
33	475-479 Rahway Ave	Woodbridge	Retail/Freestanding	12,962 SF	3,000 SF	\$20.00
34	155 Amboy Ave	Woodbridge	Retail/Auto Repair	2,727 SF	2,727 SF	For Sale Only
35	367 Berry St	Woodbridge	Retail/Freestanding	2,600 SF	2,600 SF	\$15.00
36	480 Amboy Ave	Woodbridge	Retail/Service Station	2,409 SF	2,409 SF	For Sale Only
37	42 Main St	Woodbridge	Retail	5,000 SF	2,400 SF	\$15.64
38	582 New Brunswick Ave	Fords	Retail/Storefront Retail/Residential	2,400 SF	2,400 SF	For Sale Only
39	465 New Brunswick Ave	Fords	Retail/Storefront Retail/Office	5,665 SF	2,187 SF	\$15.07-\$18.35
40	400 Amboy Ave	Woodbridge	Retail	2,100 SF	2,100 SF	For Sale Only
41	525 Avenel St	Avenel	Retail/Convenience Store	17,000 SF	2,040 SF	\$15.00
42	1346-1362 St Georges Ave	Avenel	Retail/Storefront Retail/Office	1,960 SF	1,960 SF	\$22.00
43	625 Lincoln Hwy	Iselin	Retail/Freestanding	3,000 SF	1,900 SF	\$9.60-\$16.17
44	740 N US Highway 1	Woodbridge	Retail/(Strip Center)	14,000 SF	1,900 SF	Withheld
45	723 King Georges Rd	Fords	Retail/Auto Repair	1,899 SF	1,899 SF	For Sale Only
46	465 New Brunswick Ave	Fords	Retail/Storefront Retail/Residential	3,768 SF	1,889 SF	\$18.06

	Address	City	Property Type	Property Size	Space Avail	Rent(\$/sq ft)
47	396 Avenel St	Avenel	Retail/Freestanding	1,870 SF	1,870 SF	For Sale Only
48	848 King George Rd	Fords	Retail/Bank	1,800 SF	1,800 SF	For Sale Only
49	68-72 Main St	Woodbridge	Retail/Storefront Retail/Residential	4,030 SF	1,600 SF	\$21.00
50	1055 St Georges Ave	Avenel	Retail/Storefront Retail/Office	2,298 SF	1,800 SF	\$17.25
51	815 Route 1 S	Woodbridge	Retail/Freestanding	1,500 SF	1,500 SF	Withheld
52	863 Saint Georges Ave	Woodbridge	Retail(Community Center)	31,981 SF	1,600 SF	Withheld
53	515-521 Inman Ave	Colonia	Retail/Drug Store	3,417 SF	1,348 SF	Withheld
54	1245 St Georges Ave	Colonia	Retail/Freestanding	5,300 SF	1,300 SF	\$19.38
55	1188-1192 Green St	Iselin	Retail	3,000 SF	1,200 SF	\$27.00
56	263 Inman Ave	Colonia	Retail/Storefront Retail/Office	8,800 SF	1,200 SF	\$17.00
57	891 Green St	Iselin	Retail/Auto Repair	1,157 SF	1,157 SF	For Sale Only
58	1173-1178 Green St	Iselin	Retail/Storefront Retail/Office	5,960 SF	1,150 SF	\$20.35
59	261 New Brunswick Ave	Fords	Retail/Storefront Retail/Residential	2,000 SF	1,000 SF	For Sale Only
60	68 Main St	Woodbridge	Retail/Storefront Retail/Residential	6,000 SF	800 SF	Withheld
61	1421 Oak Tree Rd	Iselin	Retail/Storefront	2,350 SF	750 SF	\$28.80
62	530 Rahway Ave	Woodbridge	Retail	3,100 SF	815 SF	\$14.63
63	200 Freeman St	Woodbridge	Retail/Storefront Retail/Residential	1,160 SF	580 SF	\$23.79

**Building Notes**

Located on St. Georges Avenue/NJ 35, directly across the street from a busy Home Depot, Delco Plaza is at the heart of a market that is already strong and becoming wealthier every day. Population within 5 miles is today estimated to be 328,855, and is projected to reach 317,209 by 2014. The current Average Household Income of \$87,126 is projected to reach \$86,171 by 2014. An impressive 49.4% of households earn \$75,000 or more (rising to 52.7% by 2014). In addition to its anchors, the center has a strong set of supporting tenants, including Radio Shack, and Boston Market. A lease was recently signed with Subway. Easily reached from many directions, Delco Plaza is less than a mile from US 1/9 , with an additional 65,000 cars per day, and a few yards from heavily traveled NJ 27/Lincoln Highway. Inline space of 850-2,860 SF available.

675 US Highway 1 S - The Plaza at Woodbridge



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Freestanding (Power Center)**
 Bldg Status: **Built 1965, Renov 1985**
 Building Size: **200,360 SF**
 Typical Floor Size: **180,000 SF**
 Stories: **2**
 Land Area: **30.28 AC**
 Total Avail: **130,000 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **-**

Landlord Rep: **CBRE**
 Developer: **-**
 Management: **A&R Woodbridge Assoc**
 Recorded Owner: **A & R Wdbg-Llc Shopping Ctr**
 Expenses: **2012 Est Tax @ \$1.50/sf; 2012 Est Ops @ \$3.50/sf**

Parcel Number: **25-00371-0000-00001-01**

Anchor Tenant(s): **Best Buy, Raymour & Flanigan Furniture, Inc**
 Amenities: **Freeway Visibility, Pylon Sign, Signalized Intersection**
 Cross Street: **Gills Ln & US Hwy 1**
 Street Frontage: **473 feet on Us 1 (with 2 curb cuts)**
905 feet on Us 1 (with 1 curb cut)

Parking: **500 free Surface Spaces are available; Ratio of 2.50/1,000 SF**

Floor	SF Avail	Floor Contg	Bldg Contg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 65,000	65,000	65,000	Withheld	Negotiable	Negotiable	Direct

CBRE / Peter Shikar (732) 509-8915 / Benjamin Shapiro (732) 509-2824

Woodbridge Plaza is a Best Buy, Raymour and Flannigan, Toys R Us anchored shopping center that is located at the corner of Route 1 South and Gill Lane in Woodbridge. This location is within approximately 1/2 mile of the Woodbridge Center Mall which is immediately across Rt. 1 from this location. There is access and egress to the property via Route 1 South and Gill Lane. In addition to providing access to Route 1 north and south, Gill Lane provides back door access to the property via Route 27. Woodbridge Plaza is approximately two miles from the Menlo Park Mall and the Metro Park train station, and is within 5 minutes of the Garden State Parkway & New Jersey Turnpike, as well as Routes 9,35, and 27. This location is slightly less than 4 miles from the Hospital. There is approximately 130,000 sq. ft. of available space in the building. That space is divided equally between the lower level and upper level. The upper level is currently office space. The lower level is retail space. There is pylon signage on Rt. 1 and Gill Lane. The ownership intends to renovate the façade to increase the visibility of the space. There is common entry to this space from both the front and rear parking lots.

675 US Highway 1 S - The Plaza at Woodbridge(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SFYr + Svs	Occupancy	Term	Type
E 2nd	1,000 - 65,000	65,000	65,000	Withheld	Negotiable	Negotiable	Direct

CBRE / Peter Shikar (732) 509-8915 / Benjamin Shapiro (732) 509-2824

Woodbridge Plaza is a Best Buy, Raymour and Flannigan, Toys R Us anchored shopping center that is located at the corner of Route 1 South and Gill Lane in Woodbridge. This location is within approximately 1/2 mile of the Woodbridge Center Mall which is immediately across Rt. 1 from this location. There is access and egress to the property via Route 1 South and Gill Lane. In addition to providing access to Route 1 north and south, Gill Lane provides back door access to the property via Route 27. Woodbridge Plaza is approximately two miles from the Menlo Park Mall and the Metro Park train station, and is within 5 minutes of the Garden State Parkway & New Jersey Turnpike, as well as Routes 9,35, and 27. This location is slightly less than 4 miles from the Hospital. There is approximately 130,000 sq. ft. of available space in the building. That space is divided equally between the lower level and upper level. The upper level is currently office space. The lower level is retail space. There is pylon signage on Rt. 1 and Gill Lane. The ownership intends to renovate the façade to increase the visibility of the space. There is common entry to this space from both the front and rear parking lots.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Freestanding**
 Bldg Status: **Existing**
 Building Size: **157,808 SF**
 Typical Floor Size: **78,904 SF**
 Stories: **2**
 Land Area: **12.17 AC**
 Total Avail: **78,904 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **78,904 SF**
 Bldg Vacant: **-**

Landlord Rep: **Onyx Equities, LLC**
 Developer: **-**
 Management: **Onyx Equities, LLC**
 Recorded Owner: **Quality Way Urban Renewal, LLC**
 Expenses: **2011 Tax @ \$1.27/sf, 2012 Est Tax @ \$1.27/sf; 2011 Ops @ \$1.03/sf, 2012 Est Ops @ \$1.03/sf**
 Parcel Number: **25-00385-0000-00001-01**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E LL	78,904	78,904	78,904	Withheld	Negotiable	Negotiable	Sublet
R.J. Brunelli & Co., LLC. / Ron DeLuca (732) 721-5800 x28							



Location: **789 Route 35**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Freestanding (Neighborhood Center)**
 Bldg Status: **Built 2000**
 Building Size: **53,000 SF**
 Typical Floor Size: **5,700 SF**
 Stories: **1**
 Land Area: **7.58 AC**
 Total Avail: **49,980 SF**
 % Leased: **5.7%**
 Total Spaces Avail: **1**
 Smallest Space: **20,000 SF**
 Bldg Vacant: **49980**

Landlord Rep: **Tri State Commercial**
 Developer: -
 Management: -
 Recorded Owner: **DT-DT95-DT07 789 St Georges Ave LLC**
 Expenses: **2010 Tax @ \$6.84/sf**

Parcel Number: **25-00396-29-00001-01**
 Utilities: **Gas - Natural, Sewer - City**
 Loading Docks: -

Ceiling Height: -

Parking: **400 free Surface Spaces are available; Ratio of 4.69/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	20,000 - 49,980	49,980	49,980	Withheld	Vacant	Negotiable	Direct
<i>Tri State Commercial / Darrin Hiban (732) 566-8211 x203</i>							

Building Notes

January 2005: Building sold to unknown buyer. Bill Mooney of Jeffery Realty represented the seller in the deal.

451-479 Green St - Woodbridge Crossing



Location: **AKA 451-479 Green St
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Retail/(Power Center)**
Bldg Status: **Built 2002**
Building Size: **118,800 SF**
Typical Floor Size: **118,800 SF**
Stories: **1**
Land Area: **12.17 AC**
Total Avail: **43,233 SF**
% Leased: **70.0%**
Total Spaces Avail: **4**
Smallest Space: **1,982 SF**
Bldg Vacant: **35608**

Landlord Rep: **Sabre Real Estate Group, LLC**
Developer: **-**
Management: **-**
Recorded Owner: **Quality Way Urban Renewal, LLC**
Expenses: **2012 Tax @ \$1.46/sf, 2012 Est Tax @ \$1.27/sf; 2011 Ops @ \$1.03/sf, 2012 Est Ops @ \$1.03/sf**
Parcel Number: **25-00385-0000-00001-01**
CAM: **\$5.00**

Anchor Tenant(s): **Modell's Sporting Goods**

Street Frontage: **764 feet on Green St(with 1 curb cut)**

Parking: **1,221 free Surface Spaces are available; 500 free Covered Spaces are available; Ratio of 4.91/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupaney	Term	Type
P 1st	5,643	5,643	5,643	Withheld	Negotiable	5-10 yrs	Direct
<i>Sabre Real Estate Group, LLC / James S. Aug (201) 249-8911 / Scott M. Sher (718) 484-2002 x1514 / Steven Durak (201) 249-8911 x1532</i>							
P 1st / Suite 140	32,329	32,329	32,329	Withheld	Vacant	Negotiable	Direct
<i>Sabre Real Estate Group, LLC / James S. Aug (201) 249-8911 / Scott M. Sher (718) 484-2002 x1514 / Steven Durak (201) 249-8911 x1532</i>							
<i>Former Circuit City</i>							
P 1st / Suite 170	3,279	3,279	3,279	Withheld	Vacant	5-10 yrs	Direct
<i>Sabre Real Estate Group, LLC / James S. Aug (201) 249-8911 / Scott M. Sher (718) 484-2002 x1514 / Steven Durak (201) 249-8911 x1532</i>							
P 1st / Suite 210	1,982	1,982	1,982	Withheld	Negotiable	5-10 yrs	Direct
<i>Sabre Real Estate Group, LLC / James S. Aug (201) 249-8911 / Scott M. Sher (718) 484-2002 x1514 / Steven Durak (201) 249-8911 x1532</i>							

Building Notes

- Excellent branding opportunity with 3 pylons
- Prominent branding on the Burlington building
- 48,209 vehicles per day on Route 1 and 49,235 vehicles per day on Route 9
- Adjacent to Woodbridge Center Mall and less than 2 miles from Menlo Park Mall with many national retailers
- Regional access via Route 1, Route 9, Garden State Parkway & N.J. Turnpike



Location: **AKA 555 King Georges Rd
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1955**
 Building Size: **36,085 SF**
 Typical Floor Size: **36,085 SF**
 Stories: **1**
 Land Area: **2.16 AC**
 Total Avail: **36,085 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **36,085 SF**
 Bldg Vacant: **36085**

Landlord Rep: **CBRE**
 Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2015 Tax @ \$2.63/sf**

Parcel Number: **25-00182-03-00003**

Sales Company: **CBRE: Steven K. Winters (732) 509-2867**

For Sale: **For Sale at \$5,000,000 (\$138.56/SF) - Active**

Street Frontage: **263 feet on King Georges Rd(with 2 curb cuts)**

Parking: **100 free Surface Spaces are available; Ratio of 2.74/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + 9ys	Occupancy	Term	Type
P 1st	36,085	36,085	36,085	Withheld	Vacant	Negotiable	Direct

CBRE / Steven K. Winters (732) 509-2867

Redevelopment is possible, 2000-10,000 square feet pad sites.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Retail/Freestanding**
 Bldg Status: **Under Construction, delivers Sep 2016**
 Building Size: **23,040 SF**
 Typical Floor Size: **23,040 SF**
 Stories: **1**
 Land Area: **2.87 AC**
 Total Avail: **23,040 SF**
 % Leased: **0%**
 Total Spaces Avail: **3**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **-**

Landlord Rep: **CBRE**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Mary-star Investment Group Llc**
 Expenses: **2014 Tax @ \$1.94/sf**

Parcel Number: **25-00786-291-00008, 25-00786-291-00010, 25-00786-291-00011, 25-00786-291-00012, 25-00786-291-00013, 25-00786-291-00016-02**

Street Frontage: **581 feet on Route 1**
289 feet on Kirk
937 feet on Mitchell Pl

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 3,040	3,040	3,040	Withheld	10/2016	To Be Determined	New

CBRE / Steven K. Winters (732) 509-2867



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 10,000	10,000	10,000	Withheld	10/2016	To Be Determined	New
<i>CBRE / Steven K. Winters (732) 509-2867</i>							
P 1st	1,000 - 10,000	10,000	10,000	Withheld	10/2016	To Be Determined	New
<i>CBRE / Steven K. Winters (732) 509-2867</i>							

Route 1 & St Georges Ave - Richmond Plaza



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Storefront**
 Bldg Status: **Proposed**
 Building Size: **75,000 SF**
 Typical Floor Size: **75,000 SF**
 Stories: **1**

Landlord Rep: **R.J. Brunelli & Co., LLC.**
 Developer: -
 Management: -
 Recorded Owner: -

Total Avail: **20,000 SF**
 % Leased: **73.3%**
 Total Spaces Avail: **1**
 Smallest Space: **1,200 SF**
 Bldg Vacant: -

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Retn/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,200 - 20,000	20,000	20,000	Withheld	TBD	Negotiable	New
R.J. Brunelli & Co., LLC. / William A. Lenaz (732) 721-5800 x15							



Location: **Inman Plaza**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1971**
 Building Size: **31,699 SF**
 Typical Floor Size: **31,699 SF**
 Stories: **1**
 Land Area: **2.97 AC**
 Total Avail: **16,989 SF**
 % Leased: **46.4%**
 Total Spaces Avail: **6**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **16989**

Landlord Rep: **Ripco Real Estate**
 Developer: -
 Management: -
 Recorded Owner: **Oster Colonia Properties, LLC**
 Expenses: **2015 Tax @ \$3.87/sf**

Parcel Number: **25-00510-12-00003**
 CAM: **\$7.85**

Street Frontage: **360 feet on Inman Ave(with 2 curb cuts)**
 Parking: **50 free Surface Spaces are available; Ratio of 1.52/1,000 SF**

Floor	SF Avail	Floor Contlg	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Curtis Nassau (201) 777-2300 / Dan Zappala (201) 777-2300</i>							
P 1st / Suite A	1,200	4,800	4,800	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Curtis Nassau (201) 777-2300 / Dan Zappala (201) 777-2300</i>							
P 1st / Suite B	2,000	4,800	4,800	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Curtis Nassau (201) 777-2300 / Dan Zappala (201) 777-2300</i>							
P 1st / Suite C	1,600	4,800	4,800	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Curtis Nassau (201) 777-2300 / Dan Zappala (201) 777-2300</i>							
P 1st / Suite D	6,189	11,189	11,189	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Curtis Nassau (201) 777-2300 / Dan Zappala (201) 777-2300</i>							
P 1st / Suite E	5,000	11,189	11,189	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Curtis Nassau (201) 777-2300 / Dan Zappala (201) 777-2300</i>							



Location: **NEC**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/(Power Center)**
 Bldg Status: **Built 2003**
 Building Size: **128,720 SF**
 Typical Floor Size: **128,720 SF**
 Stories: **1**
 Land Area: **46.94 AC**
 Total Avail: **15,200 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **15,200 SF**
 Bldg Vacant: **-**

Landlord Rep: **Garden Commercial Properties**
 Developer: **-**
 Management: **Garden Commercial Properties**
 Recorded Owner: **Amalia Henriquez**
 Expenses: **2008 Tax @ \$13.59/sf**

Anchor Tenant(s): **Wegmans**
 Amenities: **Signalized Intersection**
 Cross Street: **NEC Main St (Rte 514) & Woodbridge**
 Street Frontage: **1,633 feet on CR 514**
1,327 feet on Woodbridge Center Dr

Parking: **2,000 Surface Spaces are available; Ratio of 5.09/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	15,200	15,200	15,200	Withheld	30 Days	Negotiable	Direct

Garden Commercial Properties / Michael Gartenberg (973) 467-5000 x200

Building Notes

This property adjoins Woodbridge Town Center Mall and is highly visible from Highway 9, the turnpike & Green Street.

Tenants include Wegmans Food Market and Lowe's Home Improvement.

Woodbridge Ctr Dr - Crosspointe Town Center



Location: Crosspointe Town Center
 Woodbridge/Edison Cluster
 North Edison/Woodbridge Submarket
 Middlesex County
 Woodbridge, NJ 07095

Building Type: Retail/(Power Center)
Bldg Status: Built Dec 2003
Building Size: 149,000 SF
Typical Floor Size: 149,000 SF
Stories: 1
Land Area: 46.94 AC
Total Avail: 15,200 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 15,200 SF
Bldg Vacant: -

Landlord Rep: Garden Commercial Properties
Developer: -
Management: Garden Commercial Properties
Recorded Owner: Crosspointe Developers LLC
Expenses: 2015 Tax @ \$0.21/sf
Parcel Number: 25-00384-0000-00004-01

Anchor Tenant(s): Dollar Tree, Lowe's
Street Frontage: 799 feet on Main St(with 1 curb cut)
Parking: Ratio of 5.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	15,200	15,200	15,200	Withheld	Negotiable	Negotiable	Direct

Garden Commercial Properties / Michael Gartenberg (973) 467-5000 x200

Building Notes

A prime retail space at the intersection of Woodbridge Center Drive and Main Street. This property adjoins Woodbridge Town Center mall and is highly visible from Highway 9, the Turnpike and Green Street.

Tenants include Wegmans Food Market & Lowe's Home Improvement.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1996**
 Building Size: **156,844 SF**
 Typical Floor Size: **156,448 SF**
 Stories: **1**
 Land Area: **19.70 AC**
 Total Avail: **14,650 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **14,650 SF**
 Bldg Vacant: **-**

Landlord Rep: **Levin Management Corporation**
 Developer: **-**
 Management: **Levin Management Corporation**
 Recorded Owner: **St Georges Crossing Shop Cntr**
 Expenses: **2010 Tax @ \$6.33/sf**

Parcel Number: **25-00396-07-00100-01**

Anchor Tenant(s): **ShopRite**
 Amenities: **Freeway Visibility**
 Street Frontage: **469 feet on Us 1 & 9(with 1 curb cut)**
 Parking: **500 free Surface Spaces are available; Ratio of 3.20/1,000 SF**

Floor	SF Avail	Floor Contlg	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 11	14,650	14,650	14,650	Withheld	08/2016	Negotiable	Direct

Levin Management Corporation / Marcia Minton (908) 226-5268

Anchored by ShopRite, P.C. Richard & Son, PetSmart, Pier 1 Imports, TJ Maxx and coming soon Blu Alehouse which will replace Shannon Rose. Dominant grocery anchored shopping destination, in heavily retailed Woodbridge, NJ, supported by excellent demographics. Daytime population is 160,066 within a 5-mile radius.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Freestanding**
 Bldg Status: **Built Jun 2014**
 Building Size: **13,154 SF**
 Typical Floor Size: **13,154 SF**
 Stories: **1**

Landlord Rep: **Sitar Company**
 Developer: -
 Management: -
 Recorded Owner: -

Total Avail: **13,154 SF**
 % Leased: **0%**
 Total Spaces Avail: **11**
 Smallest Space: **921 SF**
 Bldg Vacant: **13154**

Expenses: **2015 Tax @ \$0.58/sf**

Parcel Number: **25-00436-0000-00001-02**

Amenities: **LEED Certified - Gold**

Street Frontage: **114 feet on Oak Tree Rd(with 0 curb cut)**

Parking: **40 free Covered Spaces are available; Ratio of 3.80/1,000 SF**

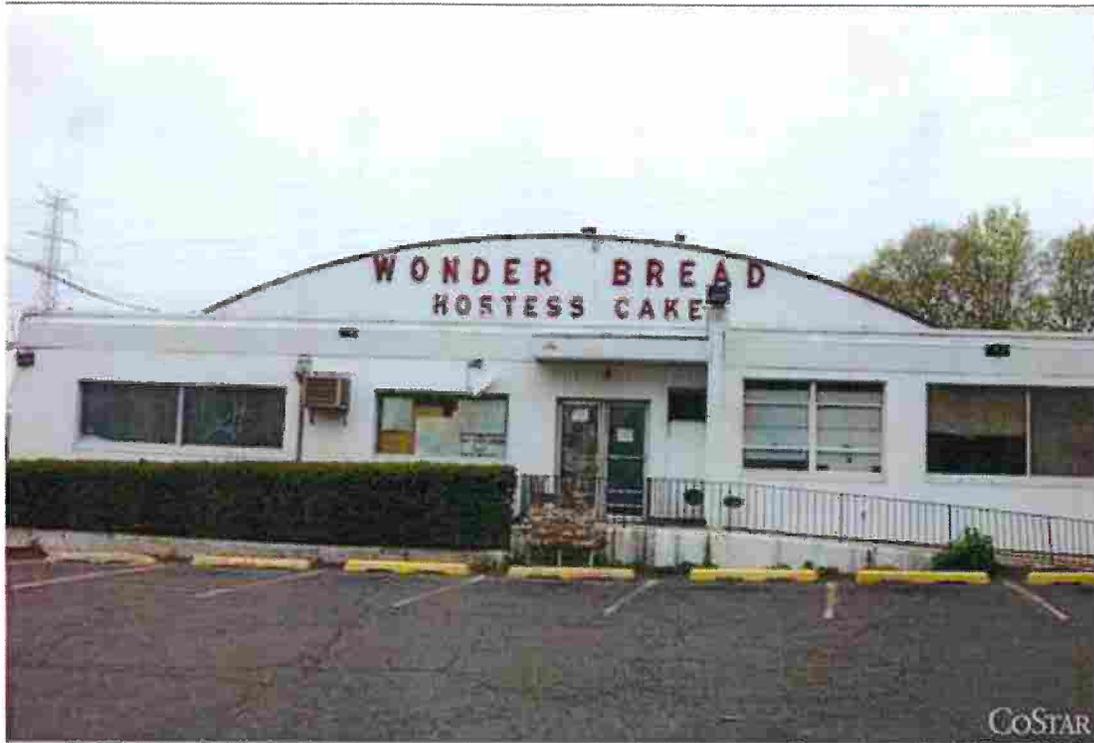
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	1,167	1,167	1,167	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 10	1,188	1,188	1,188	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 11	1,568	1,568	1,568	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 2	1,125	1,125	1,125	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 3	937	937	937	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 4	921	921	921	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st / Suite 5	1,919	1,919	1,919	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 6	1,185	1,185	1,185	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 7	1,019	1,019	1,019	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 8	972	972	972	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							
P 1st / Suite 9	1,153	1,153	1,153	Withheld	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Jr (732) 623-2155 / William Sitar, Sr (732) 283-9000 x2130 / Douglas J. Sitar (732) 623-2135 / Bhavesh Dave</i>							

Building Notes

In 2014, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.



Location: **Former Wonder Bread Outlet
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 1940**
Building Size: **12,130 SF**
Typical Floor Size: **12,130 SF**
Stories: **1**
Land Area: **1.09 AC**
Total Avail: **12,130 SF**
% Leased: **0%**
Total Spaces Avail: **1**
Smallest Space: **12,130 SF**
Bldg Vacant: **12130**

Landlord Rep: **Resource Realty of Central NJ**
Developer: -
Management: -
Recorded Owner: **Rose Properties Llc**

Expenses: **2015 Tax @ \$2.48/sf, 2011 Est Tax @ \$1.98/sf**

Parcel Number: **25-00404-281-00001-032**

Loading Docks: **1 ext**

Ceiling Height: **13'**

Sales Company: **Resource Realty of Central NJ: Thomas C. Nuara (732) 225-0300 X2**

For Sale: **For Sale at \$1,500,000 (\$123.66/SF) - Active**

Parking: **60 Surface Spaces are available; Ratio of 4.95/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	12,130	12,130	12,130	Withheld	Vacant	Negotiable	Direct
Resource Realty of Central NJ / Thomas C. Nuara (732) 225-0300 x2							

Building Notes

240 amps/ 3 phase. 2 overhead doors and 1 side-loading door. High visibility.



Location: **Mocchi Turnpike Plaza**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Port Reading, NJ 07064

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1996**
 Building Size: **10,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **1**
 Land Area: **1.12 AC**
 Total Avail: **10,000 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **-**

Landlord Rep: **R.J. Brunelli & Co., LLC.**
 Developer: **-**
 Management: **-**
 Recorded Owner: **B R M Turnpike Plaza Llc**
 Expenses: **2015 Tax @ \$5.78/sf; 2006 Ops @ \$7.27/sf, 2009 Est Ops @ \$0.54/sf**
 Parcel Number: **25-00663-0000-00011-01**

Street Frontage: **185 feet on Port Reading Ave(with 1 curb cut)**
 Parking: **50 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,000 - 10,000	10,000	10,000	Withheld	Negotiable	Negotiable	Direct

R.J. Brunelli & Co., LLC. / William A. Lenaz (732) 721-5800 x15



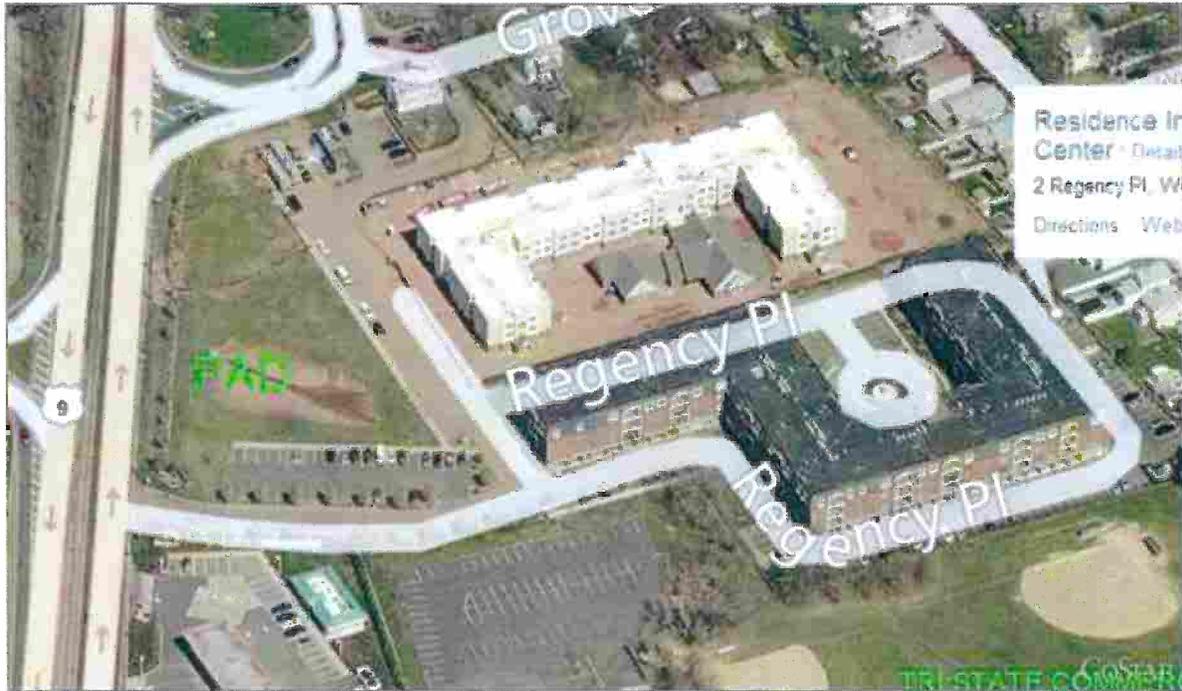
Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1955**
 Building Size: **15,790 SF**
 Typical Floor Size: **15,790 SF**
 Stories: **1**
 Land Area: **3.19 AC**
 Total Avail: **9,340 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **9,340 SF**
 Bldg Vacant: **-**

Landlord Rep: **Cushman & Wakefield**
 Developer: **-**
 Management: **Cushman & Wakefield of New Jersey, Inc.**
 Recorded Owner: **Bressman Holding Llc**
 Expenses: **2015 Tax @ \$7.45/sf**
 Parcel Number: **25-00182-0000-00004**

Street Frontage: **157 feet on US 9 Rd(with 1 curb cut)**
 Parking: **100 free Surface Spaces are available; Ratio of 6.33/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupaney	Term	Type
P 1st	9,340	9,340	9,340	\$15.00/mg	30 Days	5-10 yrs	Direct
<i>Cushman & Wakefield of New Jersey, Inc.</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Restaurant**
 Bldg Status: **Proposed**
 Building Size: **7,500 SF**
 Typical Floor Size: **7,500 SF**
 Stories: **-**

Landlord Rep: **Tri State Commercial**
 Developer: **-**
 Management: **Tri State Commercial**
 Recorded Owner: **-**

Total Avail: **7,500 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **5,000 SF**
 Bldg Vacant: **-**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SP/Yr + %	Occupancy	Term	Type
E 1st	5,000 - 7,500	7,500	7,500	Withheld	TBD	To Be Determined	Direct

Tri State Commercial / Darrin Hiban (732) 566-8211 x203



<p>Location: Fords Shopping Center AKA Us Highway 1 @ Fords Ave Woodbridge Twp Woodbridge/Edison Cluster North Edison/Woodbridge Submarket Middlesex County Fords, NJ 08863</p> <p>Landlord Rep: Levin Management Corporation</p> <p>Developer: -</p> <p>Management: -</p> <p>Recorded Owner: Fords Circle Assoc LLC</p> <p>Expenses: 2015 Tax @ \$4.15/sf</p> <p>Parcel Number: 25-00339-04-00037</p>	<p>Building Type: Retail/(Neighborhood Center)</p> <p>Bldg Status: Built 1980, Renov 1987</p> <p>Building Size: 67,000 SF</p> <p>Typical Floor Size: 67,000 SF</p> <p>Stories: 1</p> <p>Land Area: 6.68 AC</p> <p>Total Avail: 6,800 SF</p> <p>% Leased: 89.9%</p> <p>Total Spaces Avail: 1</p> <p>Smallest Space: 6,800 SF</p> <p>Bldg Vacant: 6800</p>
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Cross Street: Fords Ave
Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/W + Svs	Occupancy	Term	Type
P 1st / Suite 12	6,800	6,800	6,800	Withheld	Vacant	Negotiable	Direct

Levin Management Corporation / Vanessa Fernandez (908) 755-2401

Fords Shopping Center is located with prominent visibility off of heavily traveled Route 1, with a daily traffic count exceeding 88,000. Highly accessible just seconds from Garden State Parkway exit 130 and minutes from Menlo Park Mall. Great demographics with population over 120,000 within 3-mile radius. Other tenants include: Favorites, the NJ Sports and Exposition Authority's Off-Track Wagering Facility, long-time tenant Vintage Vinyl, Rite Aid Pharmacy and a mix of diverse restaurants and services. Prime Location ideal for office or retail use. Ample parking available. 6,800 SF - 12' ceilings, 54' frontage and 105' depth

Building Notes

Located directly off Route 1 only seconds from the Menlo Park Mall, Woodbridge Center Mall and the Garden State Parkway.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1950**
 Building Size: **7,875 SF**
 Typical Floor Size: **10,424 SF**
 Stories: **1**
 Land Area: **0.84 AC**
 Total Avail: **6,225 SF**
 % Leased: **21.0%**
 Total Spaces Avail: **1**
 Smallest Space: **6,225 SF**
 Bldg Vacant: **6225**

Landlord Rep: **Jeffery Realty, Inc.**
 Developer: -
 Management: -
 Recorded Owner: **Aleger Realty Corp**

Expenses: **2012 Tax @ \$4.11/sf; 2012 Ops @ \$6.51/sf**

Parcel Number: **25-00404-06-00014**

Street Frontage: **167 feet on Jansen Ave**
181 feet on Larsen Rd

Parking: **49 free Surface Spaces are available; Ratio of 6.22/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,225	6,225	6,225	\$20.00-\$25.00/nnn	Vacant	Negotiable	Direct

Jeffery Realty, Inc. / Shane Wierks (908) 668-9600 x223

GLA: 7,875 SF AVAILABLE SPACES: 6,225 SF (DIVISIBLE) FRONTAGE: 185' ON ROUTE 1 RENT: MARKET RENT NNNS: \$6.51/SF TRAFFIC COUNT: 45,000 CARS PER DAY CO-TENANTS: STARBUCKS NEIGHBORING RETAILER: WOODBRIDGE CENTER MALL, SPORTS AUTHORITY, DUNKIN DONUTS, SLEEPY'S, BEST BUY, RED LOBSTER, FRIDAY'S, SHOP RITE, KONA GRILL

Building Notes

DEMOGRAPHICS 1 Mile 3 Mile 5 Mile
 Population: 18,124 137,783 340,168
 HH Income: \$95,319 \$96,325 \$96,819
 Households: 6,659 48,341 117,936

171-185 Route 1 - Plaza K Shopping Center



Location: **Plaza K Shopping Center**
Route 1 & Ford Ave
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Freestanding (Strip Center)**
 Bldg Status: **Built 1991**
 Building Size: **30,000 SF**
 Typical Floor Size: **15,000 SF**
 Stories: **2**
 Land Area: **1.76 AC**
 Total Avail: **5,768 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **2,615 SF**
 Bldg Vacant: **-**

Landlord Rep: **The Azarian Group**
 Developer: **-**
 Management: **-**
 Recorded Owner: **The Azarian Group LLC**

Expenses: **2008 Tax @ \$4.80/sf, 2012 Est Tax @ \$4.80/sf; 2012 Est Ops @ \$1.20/sf**

Loading Docks: **1 ext**

Ceiling Height: **8'6"**

Amenities: **Pylon Sign, Signage, Signalized Intersection**

Cross Street: **Rte 1 S & Ford Ave**

Parking: **144 Surface Spaces are available; Ratio of 4.80/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type	
P 1st	3,153	3,153	3,153		Withheld	Negotiable	Negotiable	Direct
<i>The Azarian Group / Alyssa Azarian (201) 444-9888 / John M. Azarian (201) 444-9888 x27</i>								
P 1st	2,615	2,615	2,615		Withheld	Negotiable	Negotiable	Direct
<i>The Azarian Group / Alyssa Azarian (201) 444-9888 / John M. Azarian (201) 444-9888 x27</i>								

Building Notes

LOCATION: Route 1 at the Ford Avenue intersection. Newly constructed jughandle (which goes around the property) is now open (see Jughandle/Construction Plan).

BOUNDARIES: Route 1 and Ford Avenue.

NEIGHBORHOOD: Woodbridge is the fifth largest municipality in New Jersey, with over 150,000 residents.

A family community consisting of single-family homes, apartments and townhouses with a population of 122,000 within a three mile radius, numerous highway shopping centers, retail and offices, two major malls. There are over 1,000 apartments within two blocks of the property. The Menlo Park Mall and Woodbridge Center Mall are within one-half mile of the property.

ACREAGE: Two acres.

G.L.A. 30,000 square feet.

LAYOUT: Two story shopping center consisting of seven tenant spaces ranging in size from approximately 1,600 square feet to over 7,600 square feet.

PARKING: 144 parking spaces.

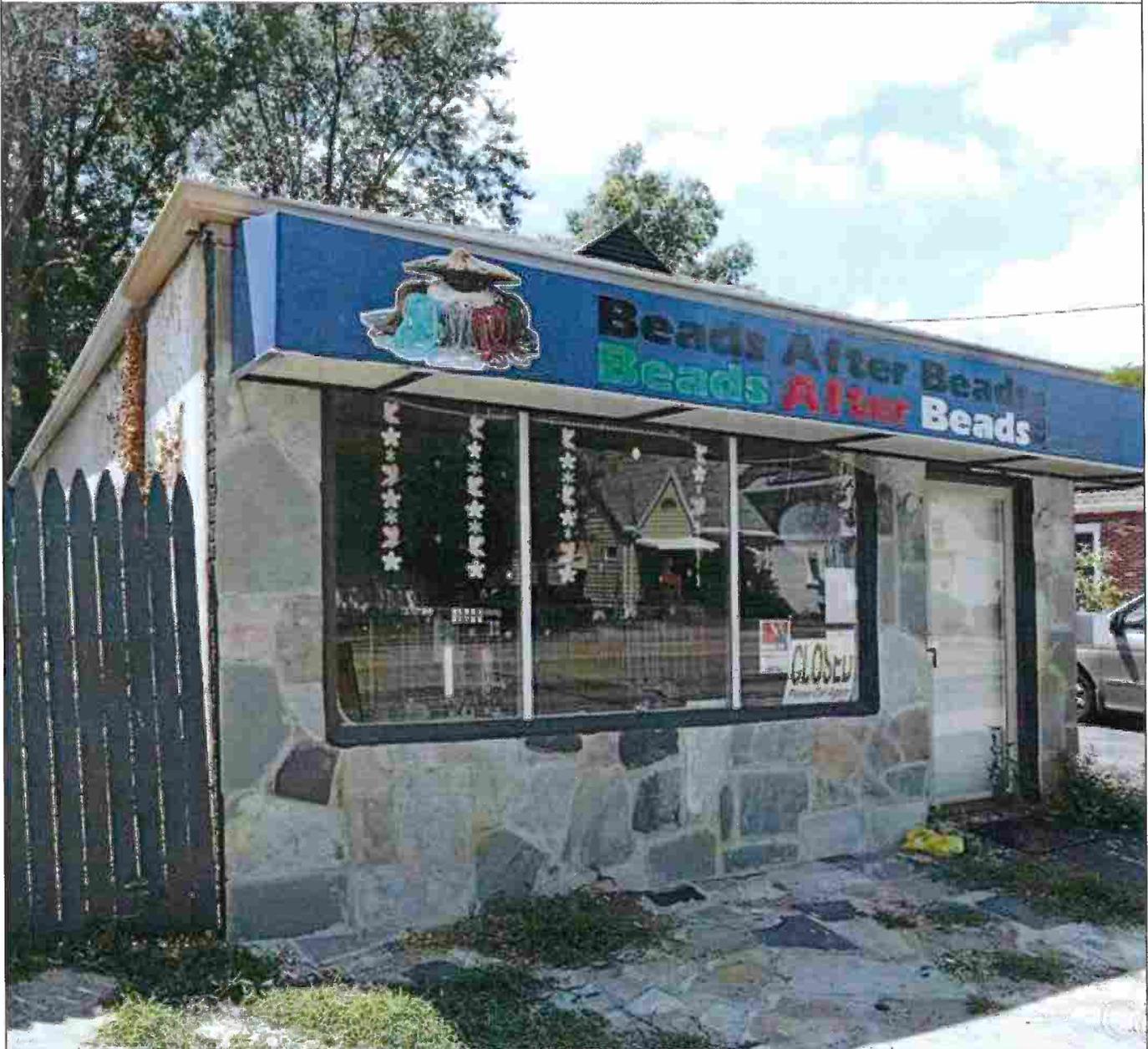
OVERVIEW OF LOCATION: Route 1 is accessible to the Garden State Parkway (one block from exit 130), Route 287 and the NJ Turnpike. The shopping center is located at the signalized intersection of Route 1 and Ford Avenue (the property fronts on Route 1 and has ingress and egress on Route 1 along with a large pylon sign at the intersection) with jughandle access around the shopping center.

There are over 1,000 apartments within two blocks of the property. The Menlo Park Mall and Woodbridge Center Mall are within one-half mile of the property.



LIST OF MAJOR TENANTS:

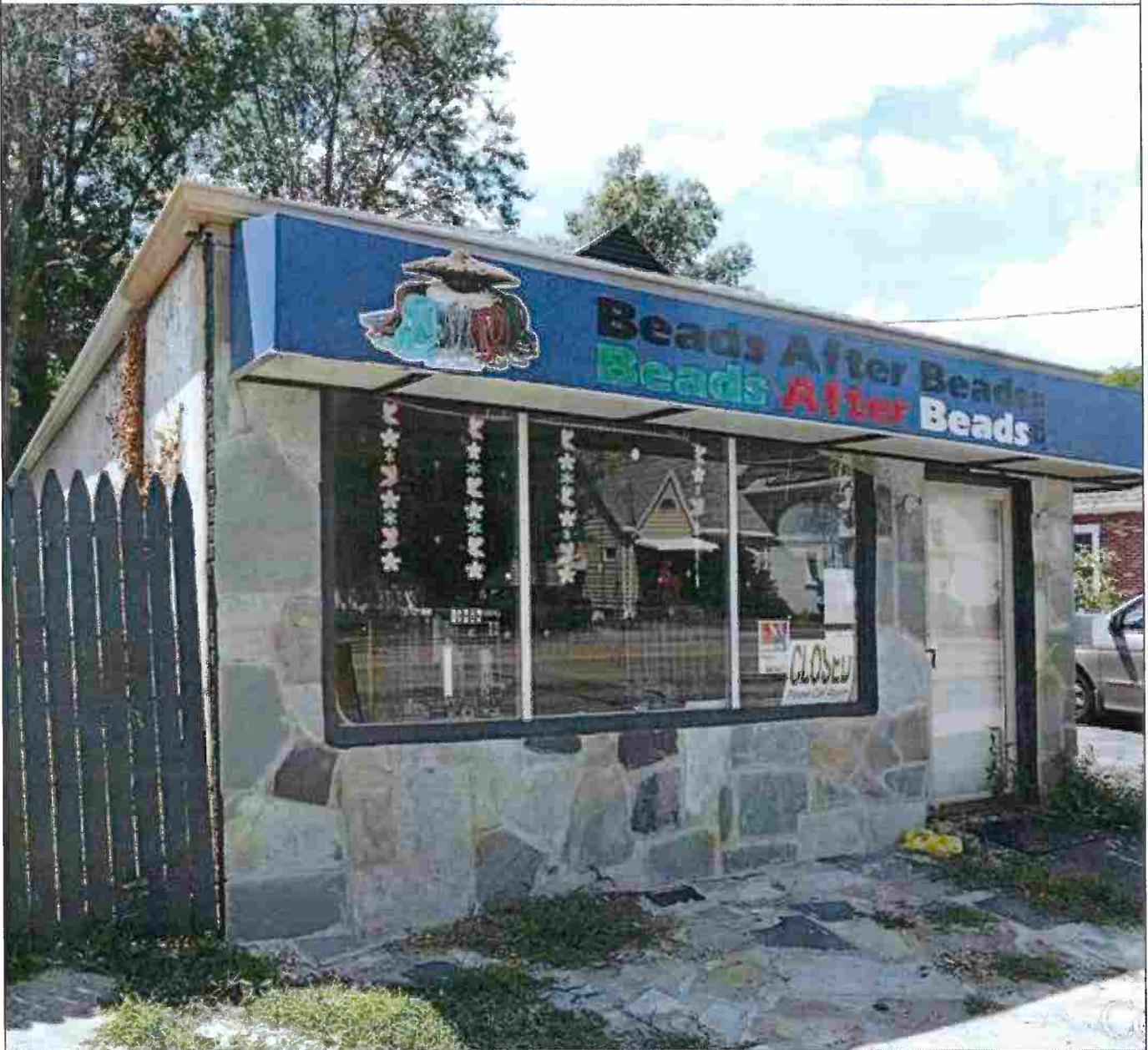
The Vitamin Shoppe
Sleepy's
Champion Fitness
Futon World



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Landlord Rep: **Richa Realty Inc**
 Developer: -
 Management: -
 Recorded Owner: -
 Expenses: **2015 Tax @ \$0.96/sf**

Building Type: **Retail/Storefront**
 Bldg Status: **Built 1950**
 Building Size: **5,664 SF**
 Typical Floor Size: **907 SF**
 Stories: **1**
 Land Area: **0.09 AC**
 Total Avail: **5,664 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **756 SF**
 Bldg Vacant: -



Parcel Number: **25-00273-0000-00010**

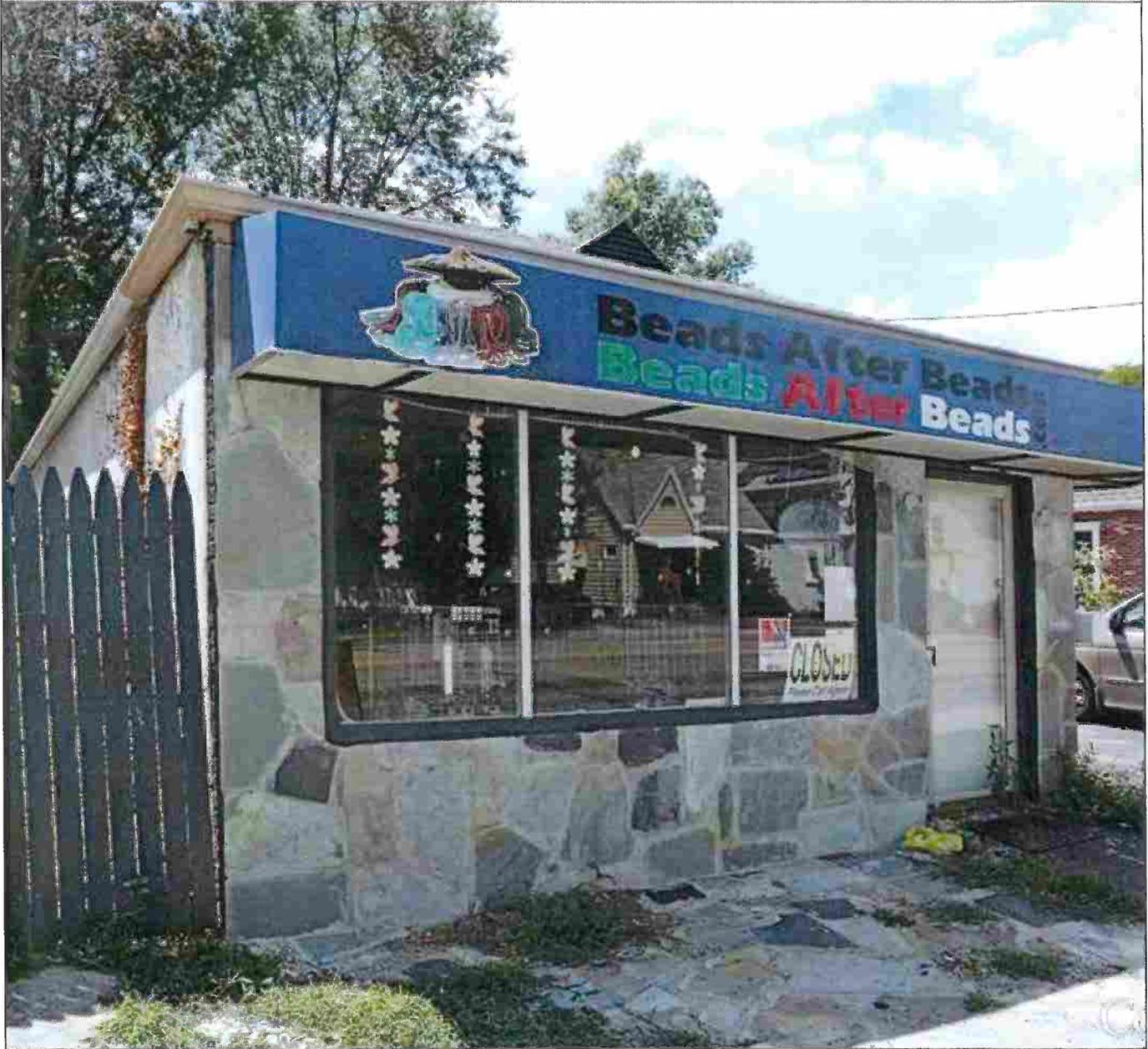
Sales Company: **Richa Realty Inc: Ken Balani (732) 548-8118**

For Sale: **For Sale - Active**

Street Frontage: **53 feet on Amboy Ave(with 1 curb cut)**

Parking: **4 free Surface Spaces are available; Ratio of 6.62/1,000 SF**

Floor	SF Avail	Floor Contng	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	4,908	4,908	4,908	For Sale Only	30 Days	-	Direct
Richa Realty Inc / Ken Balani (732) 548-8118							



Floor	SF Avail	Fld: Contg	Bldg Contg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	756	756	756	\$26.57/mg	30 Days	Negotiable	Direct

Richa Realty Inc / Ken Balani (732) 548-8118
 Free Standing Retail Building best suited for a flower shop, retail business, professional office - subject to township approval. Prime Highway 35 South a/k/a Amboy Ave No.
 Parking Spaces: 4 Store Front 756 Sqft plus Basement.



Location: **Woodbridge Twp
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830**

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1994**
 Building Size: **5,000 SF**
 Typical Floor Size: **2,500 SF**
 Stories: **2**
 Land Area: **0.50 AC**
 Total Avail: **5,000 SF**
 % Leased: **50.0%**
 Total Spaces Avail: **2**
 Smallest Space: **2,500 SF**
 Bldg Vacant: **2500**

Landlord Rep: **ANG Investment Group Inc**
 Developer: **-**
 Management: **ANG Investment Group Inc**
 Recorded Owner: **ANG Investment Group Inc**

Expenses: **2015 Tax @ \$3.20/sf, 2013 Est Tax @ \$3.09/sf; 2013 Est
Ops @ \$3.00/sf**

Parcel Number: **25-00403-03-00004**

Street Frontage: **128 feet on Green St
111 feet on Montague Ave**

Parking: **17 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Bvs	Occupancy	Term	Type
E 1st	2,500	2,500	2,500	\$20.00/nnn	Vacant	Negotiable	Direct
<i>ANG Investment Group Inc</i>							
P 2nd	2,500	2,500	2,500	\$12.00/nnn	Vacant	Negotiable	Direct
<i>Zimmel Associates, Inc. / Jordan Zimmel (732) 661-9200 x111</i>							
<i>Group of four offices on second floor totaling 2500SF.</i>							

Building Notes

Rare owner/user opportunity to own a retail building in the business district of Iselin. This property is mixed use with 5000 square feet. The main floor features two retail spaces, split equally into 1250 square feet. Upstairs, there is 2500 SF professional office space. Heavy exposure, ample parking,



young building - interior renovated, two modes of entry/exit. See attached financials for more info on rent roll.

Perfect niche opportunity for retail users - Barber & Salon Shops, Grocery Baked Goods, Dry goods, Jewelry Shop, Dollar Store, Boutique Fashion Store, Vintage Clothing, Garments, Florist, Dance Studio, Art Studio, Specialty shop, Hardware shop, Plumbing & Electrical supplies, Radio & Electrical Repairing, Stationary, Confectionary, Business & Professional offices - Attorney, Accountant, Real Estate Company, Mortgage Company, or Appraisal Company.

The owner of this building will enjoy a stapled corner location in the local community.

- * Central air-conditioning and gas forced air heat
- * Convenient to major roads: Routes 1,9,35,287,the New Jersey Turnpike and Garden State Parkway
- * Close proximity to Woodbridge Center (shopping mall)
- * Good user building
- * Building can be made available



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Storefront**
 Bldg Status: **Built 1950**
 Building Size: **8,800 SF**
 Typical Floor Size: **8,800 SF**
 Stories: **1**
 Land Area: **0.84 AC**
 Total Avail: **4,350 SF**
 % Leased: **50.6%**
 Total Spaces Avail: **1**
 Smallest Space: **4,350 SF**
 Bldg Vacant: **4350**

Landlord Rep: **Jeffery Realty, Inc.**
 Developer: **-**
 Management: **-**
 Recorded Owner: **770 Real Estate Corp**
 Expenses: **2009 Tax @ \$3.93/sf**
 Parcel Number: **25-00404-06-00014**

Street Frontage: **199 feet on Jansen Rd / Route 1**
186 feet on Larson Rd

Parking: **38 Surface Spaces are available; Ratio of 4.32/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,350	4,350	4,350	Withheld	Vacant	Negotiable	Direct

Jeffery Realty, Inc. / Shane Wierks (908) 668-9600 x223

Oversized pylon available. 2000-4350 SF Available Property sits in front of the Woodbridge Mall



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail**
 Bldg Status: **Existing**
 Building Size: **7,200 SF**
 Typical Floor Size: **7,200 SF**
 Stories: **-**

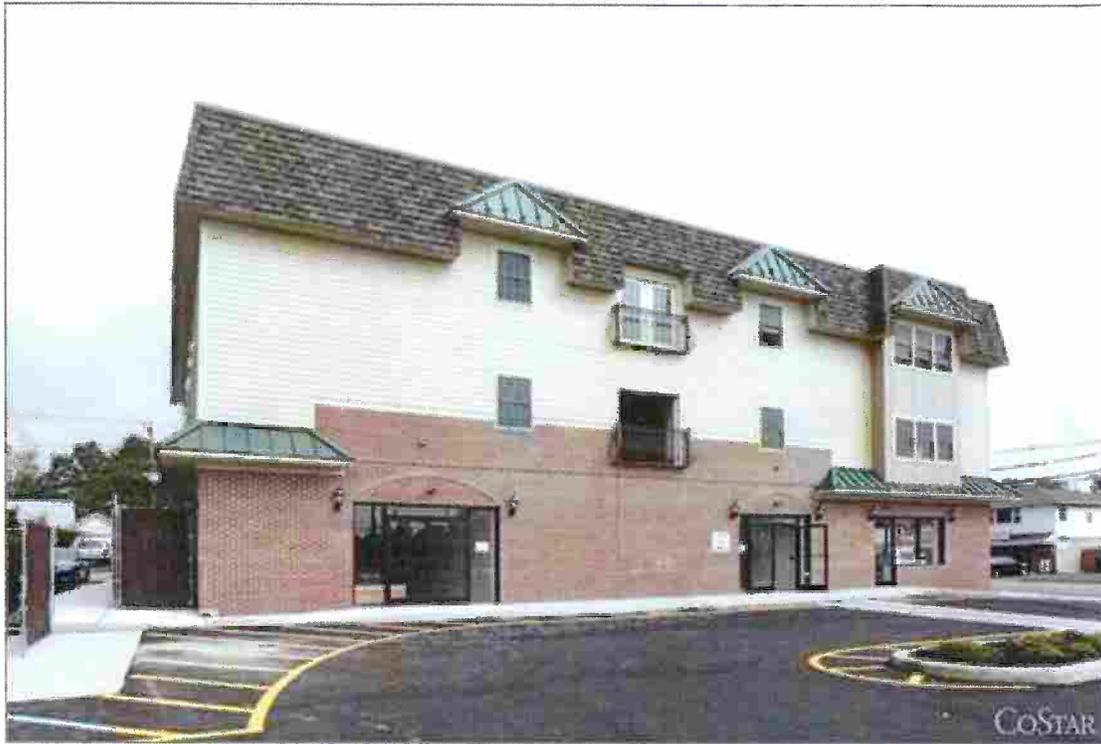
Landlord Rep: **Jeffery Realty, Inc.**
 Developer: -
 Management: -
 Recorded Owner: -
 CAM: **\$8.00**

Total Avail: **4,320 SF**
 % Leased: **40.0%**
 Total Spaces Avail: **1**
 Smallest Space: **4,320 SF**
 Bldg Vacant: **4320**

Street Frontage: **200 feet on Route 1**
 Parking: **62 Surface Spaces are available; Ratio of 7.11/1,000 SF**

Floor	SP Avail	Floor Contig	Bldg Contig	Rent/\$FYr + Svs	Occupancy	Term	Type
P 1st	4,320	4,320	4,320	\$32.00/nnn	Vacant	Negotiable	Direct

Jeffery Realty, Inc. / Joe Hydro / Shane Wierks (908) 668-9600 x223



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built Sep 2015**
 Building Size: **4,200 SF**
 Typical Floor Size: **1,400 SF**
 Stories: **3**

Landlord Rep: **Century 21 Oak Tree Road**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Zappia Frank**
 Expenses: **2015 Tax @ \$2.69/sf**

Total Avail: **4,200 SF**
 % Leased: **0%**
 Total Spaces Avail: **2**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **4200**

Parcel Number: **25-00859-13-00001-02**

Street Frontage: **99 feet on Avenel St**
98 feet on Rahway Ave

Parking: **Ratio of 6.19/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupaney	Term	Type
P 1st	1,200	4,200	4,200	\$16.00/nnn	Vacant	Negotiable	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							
P 1st	3,000	4,200	4,200	\$16.00/nnn	Vacant	Negotiable	New
<i>Century 21 Oak Tree Road / Frank Zappia (732) 494-2700</i>							



Location: **AKA 545 Us Highway 9 N
Brunswick/Piscataway/I-287 Cluster
South Edison Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 1980**
Building Size: **4,048 SF**
Typical Floor Size: **4,048 SF**
Stories: **1**
Land Area: **1 AC**
Total Avail: **4,048 SF**
% Leased: **100%**
Total Spaces Avail: **1**
Smallest Space: **4,048 SF**
Bldg Vacant: **-**

Landlord Rep: **Tri State Commercial**
Developer: **-**
Management: **Tri State Commercial**
Recorded Owner: **Richard D & Barbara Winant**
Expenses: **2015 Tax @ \$3.80/sf**

Parcel Number: **25-00008-04-00001-02**

Sales Company: **Tri State Commercial: Darrin Hiban (732) 566-8211 X203**

For Sale: **For Sale - Active**

Amenities: **Signage**

Street Frontage: **82 feet on Route 9**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupaney	Term	Type
E 1st	4,048	4,048	4,048	Withheld	60 Days	1 yr	Direct
Tri State Commercial / Darrin Hiban (732) 566-8211 x203							

Building Notes

High visibility highway location with 60,000 vehicles per day traffic count. Prominent location on Route 9 North. Immediate access to GS Parkway, NJ Turnpike, Route 287, 1 & 35. Abundant parking.



Location: **Woodbridge Plaza**
Brunswick/Piscataway/I-287 Cluster
South Edison Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1990**
 Building Size: **300,000 SF**
 Typical Floor Size: **250,000 SF**
 Stories: **1**
 Land Area: **28 AC**
 Total Avail: **3,946 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **3,946 SF**
 Bldg Vacant: **-**

Landlord Rep: **JJ Operating Real Estate Investments**
 Developer: **-**
 Management: **Urban Edge Properties**
 Recorded Owner: **-**
 Expenses: **2015 Tax @ \$2.54/sf**
 Parcel Number: **25-00201-0000-00011**

Anchor Tenant(s): **Dollar Tree, Walmart**
 Cross Street: **Rte 9 & Rte 440**
 Parking: **935 Surface Spaces are available; Ratio of 4.11/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,946	3,946	3,946	Withheld	30 Days	Negotiable	Sublet

Metro Commercial Real Estate, Inc. / Brent Barbehenn (856) 222-3036

Building Notes

This new Wal-Mart center opened in November 2004. It is located 1 mile from the Woodbridge Mall, anchored by Fortunoff, JC Penney, Lord & Taylor, Sears and Macy's. Other major retailers in the area include Wegmans and Home Depot.

Parking: Per Code
 Anchor Tenants: Retro Fitness, Best Buy,
 Toys R Us, Babies R Us,
 Harbor Freight,
 Harmons, Raymour &
 Flanigan
 Traffic Count: 43,358 Cars Per Day on
 Route 1
 Frontage: 940' on Route 1
 Neighboring
 Retailers: Woodbridge Mall, Menlo
 Park Mall, Shop Rite,
 Sports Authority,
 Marshall's, Autozone



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Service Station**
 Bldg Status: **Built 1950**
 Building Size: **3,500 SF**
 Typical Floor Size: **2,812 SF**
 Stories: **2**
 Land Area: **0.20 AC**
 Total Avail: **3,500 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **3,500 SF**
 Bldg Vacant: **-**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Glowinski William**
 Expenses: **2015 Tax @ \$4.52/sf**

Parcel Number: **25-00448-23-01585**

Sales Company: **Century 21 Main St. Realty, Inc.: Barbara Sancilardi (732) 750-4663 X102**

For Sale: **For Sale at \$1,050,000 (\$300.00/SF) - Active**

Street Frontage: **54 feet on Lincoln Hwy**

Parking: **11 Surface Spaces are available; Ratio of 3.14/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	3,500	3,500	3,500	Withheld	30 Days	TBD	Direct

Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102



Location: **Woodbridge Center**
AKA 428 Woodbridge Ctr
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1971, Renov 2003**
 Building Size: **1,611,080 SF**
 Typical Floor Size: **805,540 SF**
 Stories: **2**
 Land Area: **145 AC**
 Total Avail: **3,390 SF**
 % Leased: **99.8%**
 Total Spaces Avail: **1**
 Smallest Space: **3,390 SF**
 Bldg Vacant: **3390**

Landlord Rep: **General Growth Properties, Inc.**
 Developer: **General Growth Properties, Inc.**
 Management: **General Growth Properties, Inc.**
 Recorded Owner: **General Growth Properties, Inc.**
 Expenses: **2008 Tax @ \$3.52/sf**

Parcel Number: **25-00280-0000-00015**

Anchor Tenant(s): **Dick's Sporting Goods, Lord & Taylor, Macy's, Sears**
 Amenities: **Enclosed Mall, Food Court, Kiosk/Cart Space, Temporary Tenants**
 Cross Street: **Garden State Pkwy & NJ Turnpike & R**
 Parking: **8,600 free Surface Spaces are available; Ratio of 5.23/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,390	3,390	3,390	\$47.40/nnn	Vacant	Negotiable	Direct

General Growth Properties, Inc. / Shannon Bognacki (646) 553-2334
 Formerly KB Toys.

Building Notes

A family-oriented shopping center offering a diverse merchandise mix in a comfortable, easy-to-shop environment. With over 200 specialty shops, services, restaurants and six major department stores, Woodbridge Center shoppers enjoy depth and breadth of merchandise offerings in each category (i.e., over 30 places to buy shoes, 15 sit-down restaurants plus another 15 places to find snacks, etc.), with enough choices to accommodate every budget.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1950**
 Building Size: **10,000 SF**
 Typical Floor Size: **7,700 SF**
 Stories: **2**
 Land Area: **0.45 AC**
 Total Avail: **3,200 SF**
 % Leased: **68.0%**
 Total Spaces Avail: **3**
 Smallest Space: **350 SF**
 Bldg Vacant: **3200**

Landlord Rep: **J.J. Elek Realty**
 Developer: -
 Management: -
 Recorded Owner: **Kwoks Realty Llc**
 Expenses: **2015 Tax @ \$4.13/sf**
 Parcel Number: **25-00538-0000-00006-01**

Parking: **30 Surface Spaces are available; Ratio of 1.62/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Tenn	Type
P 1st / Suite 51	2,000	2,000	2,000	\$16.80/mg	Vacant	2-5 yrs	Direct
J.J. Elek Realty / Shirley Stewart (732) 596-2158 \$2800/mo - Plus 1000 SF of basement space which has a walk-in freezer, storage area, and washing area. - Formerly a restaurant.							
P 1st / Suite 53-4	850	850	850	\$21.18/mg	Vacant	2-5 yrs	Direct
J.J. Elek Realty / Shirley Stewart (732) 596-2158 \$1500/mo - heat included							
P 2nd	350	350	350	Withheld	Vacant	Negotiable	Direct
J.J. Elek Realty / Shirley Stewart (732) 596-2158 2 offices: \$500/mo - Private bathroom - Heat included							

Building Notes

Location Corner: NW

Property Description: Storefront Retail/Office



Location: **AKA 12 Jansen Ave
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Retail/Bank**
Bldg Status: **Built 1983**
Building Size: **3,187 SF**
Typical Floor Size: **3,187 SF**
Stories: **1**
Land Area: **0.23 AC**
Total Avail: **3,187 SF**
% Leased: **100%**
Total Spaces Avail: **1**
Smallest Space: **3,187 SF**
Bldg Vacant: **3187**

Landlord Rep: **DJM Real Estate**
Developer: -
Management: -
Recorded Owner: **Daibes Rbs Assoc Lic & Hsbc Bk**
Expenses: **2012 Tax @ \$10.73/sf**

Parcel Number: **25-00396-02-00016, 25-00396-03-00003**

Amenities: **Drive Thru, Freeway Visibility**

Street Frontage: **132 feet on Jansen Ave
148 feet on St Georges/Rt 35 Ave**

Parking: **30 free Surface Spaces are available; Ratio of 8.33/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + @vs	Occupancy	Term	Type
E 1st HSBC Bank	3,187	3,187	3,187	Withheld	Vacant	Negotiable	Sublet



Location: **Mocci Greenwood Plaza I**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 2000, Renov Jan 2016**
 Building Size: **11,546 SF**
 Typical Floor Size: **11,000 SF**
 Stories: **1**

Landlord Rep: **Mocci Industries**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Greenwood Plaza Inc**
 Expenses: **2015 Tax @ \$6.16/sf; 2007 Ops @ \$16.91/sf**
 Parcel Number: **25-00393-0000-00001**

Total Avail: **3,075 SF**
 % Leased: **73.4%**
 Total Spaces Avail: **1**
 Smallest Space: **3,075 SF**
 Bldg Vacant: **3075**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **202 feet on St Georges Ave(with 1 curb cut)**

Parking: **Ratio of 3.46/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,075	3,075	3,075	\$23.50/mg	30 Days	Negotiable	New

Mocci Industries / Ralph Mocci (732) 750-4477 x201



Location: **Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095**

Building Type: **Retail/Freestanding**
 Bldg Status: **Existing**
 Building Size: **12,962 SF**
 Typical Floor Size: **4,407 SF**
 Stories: **1**
 Land Area: **1.23 AC**
 Total Avail: **3,000 SF**
 % Leased: **76.9%**
 Total Spaces Avail: **1**
 Smallest Space: **3,000 SF**
 Bldg Vacant: **3000**

Landlord Rep: **The Goldstein Group**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Lucas Family Enterprises Llc**
 Expenses: **2015 Tax @ \$5.50/sf**

Parcel Number: **25-00552-0000-00001**

Amenities: **Signalized Intersection**

Street Frontage: **217 feet on Rahway Ave
225 feet on Green St**

Parking: **60 free Surface Spaces are available; Ratio of 4.63/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sve	Occupancy	Term	Type
P 1st	3,000	3,000	3,000	\$20.00/nnn	Vacant	Negotiable	Direct

The Goldstein Group / Roy Paret (201) 703-9700 x132 / Chuck Lanyard (201) 703-9700 x115

Located in same building as Quick Chek Food store. Tenant should not be in the food industry. 3,000 SF End Cap Available Immediately Prime Retail Site Located at Signalized Intersection Anchored by QuickChek Adjacent to NJ Transit Station



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Auto Repair**
 Bldg Status: **Built 1946**
 Building Size: **2,727 SF**
 Typical Floor Size: **3,099 SF**
 Stories: **1**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Fortunato Lou & Brian**
 Expenses: **2012 Tax @ \$4.07/sf**

Total Avail: **2,727 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **2,727 SF**
 Bldg Vacant: **2727**

Parcel Number: **25-00525-01-00003**

Sales Company: **J.J. Elek Realty: Robert Golden (732) 596-2115**

For Sale: **For Sale at \$799,000 (\$293.00/SF) - Active**

Street Frontage: **72 feet on Amboy Ave(with 1 curb cut)**

Parking: **10 free Surface Spaces are available; Ratio of 3.67/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupaney	Term	Type
	2,727	2,727	2,727	Withheld	Vacant	TBD	Direct
J.J. Elek Realty / Robert Golden (732) 596-2115							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1926**
 Building Size: **2,600 SF**
 Typical Floor Size: **1,333 SF**
 Stories: **3**
 Land Area: **0.17 AC**
 Total Avail: **2,600 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **1,300 SF**
 Bldg Vacant: **-**

Landlord Rep: -
 Developer: -
 Management: **Quanso Mkt'g Gr Inc-m Ruccio, The**
 Recorded Owner: **Quanso Mkt'g Gr Inc-m Ruccio, The**
 Expenses: **2015 Tax @ \$4.25/sf**
 Parcel Number: **25-00540-02-00003**
 Sales Company: **Sitar Company: Brian Murphy (732) 623-2156**
 For Sale: **For Sale at \$299,000 (\$115.00/SF) - Active**
 Street Frontage: **54 feet on Berry St(with 1 curb cut)**
 Parking: **10 free Surface Spaces are available; Ratio of 8.08/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,300	1,300	2,600	\$15.00/mg	30 Days	Negotiable	Direct
<i>Sitar Company / Brian Murphy (732) 623-2156</i>							
Available for Lease/Purchase or Sale 2,600 SF +/-Office Space Great Location in Downtown Area Private Off-Street Parking Zoned B-2							
P 2nd	1,300	1,300	2,600	\$15.00/mg	30 Days	Negotiable	Direct
<i>Sitar Company / Brian Murphy (732) 623-2156</i>							
Available for Lease/Purchase or Sale 2,600 SF +/-Office Space Great Location in Downtown Area Private Off-Street Parking Zoned B-2							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Service Station**
 Bldg Status: **Built 1957**
 Building Size: **2,409 SF**
 Typical Floor Size: **2,738 SF**
 Stories: **1**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Raceway Properties, L.L.C.**
 Expenses: **2008 Tax @ \$5.75/sf**

Total Avail: **2,409 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **2,409 SF**
 Bldg Vacant: -

Parcel Number: **25-00548-0000-00001**

Sales Company: **Petroleum Marketing Group, Inc.: Tad Anderson (703) 576-1708**

For Sale: **For Sale - Active**

Street Frontage: **92 feet on Amboy Ave(with 2 curb cuts)**

Parking: **15 free Surface Spaces are available; Ratio of 6.23/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,409	2,409	2,409	Withheld	Negotiable	TBD	Direct
<i>Petroleum Marketing Group, Inc. / Tad Anderson (703) 576-1708</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 2004**
 Building Size: **5,000 SF**
 Typical Floor Size: **5,000 SF**
 Stories: **1**
 Land Area: **0.18 AC**
 Total Avail: **2,400 SF**
 % Leased: **52.0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **2400**

Landlord Rep: **D'Agostino Construction**
 Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2015 Tax @ \$4.77/sf; 2015 Ops @ \$1.37/sf**

Parcel Number: **25-00550-0000-00022**

Parking: **6 Surface Spaces are available; Ratio of 1.57/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite Space 1	1,200 - 2,400	2,400	2,400	\$15.64/mg	Vacant	Negotiable	Direct
<i>D'Agostino Construction / George Dagostino (908) 568-0758</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1920**
 Building Size: **2,400 SF**
 Typical Floor Size: **1,200 SF**
 Stories: **2**
 Land Area: **0.16 AC**
 Total Avail: **2,400 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **2,400 SF**
 Bldg Vacant: **2400**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2015 Tax @ \$5.03/sf**

Parcel Number: **25-00019-01-00002-01**

Sales Company: **RE/MAX Diamond, Realtors I: Michelle Rizzo (732) 549-9500 X301**

For Sale: **For Sale at \$369,900 (\$184,950.00/Unit) - Active**

Street Frontage: **56 feet on New Brunswick**

Parking: **15 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,400	2,400	2,400	Withheld	Vacant	TBD	Direct

RE/MAX Diamond, Realtors I / Michelle Rizzo (732) 549-9500 x301

Building Notes

Property Description: **Storefront Retail/Residential**



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

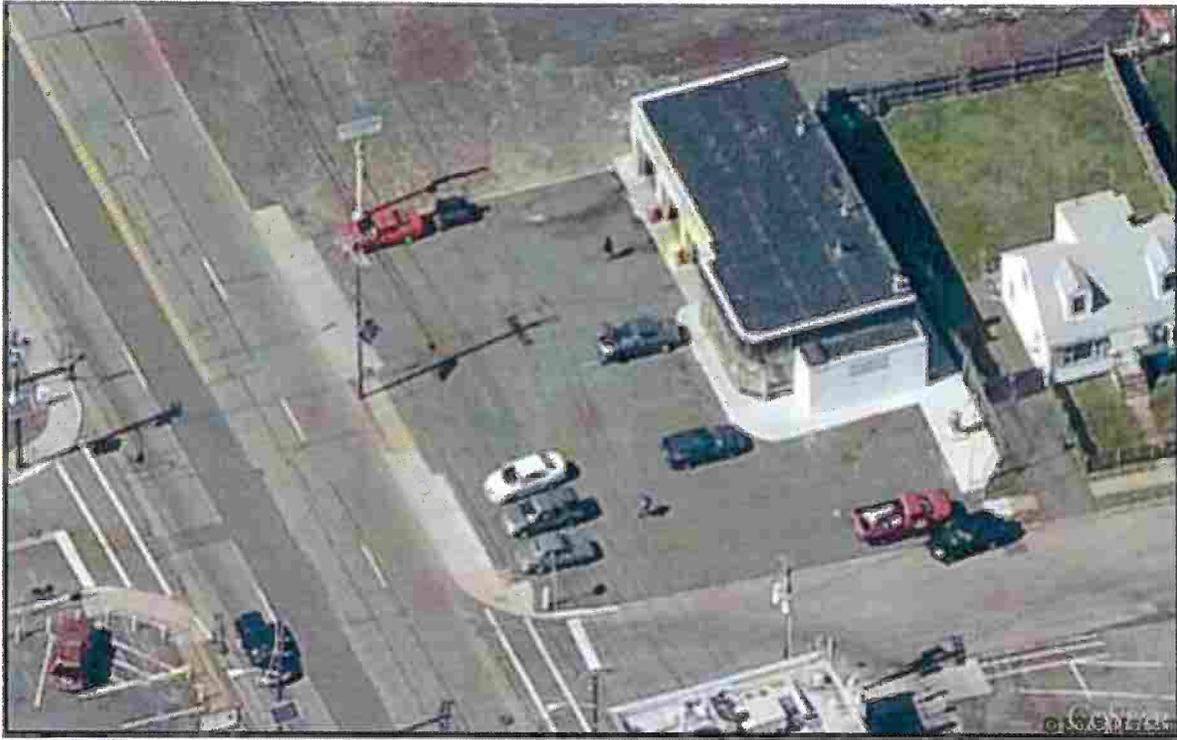
Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1920**
 Building Size: **5,665 SF**
 Typical Floor Size: **2,832 SF**
 Stories: **2**
 Land Area: **0.11 AC**
 Total Avail: **2,187 SF**
 % Leased: **61.4%**
 Total Spaces Avail: **3**
 Smallest Space: **637 SF**
 Bldg Vacant: **2187**

Landlord Rep: **J.J. Elek Realty**
 Developer: -
 Management: -
 Recorded Owner: **Skp Properties Llc**
 Parcel Number: **25-00059-000c-00174**

Sales Company: **Coldwell Banker Commercial NRT: Susanna Lee (848) 228-1599**
 For Sale: **For Sale at \$549,999 (\$97.09/SF) - Active**

Street Frontage: **76 feet on New Brunswick Ave(with 0 curb cut)**
 Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	850	850	850	\$18.35/mg	Vacant	Negotiable	Direct
J.J. Elek Realty / Sukhwinder Kaur (732) 634-9100 \$1300 per month							
P 1st / Suite B	700	700	700	\$17.14/mg	Vacant	Negotiable	Direct
J.J. Elek Realty / Sukhwinder Kaur (732) 634-9100 \$1800 per month							
P 1st / Suite C	637	637	637	\$15.07/mg	Vacant	Negotiable	Direct
J.J. Elek Realty / Sukhwinder Kaur (732) 634-9100 \$800 per month							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1950**
 Building Size: **2,100 SF**
 Typical Floor Size: **2,100 SF**
 Stories: **1**
 Land Area: **0.23 AC**
 Total Avail: **2,100 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **2,100 SF**
 Bldg Vacant: **-**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Oscar Mercado**
 Expenses: **2015 Tax @ \$6.12/sf**

Parcel Number: **25-00545-0000-00040-02**

Sales Company: **Weichert Commercial Brokerage, Inc.: Wayne S. Zdanowicz (732) 494-0778 X403**

For Sale: **For Sale at \$950,000 (\$452.38/SF) - Active**

Amenities: **Freeway Visibility**

Cross Street: **North James Street**

Street Frontage: **74 feet on Amboy Ave**
45 feet on N James St

Parking: **10 free Surface Spaces are available; Ratio of 4.76/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,100	2,100	2,100	Withheld	Negotiable	TBD	Direct

Weichert Commercial Brokerage, Inc. / Wayne S. Zdanowicz (732) 494-0778 x403



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Retail/Convenience Store**
 Bldg Status: **Existing**
 Building Size: **17,000 SF**
 Typical Floor Size: **17,000 SF**
 Stories: **1**
 Land Area: **2 AC**
 Total Avail: **2,040 SF**
 % Leased: **88.0%**
 Total Spaces Avail: **1**
 Smallest Space: **2,040 SF**
 Bldg Vacant: **2040**

Landlord Rep: **Sitar Company**
 Developer: **-**
 Management: **Brown Isadore & Jane**
 Recorded Owner: **Brown Isadore I Trust**
 Expenses: **2008 Tax @ \$2.91/sf**

Parcel Number: **25-00815-0000-00015**

Street Frontage: **103 feet on Avenel St(with 1 curb cut)**
 Parking: **118 free Surface Spaces are available; Ratio of 6.94/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,040	2,040	2,040	\$15.00/nnn	Vacant	Negotiable	Direct

Sitar Company / Robert Bogash (732) 623-2159 / Douglas J. Sitar (732) 623-2135

Two 2,040 spaces available for lease in Avenel, NJ. 32' of frontage with a traffic count of 15,000 vehicles daily. Plenty of on-site parking with easy access to and from St. Georges Ave. Extremely visible location with pylon signage available. Located on Avenel Street in Avenel, NJ. Neighboring retailers include: K-Mart, The Home Depot, Chase, Advance Auto Parts, McDonalds, Burger King



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1954**
 Building Size: **1,950 SF**
 Typical Floor Size: **1,950 SF**
 Stories: **1**
 Land Area: **0.24 AC**
 Total Avail: **1,950 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **975 SF**
 Bldg Vacant: **1950**

Landlord Rep: **K T Realty**
 Developer: **-**
 Management: **-**
 Recorded Owner: **P & P Realty Nj Inc**
 Expenses: **2015 Tax @ \$6.66/sf, 2013 Est Tax @ \$6.41/sf**

Parcel Number: **25-00814-0000-00031**

Amenities: **Freeway Visibility**

Street Frontage: **172 feet on Hyatt St**
116 feet on St Georges Ave

Parking: **10 free Surface Spaces are available; Ratio of 3.56/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	975 - 1,950	1,950	1,950	\$22.00/+util	Vacant	Negotiable	Direct
K T Realty / Ketan Thakker (908) 753-7511							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1950**
 Building Size: **3,000 SF**
 Typical Floor Size: **1,500 SF**
 Stories: **2**
 Land Area: **0.29 AC**
 Total Avail: **1,900 SF**
 % Leased: **36.7%**
 Total Spaces Avail: **2**
 Smallest Space: **750 SF**
 Bldg Vacant: **1900**

Landlord Rep: **Hershey Realty**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Stu Inc**

Expenses: **2011 Tax @ \$2.04/sf, 2012 Est Tax @ \$2.04/sf; 2011 Ops @ \$1.20/sf, 2012 Est Ops @ \$1.20/sf**
 Parcel Number: **25-00449-01-01424**

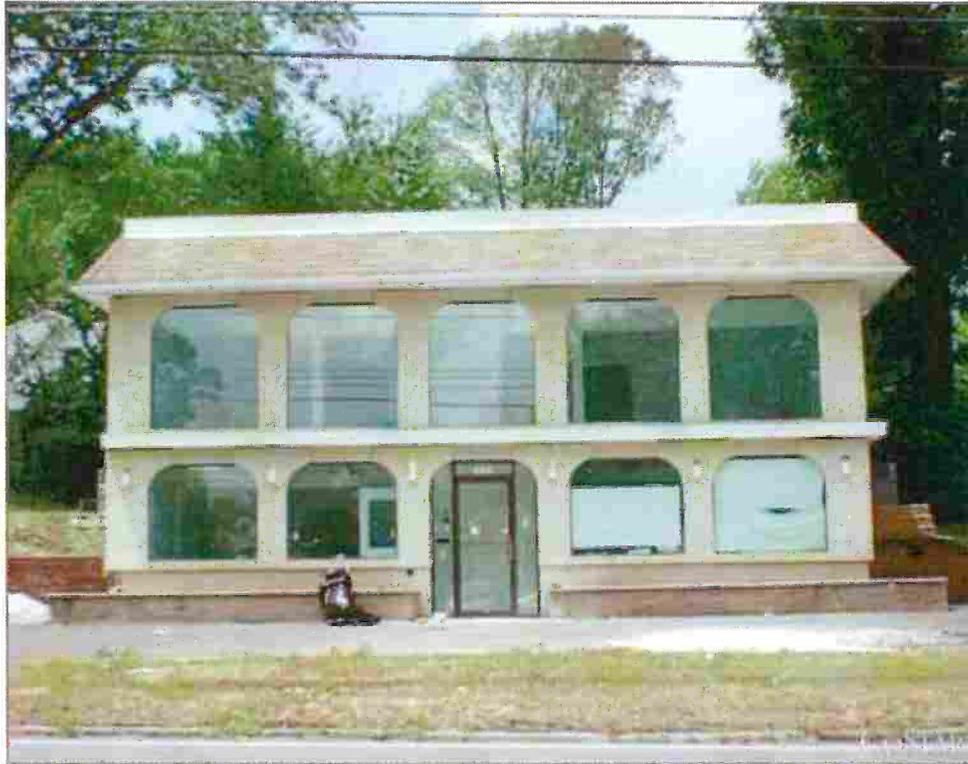
Parking: **12 Surface Spaces are available; Ratio of 3.61/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	750	750	750	\$9.60/mg	Vacant	1-10 yrs	Direct
<i>Hershey Realty / Priya Rajan (732) 283-4334</i>							
P 1st	1,150	1,150	1,150	\$16.17/mg	Vacant	1 yr	Direct
<i>Hershey Realty / Priya Rajan (732) 283-4334</i>							
<i>\$1,550 per month</i>							

Building Notes

Location Corner: **NW**

Property Description: **Free Standing Retail Building**



Property Use Description: Free Standing Retail Building



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

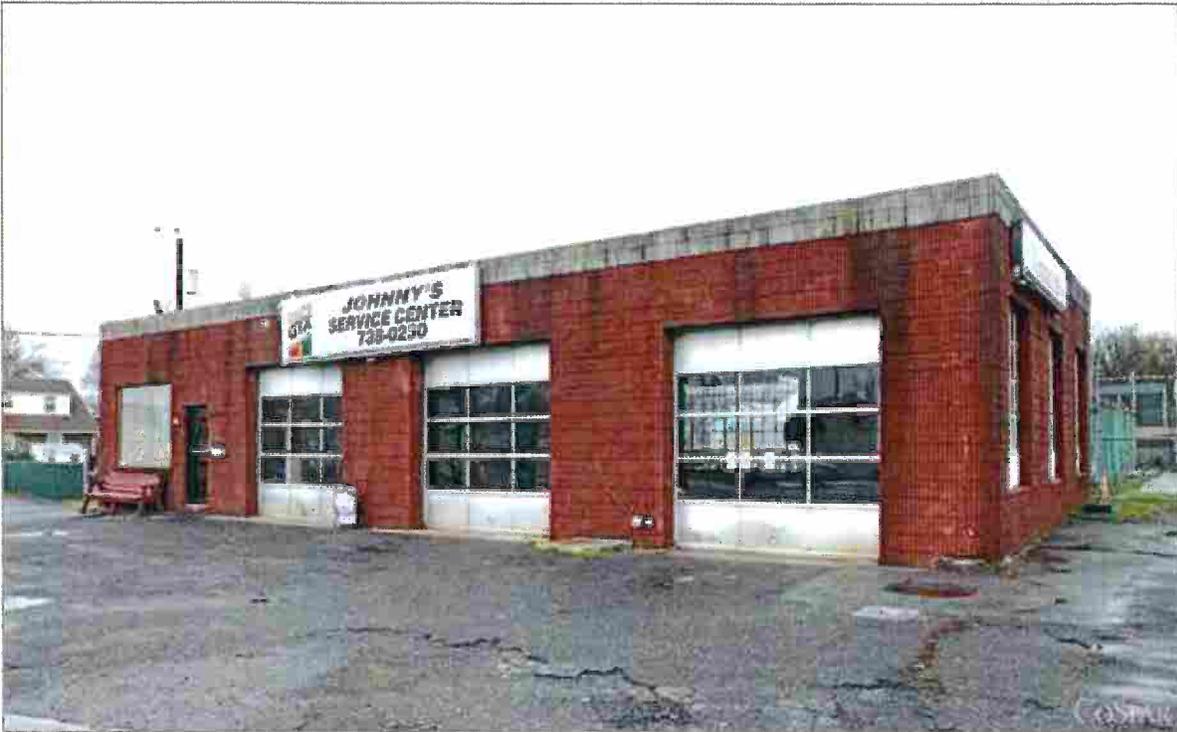
Building Type: **Retail/(Strip Center)**
 Bldg Status: **Existing**
 Building Size: **14,000 SF**
 Typical Floor Size: **14,000 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **1,900 SF**
 % Leased: **86.4%**
 Total Spaces Avail: **1**
 Smallest Space: **1,900 SF**
 Bldg Vacant: **1900**

Landlord Rep: **Catawba Associates - West Windsor**
 Developer: -
 Management: -
 Recorded Owner: **Catawba Assoc Wdge L L C**
 Expenses: **2010 Tax @ \$0.04/sf**
 Parcel Number: **25-00385-0001-00019**

Cross Street: **SWC Rte 1 & Green St**
 Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,900	1,900	1,900	Withheld	Vacant	Negotiable	Direct

Catawba Associates - West Windsor / Mike Quick (540) 687-9790
 - 1,900+/- Square Feet Available - Plenty of Parking - Great Visibility on Route 1 - Flexible Rent - Close to Woodbridge Mall



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Retail/Auto Repair**
 Bldg Status: **Built 1947**
 Building Size: **1,899 SF**
 Typical Floor Size: **2,158 SF**
 Stories: **1**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **English Gary**
 Expenses: **2012 Tax @ \$5.09/sf**

Total Avail: **1,899 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,899 SF**
 Bldg Vacant: **1899**

Parcel Number: **25-00159-0000-00071**

Sales Company: **J.J. Elek Realty: Sukhwinder Kaur (732) 634-9100**

For Sale: **For Sale - Under Contract**

Street Frontage: **111 feet on King Georges Rd(with 1 curb cut)**

Parking: **10 free Surface Spaces are available; Ratio of 5.27/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,899	1,899	1,899	Withheld	Vacant	TBD	Direct

J.J. Elek Realty / Sukhwinder Kaur (732) 634-9100



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1920**
 Building Size: **3,768 SF**
 Typical Floor Size: **2,298 SF**
 Stories: **2**
 Land Area: **0.08 AC**
 Total Avail: **1,889 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,889 SF**
 Bldg Vacant: **-**

Landlord Rep: **Coldwell Banker Commercial NRT**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Ye Jianming & Zheng**
 Expenses: **2015 Tax @ \$3.31/sf**

Parcel Number: **25-00059-04-00119-02**
 Sales Company: **Coldwell Banker Commercial NRT: Susanna Lee (848) 228-1599**
 For Sale: **For Sale - Active**
 Street Frontage: **42 feet on New Brunswick Ave(with 0 curb cut)**
 Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,889	1,889	1,889	\$18.06/fs	Negotiable	Negotiable	Direct
Coldwell Banker Commercial NRT / Susanna Lee (848) 228-1599							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1930**
 Building Size: **1,870 SF**
 Typical Floor Size: **1,870 SF**
 Stories: **1**
 Land Area: **0.15 AC**
 Total Avail: **1,870 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,870 SF**
 Bldg Vacant: **-**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **396 AVENEL STREET LLC**
 Expenses: **2015 Tax @ \$3.78/sf**

Parcel Number: **25-00808-0000-00011-02**

Sales Company: **All Towne Realty: Ronald Simone (732) 381-1190**

For Sale: **For Sale at \$317,500 (\$169.79/SF) - Active**

Street Frontage: **54 feet on Avenel St**
118 feet on Minna Ave(with 1 curb cut)

Parking: **4 free Surface Spaces are available; Ratio of 2.12/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,870	1,870	1,870	Withheld	30 Days	TBD	Direct
All Towne Realty / Ronald Simone (732) 381-1190							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Retail/Bank**
 Bldg Status: **Built 1980**
 Building Size: **1,600 SF**
 Typical Floor Size: **1,425 SF**
 Stories: **1**
 Land Area: **0.35 AC**
 Total Avail: **1,600 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,600 SF**
 Bldg Vacant: **1600**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Nishmayin Holdings Llc**
 Expenses: **2009 Tax @ \$7.24/sf**

Parcel Number: **25-00019-01-00007**

Sales Company: **RE/MAX One: Yatin Thakore (732) 438-0001 X156**

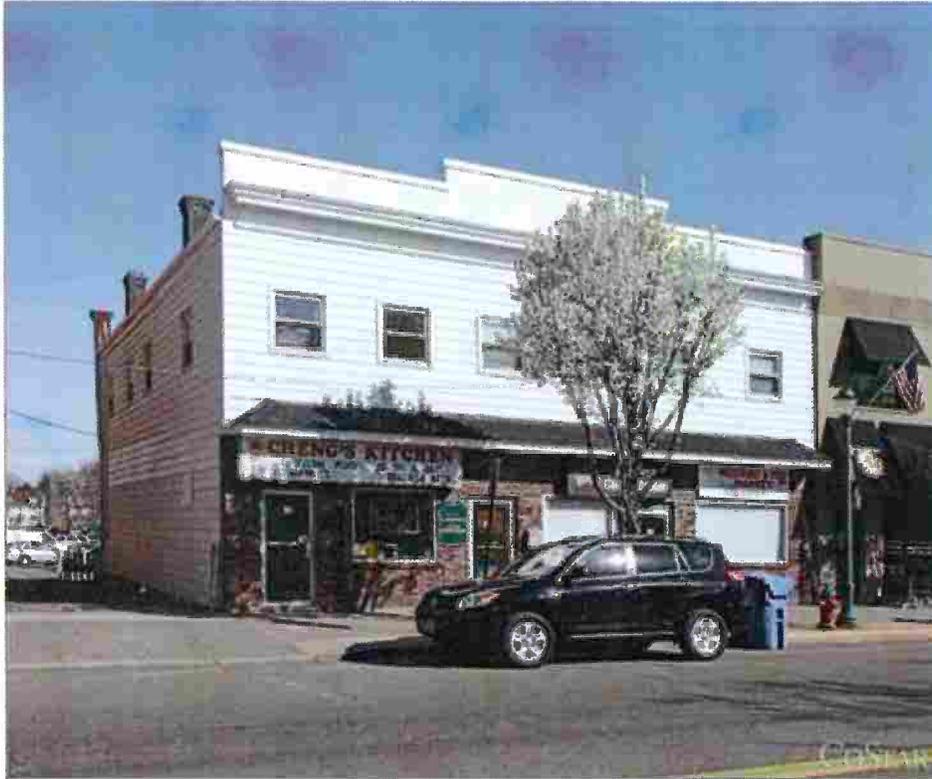
For Sale: **For Sale at \$419,900 (\$262.44/SF) - Active**

Amenities: **Drive Thru**

Street Frontage: **95 feet on King Georges Rd(with 2 curb cuts)**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,600	1,600	1,600	Withheld	Vacant	TBD	Direct
<i>RE/MAX One / Yatin Thakore (732) 438-0001 x156</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1900**
 Building Size: **4,030 SF**
 Typical Floor Size: **2,290 SF**
 Stories: **2**
 Land Area: **0.10 AC**
 Total Avail: **1,600 SF**
 % Leased: **60.3%**
 Total Spaces Avail: **2**
 Smallest Space: **800 SF**
 Bldg Vacant: **1600**

Landlord Rep: **Wong Zhi Ying & Tong Li**
 Developer: -
 Management: -
 Recorded Owner: **Wong Zhi Ying & Tong Li**
 Expenses: **2015 Tax @ \$3.82/sf**

Parcel Number: **25-00543-0000-00010**

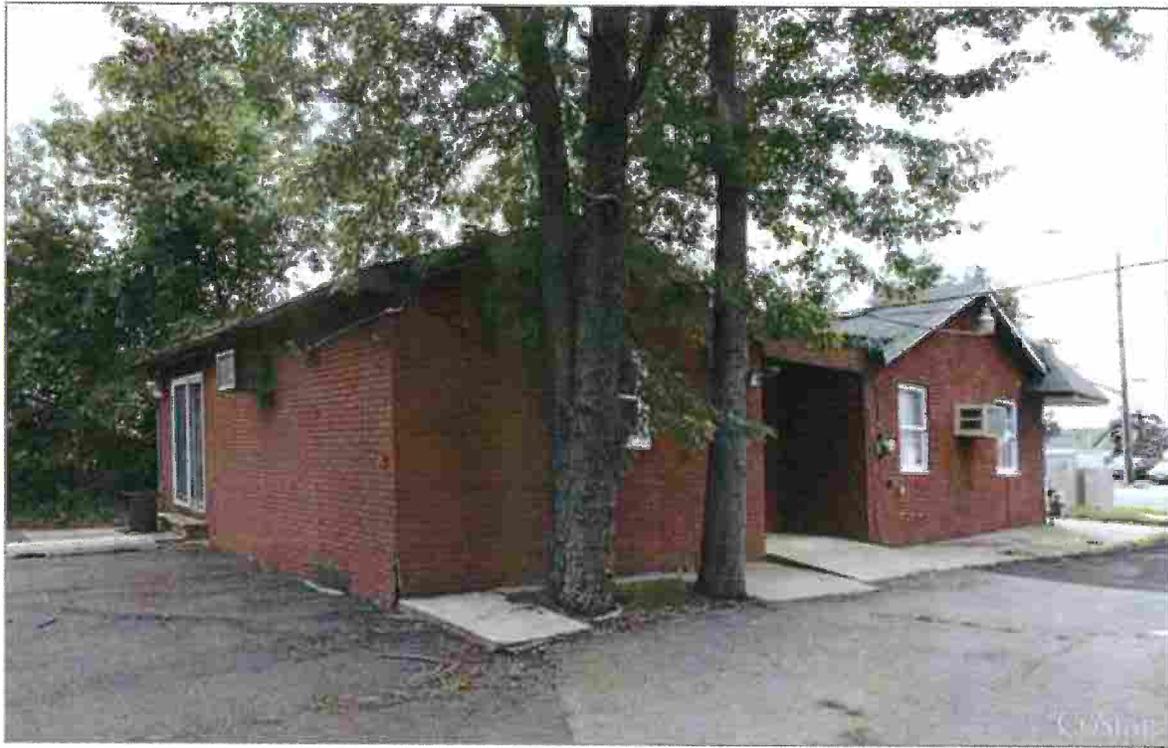
Sales Company: **J.J. Elek Realty: Robert Durso (732) 634-9100**

For Sale: **For Sale at \$599,000 (\$148.64/SF) - Active**

Street Frontage: **56 feet on Main St(with 0 curb cut)**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	800	800	800	\$21.00/fs	Vacant	1 yr	Direct
<i>Wong Zhi Ying & Tong Li / Ching Wong (732) 277-4836</i>							
P 2nd / Suite B	800	800	800	\$21.00/fs	Vacant	1 yr	Direct
<i>Wong Zhi Ying & Tong Li / Ching Wong (732) 277-4836</i>							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1940**
 Building Size: **2,296 SF**
 Typical Floor Size: **2,609 SF**
 Stories: **1**
 Land Area: **0.41 AC**
 Total Avail: **1,600 SF**
 % Leased: **30.3%**
 Total Spaces Avail: **1**
 Smallest Space: **1,600 SF**
 Bldg Vacant: **1600**

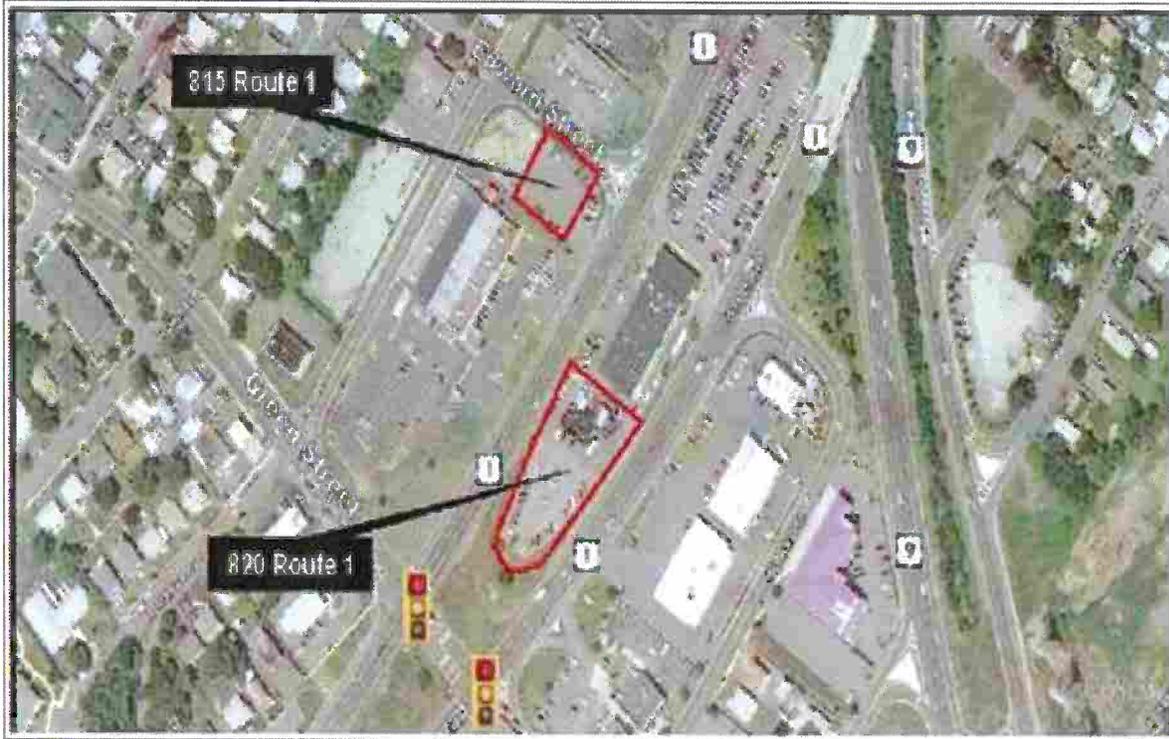
Landlord Rep: **Sorendo Paul**
 Developer: **-**
 Management: **Sorendo Paul**
 Recorded Owner: **-**
 Parcel Number: **25-00846-000A-00002**

Amenities: **Freeway Visibility, Signalized Intersection**

Street Frontage: **54 feet on St Georges Ave(with 1 curb cut)**
74 feet on Remsen Ave

Parking: **10 free Surface Spaces are available; Ratio of 2.61/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + 3%v	Occupancy	Term	Type
P 1st	1,600	1,600	1,600	\$17.25/mg	Vacant	Negotiable	Direct
Sorendo Paul / Sorendo Paul (732) 396-9157							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Freestanding**
 Bldg Status: **Proposed**
 Building Size: **1,500 SF**
 Typical Floor Size: **1,500 SF**
 Stories: **1**
 Land Area: **0.25 AC**
 Total Avail: **1,500 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,500 SF**
 Bldg Vacant: **-**

Landlord Rep: **Newmark Grubb Knight Frank**
 Developer: **-**
 Management: **-**
 Recorded Owner: **Loman Properties**
 Expenses: **2010 Tax @ \$5.99/sf**
 Parcel Number: **25-00403-04-00001**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,500	1,500	1,500	Withheld	TBD	To Be Determined	New

Newmark Grubb Knight Frank / Dean Tselepis (201) 460-5156 / Jerry Putterman (201) 460-5168

Best Properties Along Route 1 Close proximity to Woodbridge Town Center & Menlo Park Mall Zoning: R1R (Rt 1 Corridor Redevelopment Plan) Located at major intersections of Route 1 North and South and Green Street 815 Route 1: - Access from Route 1 South & Edward Street - Immediately adjacent to Staples - ± 0.25 acres (100' x 96.5)



Location: **St Georges Crossing**
AKA 877 Saint George Ave
St George Ave & US 1/9
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095
 Landlord Rep: **Levin Management Corporation**
 Developer: -
 Management: **Levin Management Corporation**
 Recorded Owner: **Levin Management Corporation**
 Expenses: **2010 Tax @ \$31.02/sf**
 Parcel Number: **25-00396-07-00100-01**

Building Type: **Retail/(Community Center)**
 Bldg Status: **Built 1960, Renov 1995**
 Building Size: **31,981 SF**
 Typical Floor Size: **31,981 SF**
 Stories: **1**
 Land Area: **19.70 AC**
 Total Avail: **1,500 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,500 SF**
 Bldg Vacant: -

Anchor Tenant(s): **PETSMART**
 Street Frontage: **251 feet on St Georges Ave**
 Traffic Count: **105,000 cars per day on St Georges Ave**
 Parking: **Ratio of 4.25/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 4	1,500	1,500	1,500	Withheld	Negotiable	Negotiable	Direct

Levin Management Corporation / Marcia Minton (908) 226-5268

Building Notes

This shopping center is situated at the intersection of Interstates 1 and 9, and Route 35. The center is anchored by OfficeMax and PETSMART, its tenant roster also includes Taco Bell, Bertucci's, Funcoland and EyeDr. A new ShopRite will open in 2002. The ownership will launch a major retrofit at the center in conjunction with the ShopRite expansion. Beginning this spring, the firm will upgrade the building's facade, resurface the parking lot, introduce new lighting and landscaping and install updated pylon signs. ShopRite has expanded into its new 90,000 square foot store, and excellent retail opportunities are being created. Join P.C. Richard & Son, PETSMART, OfficeMax, Taco Bell, Bertucci's, and others as Levin re-invents ST. GEORGES CROSSING



*The traffic count is 105,000

*



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Retail/Drug Store**
 Bldg Status: **Built 1981**
 Building Size: **3,417 SF**
 Typical Floor Size: **3,417 SF**
 Stories: **1**
 Land Area: **0.41 AC**
 Total Avail: **1,348 SF**
 % Leased: **60.6%**
 Total Spaces Avail: **1**
 Smallest Space: **1,348 SF**
 Bldg Vacant: **1348**

Landlord Rep: **Levites Realty Company LLC**
 Developer: -
 Management: -
 Recorded Owner: **515 Inman Avenue Llc**
 Parcel Number: **25-00474-000A-00002, 25-00474-000A-00069-000B**

Parking: **21 Surface Spaces are available; Ratio of 5.41/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,348	1,348	1,348	Withheld	Vacant	Negotiable	Direct

Levites Realty Company LLC / Rick Brown (914) 968-5600 x203

Walgreens anchored Strip Center, other tenants include; Santander Bank, Subway, Dunkin, Anytime Fitness, Allstate, Supercuts Woodbridge, NJ Next to Edison, NJ 20,000 cars per day

Building Notes

Property Description: Drug Store



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1984**
 Building Size: **5,300 SF**
 Typical Floor Size: **3,300 SF**
 Stories: **2**

Landlord Rep: **Rakin Agency**
 Developer: -
 Management: -
 Recorded Owner: -
 Parcel Number: **25-00413-000S-00003**

Total Avail: **1,300 SF**
 % Leased: **75.5%**
 Total Spaces Avail: **1**
 Smallest Space: **1,300 SF**
 Bldg Vacant: **1300**

Street Frontage: **80 feet on St Georges Ave(with 1 curb cut)**
 Parking: **20 free Surface Spaces are available; Ratio of 3.77/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent\$/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,300	1,300	1,300	\$19.38/+util	Vacant	3-5 yrs	Direct

Rakin Agency / Steven Rakin (908) 486-4777

This 1,300sf of retail is available for lease at \$2,100/mo plus utilities. Join Enterprise Rent-A-Car in this high traffic location. There is ample parking for the building, a rear entrance, and basement storage space not listed in the square footage. Please contact the broker for more information.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail**
 Bldg Status: **Built 1950**
 Building Size: **3,000 SF**
 Typical Floor Size: **3,000 SF**
 Stories: **1**
 Land Area: **0.17 AC**
 Total Avail: **1,200 SF**
 % Leased: **60.0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **1200**

Landlord Rep: **Stree Kotiyark Realty**
 Developer: -
 Management: -
 Recorded Owner: **Stree Kotiyark Realty**

Expenses: **2008 Tax @ \$2.64/sf, 2012 Est Tax @ \$2.67/sf**

Parcel Number: **25-00432-14-00031**

Street Frontage: **64 feet on Green St(with 0 curb cut)**

Parking: **2 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	\$27.00/mg	Vacant	Negotiable	Direct

Stree Kotiyark Realty
 \$2,700/month Services negotiable

Building Notes

GREAT INVESTMENT OPPORTUNITY .FULLY RENTED 3 RETAIL STORES IN STRIP CENTER.RENTAL INCREASE 5% EVERY YEAR.GREAT POTENTIAL CURRENTLY RENTED BELOW MARKET.WILL NOT LAST.

*
 *
 *PROPERTY LOCATED IN THE HEART OF BUSINESS DISTRICT OF ISELIN,HEAVY TRAFFIC FLOW,VERY DESIRABLE NEIGHBOUR HOOD AREA FOR SHOPPING
 *



*
*
*



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Colonia, NJ 07067

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1975, Renov Jun 2012**
 Building Size: **8,800 SF**
 Typical Floor Size: **4,400 SF**
 Stories: **2**
 Land Area: **0.54 AC**
 Total Avail: **1,200 SF**
 % Leased: **86.4%**
 Total Spaces Avail: **1**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **1200**

Landlord Rep: **Century 21 Oak Tree Road**
 Developer: -
 Management: -
 Recorded Owner: **Zappia Investments Llc**

Expenses: **2015 Tax @ \$4.61/sf, 2013 Est Tax @ \$1.06/sf; 2011 Ops @ \$1.03/sf**

Parcel Number: **25-00473-05-00016**

CAM: **\$4.25**

Amenities: **Drive Thru**

Street Frontage: **69 feet on Inman Ave(with 1 curb cut)**

Parking: **30 Surface Spaces are available; Ratio of 3.41/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st / Suite 4	1,200	1,200	1,200	\$17.00/nnn	Vacant	5 yrs	New

Century 21 Oak Tree Road / Frank Zappia (732) 494-2700

Corner unit. Has A 500SF patio area. Space is ideal for a coffee shop, sandwich shop or deli. Colonial new commercial building, 30 parking spaces, great for learning center, coffee shop, Subways, convenience store. Located in main thoroughfare. Lots of traffic. 5 minutes from JFK Hospital and Rahway Hospital. There is a Walgreens down the street. Excellent location.

Building Notes

APPROVED SITE 9500 SQ FT OF COMMERCIAL SPACE GREAT LOCATION ACROSS FROM ACE HARDWARE STORES. TOTAL OF 8 UNITS; 4 ON EACH FLOOR.



Location: **Auto Rite**
Woodbridge/Edison Cluster
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Auto Repair**
 Bldg Status: **Built 1949**
 Building Size: **1,157 SF**
 Typical Floor Size: **1,315 SF**
 Stories: **1**
 Land Area: **0.33 AC**
 Total Avail: **1,157 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,157 SF**
 Bldg Vacant: **-**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Peerless Estate Inc**
 Expenses: **2015 Tax @ \$12.17/sf**

Parcel Number: **25-00380-0000-00011**

Sales Company: **Gautams Real Estate Agents: Meera Singh (732) 404-1800**

For Sale: **For Sale at \$2,200,000 (\$1,901.47/SF) - Active**

Street Frontage: **121 feet on Green St**

Parking: **20 Surface Spaces are available**

Floor	SF Avail	Floor Config	Bldg Config	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,157	1,157	1,157	Withheld	30 Days	TBD	Direct

Gautams Real Estate Agents / Meera Singh (732) 404-1800

Building Notes

Property Description: **Auto Repair/Service**



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1984**
 Building Size: **5,950 SF**
 Typical Floor Size: **2,975 SF**
 Stories: **2**
 Land Area: **0.23 AC**
 Total Avail: **1,150 SF**
 % Leased: **80.7%**
 Total Spaces Avail: **1**
 Smallest Space: **1,150 SF**
 Bldg Vacant: **1150**

Landlord Rep: **Business Control Systems Corp.**
 Developer: -
 Management: -
 Recorded Owner: **Want Marc & Alexander**

Expenses: **2015 Tax @ \$3.06/sf, 2012 Est Tax @ \$2.87/sf; 2012 Est Ops @ \$1.97/sf**

Parcel Number: **25-00373-0013-00003, 25-00373-13-00003**

Sales Company: **Star Track Realty: Umang Swali (908) 705-1547**

For Sale: **For Sale at \$1,590,000 as part of a portfolio of 2 properties - Active**

Amenities: **Air Conditioning, Mixed Use, Signage, Underground Space**

Street Frontage: **47 feet on Green St(with 1 curb cut)**

Parking: **9 free Surface Spaces are available; 6 free Surface Tandem Spaces are available; Ratio of 2.52/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,150	1,150	1,150	\$20.35/nnn	Vacant	2-5 yrs	Direct

Star Track Realty / Umang Swali (908) 705-1547

Business Control Systems Corp. / Alexander Want (732) 283-1300 x217

Street front retail available for lease at 1,150 SF for \$1950/month with illuminated signage & parking. Sale price is \$1,590,000 which includes: - the building - next door separate parcel: 2 family home, which consists of two 1BR/1BA apartments fully rented Approx value \$300,000.

Building Notes



Street front retail available for lease at 1,150 SF for \$1950/month with illuminated signage & parking.

Sale price is \$1,590,000 which includes:

- the building
- next door separate parcel: 2 family home, which consists of two 1BR/1BA apartments fully rented Approx value \$300,000.

0.8 mile from Metro Park Train Station

Estimated tax information and operating expenses provided by the owner are based on the total property and also the tenant's portion of costs.



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Fords, NJ 08863

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1895**
 Building Size: **2,000 SF**
 Typical Floor Size: **1,000 SF**
 Stories: **2**
 Land Area: **0.07 AC**
 Total Avail: **1,000 SF**
 % Leased: **50.0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **1000**

Landlord Rep: -
 Developer: -
 Management: -
 Recorded Owner: **Karpati Laszlo & Barbara**
 Expenses: **2015 Tax @ \$3.23/sf**

Parcel Number: **25-00042-0000-00015**

Sales Company: **J.J. Elek Realty: Robert Golden (732) 596-2115**

For Sale: **For Sale at \$229,000 (\$114.50/SF) - Active**

Street Frontage: **27 feet on New Brunswick Ave**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	1,000	1,000	1,000	Withheld	Vacant	TBD	Direct

J.J. Elek Realty / Robert Golden (732) 596-2115



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1903**
 Building Size: **5,000 SF**
 Typical Floor Size: **2,500 SF**
 Stories: **2**
 Land Area: **0.09 AC**
 Total Avail: **900 SF**
 % Leased: **82.0%**
 Total Spaces Avail: **1**
 Smallest Space: **900 SF**
 Bldg Vacant: **900**

Landlord Rep: **Sitar Company**
 Developer: **-**
 Management: **Kolenovic Senad & Kadrija**
 Recorded Owner: **Kolenovic Senad & Kadrija**
 Expenses: **2015 Tax @ \$3.09/sf**

Parcel Number: **25-00544-0000-00093**

Sales Company: **Sitar Company: Robert Bogash (732) 623-2159, Douglas J. Sitar (732) 623-2135**

For Sale: **For Sale at \$710,000 (\$142.00/SF) - Active**

Parking: **-**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	900	900	900	Withheld	Vacant	Negotiable	Direct

Sitar Company / Robert Bogash (732) 623-2159 / Douglas J. Sitar (732) 623-2135

Great investment opportunity. • Located on Main Street in the heart of busy downtown Woodbridge. • Two (2) retail units approximately 900 SF each. • Unit (1) is a Mexican Restaurant. • Unit (2) is vacant and completely renovated-Owner will lease back if requested. • Two three-bedroom apartments on second floor currently occupied. • Ample parking in rear of building and on street. • Building is gas heated and all units are separately metered. • Close to trains, bus, GSP, NJTPK, all major highways, Woodbridge CenterMall, variety of shops and restaurants, Metro Park, churches, and many other amenities. • Asking \$595,000

Building Notes

Property Description: **Storefront Retail/Residential**



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Iselin, NJ 08830

Building Type: **Retail/Storefront**
 Bldg Status: **Built 1940**
 Building Size: **2,350 SF**
 Typical Floor Size: **1,400 SF**
 Stories: **1**
 Land Area: **0.17 AC**
 Total Avail: **750 SF**
 % Leased: **68.1%**
 Total Spaces Avail: **1**
 Smallest Space: **750 SF**
 Bldg Vacant: **750**

Landlord Rep: **Jaswante Masson**
 Developer: **-**
 Management: **Jaswante Masson**
 Recorded Owner: **Ria Estates Llc**
 Expenses: **2015 Tax @ \$6.07/sf**
 Parcel Number: **25-00437-04-00029**

Street Frontage: **69 feet on Oak Tree Road**
 Parking: **8 free Surface Spaces are available; Ratio of 3.72/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
E 1st	750	750	750	\$28.80/fs	Vacant	1 yr	Direct
Rajni Jewelers / Jaswant Masson (732) 283-0909 \$1800/month							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail**
 Bldg Status: **Built 1861**
 Building Size: **3,100 SF**
 Typical Floor Size: **1,550 SF**
 Stories: **2**
 Land Area: **0.48 AC**
 Total Avail: **615 SF**
 % Leased: **80.2%**
 Total Spaces Avail: **1**
 Smallest Space: **615 SF**
 Bldg Vacant: **615**

Landlord Rep: **Century 21 Charles Smith Agency, Inc.**
 Developer: -
 Management: -
 Recorded Owner: **Papp Allen**
 Expenses: **2015 Tax @ \$4.86/sf**
 Parcel Number: **25-00563-28-00029**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2	615	615	615	\$14.63/fs	Vacant	Negotiable	Direct
Century 21 Charles Smith Agency, Inc. / Todd Kessler (732) 721-9000							



Location: **Woodbridge/Edison Cluster**
North Edison/Woodbridge Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1940**
 Building Size: **1,160 SF**
 Typical Floor Size: -
 Stories: -
 Land Area: **0.14 AC**
 Total Avail: **580 SF**
 % Leased: **50.0%**
 Total Spaces Avail: **1**
 Smallest Space: **580 SF**
 Bldg Vacant: **580**

Landlord Rep: **Century 21 Main St. Realty, Inc.**
 Developer: -
 Management: -
 Recorded Owner: **Children Properties, LLC**
 Expenses: **2015 Tax @ \$12.92/sf**
 Parcel Number: **25-00574-04-00017**

Parking: -

Floor	SF Avail	Floor Contig.	Bldg Contig.	Rent/SF/Yr + Sys	Occupancy	Term	Type
E 1st	580	580	580	\$23.79/mg	Vacant	Negotiable	Direct

Century 21 Main St. Realty, Inc. / Barbara Sancilardi (732) 750-4663 x102
 \$1,150/month