

Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1 675 US Highway 1 S	Iselin	Retail/Freestanding (Power Center)	200,360 SF	65,000 SF	Withheld
2 101 New Brunswick Ave	Hopelawn	Retail	53,165 SF	51,000 SF	Withheld
3 451-479 Green St	Woodbridge	Retail/(Power Center)	119,421 SF	41,250 SF	Withheld
4 789 Saint George Ave	Woodbridge	Retail/Storefront Retail/Office (Neighborhood Center)	53,000 SF	28,500 SF	Withheld
5 1200 Us Highway 9 N	Woodbridge	Retail/Freestanding	27,906 SF	27,000 SF	\$23.00
6 1250 Route 27	Colonia	Retail/(Neighborhood Center)	59,709 SF	24,104 SF	Withheld
7 1028-1040 Route 1 N	Avenel	Retail/Freestanding	19,800 SF	19,800 SF	\$30.00
8 300-330 Inman Ave	Colonia	Retail/Freestanding	31,699 SF	13,789 SF	Withheld
9 Route 1 & Route 35 Ave	Woodbridge	Retail/Storefront	94,200 SF	13,660 SF	Withheld

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
10	1477 Oak Tree Rd	Iselin	Retail/Freestanding	13,154 SF	11,331 SF	Withheld
11	835 Us Highway 1 S	Iselin	Retail/Auto Repair	10,860 SF	10,860 SF	\$14.00
12	306 US Highway 9 N	Woodbridge	Retail	300,000 SF	7,929 SF	Withheld
13	Route 9 N @ Grove St	Woodbridge	Retail/Restaurant	7,500 SF	7,500 SF	\$23.33
14	2000 Station Dr	Avenel	Retail	7,279 SF	7,279 SF	Withheld
15	1-55 Lafayette Rd	Fords	Retail	67,000 SF	6,800 SF	Withheld
16	171-185 Route 1	Woodbridge	Retail/Freestanding (Strip Center)	30,000 SF	5,768 SF	\$33.00
17	301 Port Reading Ave	Port Reading	Retail	25,000 SF	5,500 SF	Withheld
18	1450 St. George Ave	Avenel	Retail/Storefront Retail/Residential	6,483 SF	5,223 SF	Withheld
19	1500 Saint Georges Ave	Avenel	Retail	82,000 SF	5,000 SF	Withheld
20	570 US Highway 1 North	Avenel	Retail/Freestanding	4,269 SF	4,269 SF	\$38.00
21	10 Convery Blvd	Woodbridge	Retail	4,000 SF	4,000 SF	Withheld
22	899 St Georges Ave	Woodbridge	Retail/Restaurant (Community Center)	7,700 SF	3,700 SF	\$50.00
23	1346 Saint Georges Ave	Avenel	Retail/Freestanding	3,550 SF	3,550 SF	\$19.38-\$25.00
24	801 Route 1	Iselin	Retail/Freestanding	30,507 SF	3,200 SF	Withheld
25	1080 Saint Georges Ave	Avenel	Retail/Restaurant	3,200 SF	3,200 SF	Withheld
26	879-881 King George Rd	Fords	Retail/Storefront (Strip Center)	14,763 SF	3,150 SF	\$18.00
27	143 US Route 1 S	Woodbridge	Retail/Freestanding (Strip Center)	9,480 SF	2,880 SF	Withheld
28	195 Main St	Woodbridge	Retail/Storefront Retail/Residential	2,800 SF	2,800 SF	Withheld
29	521-537 Inman Ave	Colonia	Retail/Freestanding (Neighborhood Center)	15,046 SF	2,700 SF	\$24.89-\$28.44
30	1550 Oak Tree Rd	Iselin	Retail	3,000 SF	2,200 SF	\$43.64
31	426 Lake Ave	Colonia	Retail/Freestanding	8,000 SF	2,000 SF	Withheld
32	193 Main St	Woodbridge	Retail/Storefront Retail/Office	2,000 SF	2,000 SF	Withheld
33	849 Green St	Iselin	Retail	6,664 SF	1,550 SF	\$27.09
34	458 Amboy Ave	Woodbridge	Retail/Freestanding	9,481 SF	1,500 SF	Withheld
35	800 Green St	Iselin	Retail/Storefront Retail/Residential	2,500 SF	1,500 SF	Withheld
36	1144-1162 St Georges Ave	Avenel	Retail/Freestanding (Neighborhood Center)	16,050 SF	1,300 SF	Withheld
37	560-566 Inman Ave	Colonia	Retail	7,205 SF	1,227 SF	Withheld
38	96 Main St	Woodbridge	Retail/Storefront Retail/Residential	4,000 SF	1,000 SF	Withheld
39	1424 St Georges Ave	Colonia	Retail/Convenience Store	920 SF	920 SF	Withheld
40	122 Main St	Woodbridge	Retail/Storefront	2,000 SF	845 SF	\$27.69
41	625 Lincoln Hwy	Iselin	Retail/Freestanding	3,000 SF	750 SF	\$24.00
42	367 Berry St	Woodbridge	Retail/Freestanding	3,000 SF	395 SF	Withheld

675 US Highway 1 S - The Plaza at Woodbridge



Location: **AKA 675 US Highway 1 S  
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: **65,000 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,002 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Urban Edge Properties**  
 Developer: **-**  
 Management: **A&R Woodbridge Assoc**  
 Recorded Owner: **-**  
 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**  
 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: **1,260 free Surface Spaces are available; Ratio of 6.32/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
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# 675 US Highway 1 S - The Plaza at Woodbridge(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5A	2,002 - 65,000	65,000	65,000	Withheld	30 Days	Negotiable	Direct

*Urban Edge Properties / James Cozine (201) 571-3500*

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: **Former Hopelawn Pathmark  
Brunswick/Piscataway/I-287 Cluster  
South Edison Submarket  
Middlesex County  
Hopelawn, NJ 08861**

Building Type: **Retail**  
Bldg Status: **Built 1968**  
Building Size: **53,165 SF**  
Typical Floor Size: **53,165 SF**  
Stories: **1**  
Land Area: **5.16 AC**  
Total Avail: **51,000 SF**  
% Leased: **4.1%**  
Total Spaces Avail: **3**  
Smallest Space: **3,000 SF**  
Bldg Vacant: **51000**

Landlord Rep: **Tri State Commercial**  
Developer: -  
Management: -  
Recorded Owner: **Assoc Gen-Pathmark Inc M-450**  
Expenses: **2018 Tax @ \$1.68/sf**  
Parcel Number: **25-00031-08-00002**

Street Frontage: **224 feet on New Brunswick Ave(with 2 curb cuts)**  
Parking: **200 Surface Spaces are available; Ratio of 3.76/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000 - 5,000	5,000	5,000	Withheld	Vacant	Negotiable	Direct
<i>Tri State Commercial / Darrin Hiban (732) 858-1195</i>							
P 1st	30,000	30,000	30,000	Withheld	Vacant	Negotiable	Direct
<i>Tri State Commercial / Darrin Hiban (732) 858-1195</i>							
P 1st	16,000	16,000	16,000	Withheld	Vacant	Negotiable	Direct
<i>Tri State Commercial / Darrin Hiban (732) 858-1195</i>							

Join a national supermarket and coffee chain !

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: **119,421 SF**  
Typical Floor Size: **119,421 SF**  
Stories: **1**  
Land Area: **12.17 AC**  
Total Avail: **41,250 SF**  
% Leased: **65.5%**  
Total Spaces Avail: **3**  
Smallest Space: **3,279 SF**  
Bldg Vacant: **41250**

Landlord Rep: **Sabre Real Estate Group LLC**  
Developer: -  
Management: -  
Recorded Owner: -

Expenses: **2012 Tax @ \$1.45/sf, 2012 Est Tax @ \$1.26/sf; 2011 Ops @ \$1.02/sf, 2012 Est Ops @ \$1.02/sf**

Parcel Number: **25-00385-0000-00001-01**

CAM: **\$5.00**

Sales Company: **Cushman & Wakefield of New Jersey, Inc.: Andrew Schwartz (973) 292-4624**

For Sale: **For Sale at \$36,000,000 as part of a portfolio of 3 properties - Under Contract**

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	Occupancy	Term	Type
P 1st	5,642	5,642	5,642	Withheld	Vacant	5-10 yrs	Direct

Sabre Real Estate Group LLC / James S. Aug (201) 249-8911 x1540

Available: 3,279 square feet, 5,642 square feet and 32,329 square feet GLA: 284,000 square feet Extras: \$3.04 per square foot Co Tenants: Burlington Coat Factory, Big Lots, Modell's Sporting Goods, Party City, Thomasville, Fed-Ex, Miracle Ear, Sprint and signed leases with Planet Fitness and Altitude Trampoline Park Neighboring Retail: Staples, Shop Rite, Crunch Fitness, Sears, Macy's, Lord & Taylor, Dick's Sporting Goods, Retro Fitness, Best Buy, Ruby Tuesday, Wegmans, Home Goods and many more Comments • 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

**451-479 Green St - Woodbridge Crossing(cont'd)**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,279	3,279	3,279	Withheld	Vacant	Negotiable	Direct
<i>Sabre Real Estate Group LLC / James S. Aug (201) 249-8911 x1540</i> Available: 3,279 square feet, 5,642 square feet and 32,329 square feet GLA: 284,000 square feet Extras: \$3.04 per square foot Co Tenants: Burlington Coat Factory, Big Lots, Modell's Sporting Goods, Party City, Thomasville, Fed-Ex, Miracle Ear, Sprint and signed leases with Planet Fitness and Altitude Trampoline Park Neighboring Retail: Staples, Shop Rite, Crunch Fitness, Sears, Macy's, Lord & Taylor, Dick's Sporting Goods, Retro Fitness, Best Buy, Ruby Tuesday, Wegmans, Home Goods and many more Comments • 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							
P 1st	32,329	32,329	32,329	Withheld	Vacant	10-15 yrs	Direct
<i>Sabre Real Estate Group LLC / James S. Aug (201) 249-8911 x1540</i> Available: 3,279 square feet, 5,642 square feet and 32,329 square feet GLA: 284,000 square feet Extras: \$3.04 per square foot Co Tenants: Burlington Coat Factory, Big Lots, Modell's Sporting Goods, Party City, Thomasville, Fed-Ex, Miracle Ear, Sprint and signed leases with Planet Fitness and Altitude Trampoline Park Neighboring Retail: Staples, Shop Rite, Crunch Fitness, Sears, Macy's, Lord & Taylor, Dick's Sporting Goods, Retro Fitness, Best Buy, Ruby Tuesday, Wegmans, Home Goods and many more Comments • 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							

**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

789 Saint George Ave - St. George's Plaza



Location: **St. George's Plaza**  
**789 Route 35**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Woodbridge, NJ 07095**

Building Type: **Retail/Storefront Retail/Office (Neighborhood Center)**

Bldg Status: **Built 2000**

Building Size: **53,000 SF**

Typical Floor Size: **53,000 SF**

Stories: **1**

Land Area: **7.58 AC**

Landlord Rep: **Pierson Commercial Real Estate, LLC**

Developer: -

Management: -

Recorded Owner: **DT-DT95-DT07 789 St Georges Ave LLC**

Total Avail: **28,500 SF**

% Leased: **46.2%**

Total Spaces Avail: **1**

Smallest Space: **28,500 SF**

Bldg Vacant: **28500**

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	28,500	28,500	28,500	Withheld	Vacant	Negotiable	Direct

*Pierson Commercial Real Estate, LLC / Jason Pierson (732) 707-6900 x1 / Gregg Medvin (732) 707-6900 x3*

Newly renovated center with co-tenants consisting of Crunch Fitness, McDonald's, Rita's Ice, Subway, Hand & Stone Massage & Facial Spa, Papa John's and Supercuts. Multiple means of access from St. Georges Avenue (Route 35) with strong visibility from the roadway

**Building Notes**

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

# 1200 Us Highway 9 N - K & G Fashion Superstore



Location: **K & G Fashion Superstore  
Woodbridge/Edison Cluster  
North Edison/Woodbridge Submarket  
Middlesex County  
Woodbridge, NJ 07095**

Building Type: **Retail/Freestanding**  
Bldg Status: **Built 1993**  
Building Size: **27,906 SF**  
Typical Floor Size: **27,906 SF**  
Stories: **1**  
Land Area: **2.36 AC**  
Total Avail: **27,000 SF**  
% Leased: **100%**  
Total Spaces Avail: **2**  
Smallest Space: **13,500 SF**  
Bldg Vacant: **-**

Landlord Rep: **Jeffery Realty**  
Developer: -  
Management: -  
Recorded Owner: **Barb-paul Associates Llc**  
Expenses: **2018 Tax @ \$5.75/sf**  
Parcel Number: **25-00279-02-00002**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	13,500	27,000	27,000	\$23.00/mg	30 Days	Negotiable	Direct
<i>Jeffery Realty / William A. Lenaz (908) 668-9600</i> • Seeking: Furniture, Gyms, Apparel, Sporting Goods, Pet Supply, Electronics, Book Stores, House Wears, Office Supply, Discount Department Stores, Hardware Stores, Supermarket, Liquor Store, Restaurants, all retail and commercial uses accepted • Site is located in the super regional trade area of Woodbridge • Directly across from Woodbridge Center Mall							
P 1st	13,500	27,000	27,000	\$23.00/mg	30 Days	Negotiable	Direct
<i>Jeffery Realty / William A. Lenaz (908) 668-9600</i> • Seeking: Furniture, Gyms, Apparel, Sporting Goods, Pet Supply, Electronics, Book Stores, House Wears, Office Supply, Discount Department Stores, Hardware Stores, Supermarket, Liquor Store, Restaurants, all retail and commercial uses accepted • Site is located in the super regional trade area of Woodbridge • Directly across from Woodbridge Center Mall							

1250 Route 27 - Colonia Shopping Center



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

Building Type: **Retail/(Neighborhood Center)**  
 Bldg Status: **Built 1959, Renov 1984**  
 Building Size: **59,709 SF**  
 Typical Floor Size: **59,709 SF**  
 Stories: **1**  
 Land Area: **5.15 AC**  
 Total Avail: **24,104 SF**  
 % Leased: **59.6%**  
 Total Spaces Avail: **4**  
 Smallest Space: **984 SF**  
 Bldg Vacant: **24104**

Landlord Rep: **Rosen Associates Management Corp.**  
 Developer: **-**  
 Management: **Rosen Associates Management Corp.**  
 Recorded Owner: **Colonia Ltd Ptnrship & Rosen A**  
 Expenses: **2018 Tax @ \$3.39/sf**

Parcel Number: **25-00458-0000-00006**

Cross Street: **Rte. 27 & Prospect Rd.**

Parking: **294 Surface Spaces are available; Ratio of 4.92/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	20,160	20,160	20,160	Withheld	Vacant	Negotiable	Direct
<i>Rosen Associates Management Corp. / David Rosen (516) 333-2000 x134</i>							
P 1st / Suite 7	984	3,944	3,944	Withheld	Vacant	Negotiable	Direct
<i>Rosen Associates Management Corp. / David Rosen (516) 333-2000 x134</i>							
P 1st / Suite 8	1,560	3,944	3,944	Withheld	Vacant	Negotiable	Direct
<i>Rosen Associates Management Corp. / David Rosen (516) 333-2000 x134</i>							
P 1st / Suite 9	1,400	3,944	3,944	Withheld	Vacant	Negotiable	Direct
<i>Rosen Associates Management Corp. / David Rosen (516) 333-2000 x134</i>							



Location: **1040 Routes 1 & 9, Woodbridge Twp, NJ**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Avenel, NJ 07001**

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built Jun 2018**  
 Building Size: **19,800 SF**  
 Typical Floor Size: **19,800 SF**  
 Stories: **1**  
 Land Area: **2.87 AC**  
 Total Avail: **19,800 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **6**  
 Smallest Space: **1,500 SF**  
 Bldg Vacant: **19800**

Landlord Rep: **CBRE**  
 Developer: -  
 Management: -  
 Recorded Owner: **Mary-star Investment Group Llc**  
 Expenses: **2014 Tax @ \$2.26/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: **640 feet on Route 1(with 1 curb cut)**  
**150 feet on Kirk(with 1 curb cut)**  
**240 feet on Mitchell PI(with 2 curb cuts)**

Parking: **114 Surface Spaces are available; Ratio of 5.76/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	1,500	1,500	\$30.00/nnn	Vacant	Negotiable	New
CBRE / Steven K. Winters (732) 509-2867 / Nicole Jadoo (732) 509-2864							
New construction							
P 1st	2,000	2,000	2,000	\$30.00/nnn	Vacant	Negotiable	New
CBRE / Steven K. Winters (732) 509-2867 / Nicole Jadoo (732) 509-2864							
New Construction							

**7** **1028-1040 Route 1 N - 1040 Routes 1 & 9, Woodbridge Twp, NJ(cont'd)**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>CBRE / Steven K. Winters (732) 509-2867 / Nicole Jadoo (732) 509-2864</i> New Construction	3,000	3,000	3,000	\$30.00/nnn	Vacant	Negotiable	New
P 1st <i>CBRE / Steven K. Winters (732) 509-2867 / Nicole Jadoo (732) 509-2864</i> New Construction	4,000	4,000	4,000	\$30.00/nnn	Vacant	Negotiable	New
P 1st <i>CBRE / Steven K. Winters (732) 509-2867 / Nicole Jadoo (732) 509-2864</i> New Construction	4,500	4,500	4,500	\$30.00/nnn	Vacant	Negotiable	New
P 1st <i>CBRE / Steven K. Winters (732) 509-2867 / Nicole Jadoo (732) 509-2864</i> New Construction	4,800	4,800	4,800	\$30.00/nnn	Vacant	Negotiable	New



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: **13,789 SF**  
 % Leased: **56.5%**  
 Total Spaces Avail: **4**  
 Smallest Space: **1,000 SF**  
 Bldg Vacant: **15789**

Landlord Rep: **Ripco Real Estate**  
 Developer: -  
 Management: -  
 Recorded Owner: **Oster Colonia Properties, LLC**  
 Expenses: **2018 Tax @ \$3.35/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 Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,600	1,600	1,600	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Dan Zappala (201) 777-2300 / Mona Holzberg (201) 777-2297</i>							
P 1st / Suite D	6,189	12,189	12,189	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Dan Zappala (201) 777-2300 / Mona Holzberg (201) 777-2297</i>							
P 1st / Suite E	5,000	12,189	12,189	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Dan Zappala (201) 777-2300 / Mona Holzberg (201) 777-2297</i>							
P 1st / Suite F	1,000	12,189	12,189	Withheld	Vacant	Negotiable	Direct
<i>Ripco Real Estate / Dan Zappala (201) 777-2300 / Mona Holzberg (201) 777-2297</i>							

Route 1 & Route 35 Ave - Richmond Plaza - Mocci Richmond Plaza



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

Building Type: **Retail/Storefront**  
 Bldg Status: **Proposed, breaks ground Feb 2019**

Building Size: **94,200 SF**  
 Typical Floor Size: **94,200 SF**  
 Stories: **1**  
 Land Area: **7.35 AC**  
 Total Avail: **13,660 SF**  
 % Leased: **85.5%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,000 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Jeffery Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: **Colonia Investments Llc**  
 Expenses: **2016 Tax @ \$0.15/sf**  
 Parcel Number: **25-00847-01-00001-01**  
 CAM: **\$5.66**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	2,000 - 13,660	13,660	13,660	Withheld	01/2020	10 yrs	New

Jeffery Realty / William A. Lenaz (908) 668-9600

New development site of approximately 92,000 SF. Richmond Plaza is the last developable parcel in Woodbridge, NJ, with easy access and great visibility. Join Floor & Decor who will occupy 72,000 SF, and Metro Diner who will occupy 3,780 SF.



Location: **Sitar MetroPark  
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: **11,331 SF**  
% Leased: **13.9%**  
Total Spaces Avail: **6**  
Smallest Space: **1,019 SF**  
Bldg Vacant: **11331**

Expenses: **2018 Tax @ \$2.13/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	1,824	1,824	1,824	\$59.21/nnn	Vacant	Negotiable	New
<p><i>Sitar Company / William Sitar, Sr (732) 283-9000 x2130 / William Sitar, Jr (732) 623-2155 / Douglas J. Sitar (732) 623-2135</i>                      Rent is \$9,000/month. Within walking distance of Metro Park Train Station. PROPERTY OVERVIEW New Stores Available in the Heart of the Busy Downtown Area of Oak Tree Road Medical Offices, Restaurants, and Retail Uses are Acceptable LOCATION OVERVIEW At Exit 132 N of the Garden State Parkway, on Oak Tree Road within walking distance of India Square. Great exposure to the Garden State Parkway northbound. PROPERTY HIGHLIGHTS • Within walking distance to India Square • Small suites available • Covered parking for 50 cars under the building • Signage visible to Garden State Parkway • Approved for restaurant use and medical offices • LEED's Gold Certified Energy Efficient Building • Roof top garden • Ideal for jewelry, gifts, take out foods, desserts, religious items, clothing, and medical offices • Stores 9, 10 and 11 can be combined for a total of 3,909 SF • Owner is a licensed NJ Real Estate Broker.</p>							
P 1st / Suite 10	1,188	1,188	1,188	\$42.42/nnn	Vacant	Negotiable	New
<p><i>Sitar Company / William Sitar, Sr (732) 283-9000 x2130 / William Sitar, Jr (732) 623-2155 / Douglas J. Sitar (732) 623-2135</i>                      Rent is \$4,200/month. Within walking distance of Metro Park Train Station. PROPERTY OVERVIEW New Stores Available in the Heart of the Busy Downtown Area of Oak Tree Road Medical Offices, Restaurants, and Retail Uses are Acceptable LOCATION OVERVIEW At Exit 132 N of the Garden State Parkway, on Oak Tree Road within walking distance of India Square. Great exposure to the Garden State Parkway northbound. PROPERTY HIGHLIGHTS • Within walking distance to India Square • Small suites available • Covered parking for 50 cars under the building • Signage visible to Garden State Parkway • Approved for restaurant use and medical offices • LEED's Gold Certified Energy Efficient Building • Roof top garden • Ideal for jewelry, gifts, take out foods, desserts, religious items, clothing, and medical offices • Stores 9, 10 and 11 can be combined for a total of 3,909 SF • Owner is a licensed NJ Real Estate Broker</p>							

## 1477 Oak Tree Rd - Sitar MetroPark(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 11	1,568	1,568	1,568	\$40.56/nnn	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Sr (732) 283-9000 x2130 / William Sitar, Jr (732) 623-2155 / Douglas J. Sitar (732) 623-2135</i>							
Rent is \$5,300/month. Within walking distance of Metro Park Train Station. PROPERTY OVERVIEW New Stores Available in the Heart of the Busy Downtown Area of Oak Tree Road Medical Offices, Restaurants, and Retail Uses are Acceptable LOCATION OVERVIEW At Exit 132 N of the Garden State Parkway, on Oak Tree Road within walking distance of India Square. Great exposure to the Garden State Parkway northbound. PROPERTY HIGHLIGHTS • Within walking distance to India Square • Small suites available • Covered parking for 50 cars under the building • Signage visible to Garden State Parkway • Approved for restaurant use and medical offices • LEED's Gold Certified Energy Efficient Building • Roof top garden • Ideal for jewelry, gifts, take out foods, desserts, religious items, clothing, and medical offices • Stores 9, 10 and 11 can be combined for a total of 3,909 SF • Owner is a licensed NJ Real Estate Broker							
P 1st / Suite 7	1,019	1,019	1,019	\$52.99/nnn	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Sr (732) 283-9000 x2130 / William Sitar, Jr (732) 623-2155 / Douglas J. Sitar (732) 623-2135</i>							
Rent is \$4,500/month. Within walking distance of Metro Park Train Station. PROPERTY OVERVIEW New Stores Available in the Heart of the Busy Downtown Area of Oak Tree Road Medical Offices, Restaurants, and Retail Uses are Acceptable LOCATION OVERVIEW At Exit 132 N of the Garden State Parkway, on Oak Tree Road within walking distance of India Square. Great exposure to the Garden State Parkway northbound. PROPERTY HIGHLIGHTS • Within walking distance to India Square • Small suites available • Covered parking for 50 cars under the building • Signage visible to Garden State Parkway • Approved for restaurant use and medical offices • LEED's Gold Certified Energy Efficient Building • Roof top garden • Ideal for jewelry, gifts, take out foods, desserts, religious items, clothing, and medical offices • Stores 9, 10 and 11 can be combined for a total of 3,909 SF • Owner is a licensed NJ Real Estate Broker							
P 1st / Suite 9	1,153	1,153	1,153	\$41.63/nnn	Vacant	Negotiable	New
<i>Sitar Company / William Sitar, Sr (732) 283-9000 x2130 / William Sitar, Jr (732) 623-2155 / Douglas J. Sitar (732) 623-2135</i>							
Rent is \$4,000/month. Within walking distance of Metro Park Train Station. PROPERTY OVERVIEW New Stores Available in the Heart of the Busy Downtown Area of Oak Tree Road Medical Offices, Restaurants, and Retail Uses are Acceptable LOCATION OVERVIEW At Exit 132 N of the Garden State Parkway, on Oak Tree Road within walking distance of India Square. Great exposure to the Garden State Parkway northbound. PROPERTY HIGHLIGHTS • Within walking distance to India Square • Small suites available • Covered parking for 50 cars under the building • Signage visible to Garden State Parkway • Approved for restaurant use and medical offices • LEED's Gold Certified Energy Efficient Building • Roof top garden • Ideal for jewelry, gifts, take out foods, desserts, religious items, clothing, and medical offices • Stores 9, 10 and 11 can be combined for a total of 3,909 SF • Owner is a licensed NJ Real Estate Broker							
P 1st / Suite Medical	4,579	4,579	4,579	Withheld	Vacant	Negotiable	Direct
<i>Sitar Company / William Sitar, Sr (732) 283-9000 x2130 / William Sitar, Jr (732) 623-2155 / Douglas J. Sitar (732) 623-2135</i>							
Within walking distance of Metro Park Train Station. PROPERTY OVERVIEW New Stores Available in the Heart of the Busy Downtown Area of Oak Tree Road Medical Offices, Restaurants, and Retail Uses are Acceptable LOCATION OVERVIEW At Exit 132 N of the Garden State Parkway, on Oak Tree Road within walking distance of India Square. Great exposure to the Garden State Parkway northbound. PROPERTY HIGHLIGHTS • Within walking distance to India Square • Small suites available • Covered parking for 50 cars under the building • Signage visible to Garden State Parkway • Approved for restaurant use and medical offices • LEED's Gold Certified Energy Efficient Building • Roof top garden • Ideal for jewelry, gifts, take out foods, desserts, religious items, clothing, and medical offices • Stores 9, 10 and 11 can be combined for a total of 3,909 SF • Owner is a licensed NJ Real Estate Broker							

## Building Notes

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



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

Building Type: **Retail/Auto Repair**  
 Bldg Status: **Built 2000**  
 Building Size: **10,860 SF**  
 Typical Floor Size: **10,860 SF**  
 Stories: **1**  
 Land Area: **0.88 AC**  
 Total Avail: **10,860 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **10,860 SF**  
 Bldg Vacant: **10860**

Landlord Rep: **REMCO Realty Group**  
 Developer: -  
 Management: -  
 Recorded Owner: **Jce Realty Llc**  
 Expenses: **2018 Tax @ \$6.95/sf**

Parcel Number: **25-00403-08-00015, 25-00403-08-00023**

Loading Docks: **None**

Ceiling Height: **14'**

Sales Company: **REMCO Realty Group: Peter Gallicchio (732) 253-0888 X102**

For Sale: **For Sale at \$1,400,000 (\$128.91/SF) - Active**

Street Frontage: **200 feet on US 1**  
**165 feet on Montague Ave**  
**203 feet on Julius St**

Parking: **34 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
E 1st	10,860	10,860	10,860	\$14.00/nnn	Vacant	5 yrs	Direct
<i>REMCO Realty Group / Peter Gallicchio (732) 253-0888 x102</i>							

**Building Notes**

2 drive in doors



Location: **Walmart**  
**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: **300,000 SF**  
 Stories: **1**  
 Land Area: **28 AC**  
 Total Avail: **7,929 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **7,929 SF**  
 Bldg Vacant: **2200**

Landlord Rep: **Urban Edge Properties**  
 Developer: -  
 Management: **Urban Edge Properties**  
 Recorded Owner: -  
 Expenses: **2017 Tax @ \$3.62/sf**  
 Parcel Number: **25-00201-0000-00011**

Anchor Tenant(s): **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 / Suite 8	7,929	7,929	7,929	Withheld	90 Days	Negotiable	Direct

*Urban Edge Properties / James Cozine (201) 571-3500*

**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: **Restaurant Pad**  
**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: -  
 Land Area: **3 AC**  
 Total Avail: **7,500 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **7,500 SF**  
 Bldg Vacant: -

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

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	7,500	7,500	7,500	\$23.33/mg	Negotiable	Negotiable	Direct

*Tri State Commercial / Darrin Hiban (732) 858-1195*

**Building Notes**

Restaurant Pad in Front of the  
 Woodbridge Marriot Residence Inn  
 Liquor License (C) Available

Near Hess and Main Street  
 ROUTE 9 N Exposure  
 Seeking a Casual Dining Theme Restaurant



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

Building Type: **Retail**  
Bldg Status: **Under Construction, delivers Feb 2019**  
Building Size: **7,279 SF**  
Typical Floor Size: -  
Stories: -

Landlord Rep: **Jeffery Realty**  
Developer: -  
Management: -  
Recorded Owner: -

Total Avail: **7,279 SF**  
% Leased: **0%**  
Total Spaces Avail: **5**  
Smallest Space: **1,071 SF**  
Bldg Vacant: -

Parking: **80 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	2,594	2,594	2,594	Withheld	02/2019	Negotiable	New
<i>Jeffery Realty / Joe Hydro (908) 668-9600 x222</i> • Delivery in 12 months • Retail adjacent to 500 apartments • Rentals range from \$1700-\$2300 1BR-2BR • Located at the Avenel Train Station • Ample onsite parking • On site Performing arts Center will be used for concerts, philharmonics, etc. hosting 1-2 big events per month							
P 1st / Suite 2	1,072	1,072	1,072	Withheld	02/2019	Negotiable	New
<i>Jeffery Realty / Joe Hydro (908) 668-9600 x222</i> • Delivery in 12 months • Retail adjacent to 500 apartments • Rentals range from \$1700-\$2300 1BR-2BR • Located at the Avenel Train Station • Ample onsite parking • On site Performing arts Center will be used for concerts, philharmonics, etc. hosting 1-2 big events per month							
P 1st / Suite 3	1,076	1,076	1,076	Withheld	02/2019	Negotiable	New
<i>Jeffery Realty / Joe Hydro (908) 668-9600 x222</i> • Delivery in 12 months • Retail adjacent to 500 apartments • Rentals range from \$1700-\$2300 1BR-2BR • Located at the Avenel Train Station • Ample onsite parking • On site Performing arts Center will be used for concerts, philharmonics, etc. hosting 1-2 big events per month							
P 1st / Suite 4	1,071	1,071	1,071	Withheld	02/2019	Negotiable	New
<i>Jeffery Realty / Joe Hydro (908) 668-9600 x222</i> • Delivery in 12 months • Retail adjacent to 500 apartments • Rentals range from \$1700-\$2300 1BR-2BR • Located at the Avenel Train Station • Ample onsite parking • On site Performing arts Center will be used for concerts, philharmonics, etc. hosting 1-2 big events per month							
P 1st / Suite 5	1,466	1,466	1,466	Withheld	02/2019	Negotiable	New
<i>Jeffery Realty / Joe Hydro (908) 668-9600 x222</i> • Delivery in 12 months • Retail adjacent to 500 apartments • Rentals range from \$1700-\$2300 1BR-2BR • Located at the Avenel Train Station • Ample onsite parking • On site Performing arts Center will be used for concerts, philharmonics, etc. hosting 1-2 big events per month							



Location: **Fords Shopping Center**  
**AKA Us Highway 1 @ Fords Ave**  
**Woodbridge Twp**  
**Woodbridge/Edison Cluster**  
**North Edison/Woodbridge Submarket**  
**Middlesex County**  
**Fords, NJ 08863**

Landlord Rep: **Weichert Commercial Brokerage, Inc.**

Developer: -

Management: **JGT Management Co. LLC**

Recorded Owner: **Fords Circle Assoc LLC**

Expenses: **2018 Tax @ \$4.35/sf**

Parcel Number: **25-00339-04-00037**

Cross Street: **Fords Ave**

Parking: -

Building Type: **Retail**  
 Bldg Status: **Built 1980, Renov 1987**  
 Building Size: **67,000 SF**  
 Typical Floor Size: **67,000 SF**  
 Stories: **1**  
 Land Area: **6.68 AC**  
 Total Avail: **6,800 SF**  
 % Leased: **89.9%**  
 Total Spaces Avail: **1**  
 Smallest Space: **6,800 SF**  
 Bldg Vacant: **6800**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,800	6,800	6,800	\$14.00/nnn	Vacant	Negotiable	Direct

*Weichert Commercial Brokerage, Inc. / Mario Chiarella (732) 494-0778 / Beth Krinsky (848) 244-4446*  
 Previous tenant was a salon

**Building Notes**

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



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**  
 CAM: **\$6.00**  
 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	2,615	2,615	2,615	\$33.00/nnn	30 Days	1 yr	Direct
<i>The Azarian Group / Chris Kaufman (201) 444-9888 x103</i>							
P 1st	3,153	3,153	3,153	Withheld	30 Days	1 yr	Direct
<i>The Azarian Group / Chris Kaufman (201) 444-9888 x103</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

301 Port Reading Ave - Proposed Addition Mocchi Turnpike Plaza



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

Building Type: **Retail**  
 Bldg Status: **Proposed, breaks ground Jan 2019**  
 Building Size: **25,000 SF**  
 Typical Floor Size: **25,000 SF**  
 Stories: **1**

Landlord Rep: **Jeffery Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: -

Total Avail: **5,500 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,500 SF**  
 Bldg Vacant: -

Parcel Number: **25-00663-0000-00011-01**

Parking: **50 Surface Spaces are available; Ratio of 4.40/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500	2,500	2,500	Withheld	10/2019	Negotiable	New
<i>Jeffery Realty / William A. Lenaz (908) 668-9600</i>							
P 1st	1,500 - 3,000	3,000	3,000	Withheld	10/2019	Negotiable	New
<i>Jeffery Realty / William A. Lenaz (908) 668-9600</i>							



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

Building Type: **Retail/Storefront Retail/Residential**  
 Bldg Status: **Proposed, breaks ground Mar 2019**  
 Building Size: **6,483 SF**  
 Typical Floor Size: **3,241 SF**  
 Stories: **2**  
 Land Area: **0.43 AC**  
 Total Avail: **5,223 SF**  
 % Leased: **19.4%**  
 Total Spaces Avail: **2**  
 Smallest Space: **2,582 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Jeffery Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: -

Parking: **35 Surface Spaces are available; Ratio of 6.07/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st <i>Jeffery Realty / William A. Lenaz (908) 668-9600</i>	2,641	5,223	5,223	Withheld	11/2019	Negotiable	New
P 1st <i>Jeffery Realty / William A. Lenaz (908) 668-9600</i>	2,582	5,223	5,223	Withheld	11/2019	Negotiable	New



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

Building Type: **Retail**  
 Bldg Status: **Built 1977**  
 Building Size: **82,000 SF**  
 Typical Floor Size: **82,000 SF**  
 Stories: **1**  
 Land Area: **7.89 AC**  
 Total Avail: **5,000 SF**  
 % Leased: **93.9%**  
 Total Spaces Avail: **1**  
 Smallest Space: **5,000 SF**  
 Bldg Vacant: **5000**

Landlord Rep: **JJ Operating Real Estate Investments**  
 Developer: -  
 Management: -  
 Recorded Owner: -  
 Expenses: **2012 Combined Est Tax/Ops @ \$10.76/sf**  
 Parcel Number: **25-00761-01-00001-04**

Amenities: **Freeway Visibility, Pylon Sign, Signalized Intersection**  
 Street Frontage: **682 feet on St Georges Ave(with 1 curb cut)**  
 Parking: **500 free Surface Spaces are available; Ratio of 6.80/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,000	5,000	5,000	Withheld	Vacant	5-10 yrs	Direct

*JJ Operating Real Estate Investments / Jack S. Jemal (212) 265-5570 / Michael Jemal (212) 265-5570 / Joe Jemal (212) 265-5570*

**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.



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

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1920, Renov 1997**  
 Building Size: **4,269 SF**  
 Typical Floor Size: **4,269 SF**  
 Stories: **1**  
 Land Area: **0.32 AC**  
 Total Avail: **4,269 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **4,269 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Jeffery Realty**  
 Developer: **-**  
 Management: **-**  
 Recorded Owner: **B R M Route 1-35 Plaza LLC**  
 Expenses: **2018 Tax @ \$5.49/sf**  
 Parcel Number: **25-00822-0000-00002**

Parking: **30 Surface Spaces are available; Ratio of 7.14/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,269	4,269	4,269	\$38.00/mg	30 Days	Negotiable	Direct

Jeffery Realty / William A. Lenaz (908) 668-9600



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

Building Type: **Retail**  
Bldg Status: **Built 1945**  
Building Size: **4,000 SF**  
Typical Floor Size: **4,000 SF**  
Stories: **1**  
Land Area: **0.22 AC**  
Total Avail: **4,000 SF**  
% Leased: **0%**  
Total Spaces Avail: **1**  
Smallest Space: **4,000 SF**  
Bldg Vacant: **4000**

Landlord Rep: **J.J. Elek Realty**  
Developer: **-**  
Management: **Rich Coty**  
Recorded Owner: **Convery Investments Inc A Nj Corp**  
Expenses: **2018 Tax @ \$3.74/sf, 2012 Est Tax @ \$3.31/sf**

Parcel Number: **25-00253-02-00017**

Amenities: **Fenced Lot**

Parking: **40 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,000	4,000	4,000	\$18.00/mg	Vacant	3 yrs	Direct

*J.J. Elek Realty / Robert Durso (732) 634-9100*  
Rent is \$6,000/month.

**Building Notes**

Lot 17, Block 253b.  
Fenced-in space.  
Major Highway location.



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

Building Type: **Retail/Restaurant (Community Center)**  
 Bldg Status: **Built 1996**  
 Building Size: **7,700 SF**  
 Typical Floor Size: **7,700 SF**  
 Stories: **1**  
 Land Area: **19.70 AC**  
 Total Avail: **3,700 SF**  
 % Leased: **52.0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **3,700 SF**  
 Bldg Vacant: **7700**

Landlord Rep: **Levin Management Corporation**  
 Developer: **-**  
 Management: **Levin Management Corporation**  
 Recorded Owner: **Levin Adam K Trust**  
 Expenses: **2012 Tax @ \$140.23/sf**  
 Parcel Number: **25-00396-07-00100-01**

Amenities: **Freeway Visibility, Signage**  
 Street Frontage: **93 feet on Us 1 & 9(with 1 curb cut)**  
 Parking: **50 free Surface Spaces are available; Ratio of 6.67/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,700	3,700	3,700	\$50.00/nnn	Vacant	Negotiable	Direct
<i>Levin Management Corporation / E.J. Moawad (800) 488-0768 x266</i>							



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

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1955, Renov Jul 2014**  
 Building Size: **3,550 SF**  
 Typical Floor Size: **3,550 SF**  
 Stories: **1**  
 Land Area: **0.30 AC**  
 Total Avail: **3,550 SF**  
 % Leased: **1.4%**  
 Total Spaces Avail: **4**  
 Smallest Space: **1,000 SF**  
 Bldg Vacant: **3500**

Landlord Rep: **Millenium Interstate Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: **Slvssp, LLC**  
 Expenses: **2018 Tax @ \$5.13/sf, 2010 Est Tax @ \$5.08/sf**

Parcel Number: **25-00814-0000-00032**

Loading Docks: **None**

Ceiling Height: **10'**

Sales Company: **Millenium Interstate Realty: Sunil Ramnani (732) 203-1500**

For Sale: **For Sale at \$1,249,999 (\$352.11/SF) - Active**

Amenities: **Air Conditioning, Fenced Lot, Freeway Visibility, Mixed Use, Tenant Controlled HVAC**

Street Frontage: **75 feet on St Georges**

Parking: **15 free Surface Spaces are available; Ratio of 4.23/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,200	2,500	2,500	\$25.00/nnn	Vacant	Negotiable	Direct
<i>Millenium Interstate Realty / Sunil Ramnani (732) 203-1500</i>							
taxes are \$6.45 sf/yr							
P 1st / Suite B	1,300	2,500	2,500	\$19.38/nnn	Vacant	Negotiable	Direct
<i>Millenium Interstate Realty / Sunil Ramnani (732) 203-1500</i>							
taxes are \$6.45 sf/yr							

1346 Saint Georges Ave(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C	1,000	1,000	1,000	\$18.00/nnn	Vacant	Negotiable	Direct

Millenium Interstate Realty / Sunil Ramnani (732) 203-1500  
 taxes are \$6.45 sf/yr

**Building Notes**

Opportunity to lease Prime Retail space (Unit A)with Great Exposure, Corner Unit in Newly rebuilt Strip Mall, with Ample parking, Ample Power, Central Air and Heating Roof top units, LED Signage, Ingress and Egress Parking lot, Handicap Accessible Restroom, Handicap Ramp, Utility Sink closet, Separate Water, Electric, Gas. NNN Lease Tenant pays Taxes, CAM , All Utilities, Trash, Ins for unit,

INDEPENDENT BUILDING WITH PARKING, FENCED, LANDSCAPED, INGRESS AND EGRESS.  
 BUSINESS AND RESIDENCE DISRICT



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

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1995**  
 Building Size: **30,507 SF**  
 Typical Floor Size: **30,507 SF**  
 Stories: **1**  
 Land Area: **2.23 AC**  
 Total Avail: **3,200 SF**  
 % Leased: **89.5%**  
 Total Spaces Avail: **1**  
 Smallest Space: **3,200 SF**  
 Bldg Vacant: **3200**

Landlord Rep: **Tri State Commercial**  
 Developer: **-**  
 Management: **Staples, Inc.**  
 Recorded Owner: **Mandelbaum & Mandelbaum**  
 Expenses: **2018 Tax @ \$3.13/sf**  
 Parcel Number: **25-00403-04-00001-01**

Amenities: **Energy Star Labeled, Freeway Visibility, Signalized Intersection**

Street Frontage: **482 feet on Route 1(with 1 curb cut)**  
**112 feet on Green St**  
**536 feet on Montague Ave**

Parking: **150 free Surface Spaces are available; Ratio of 6.81/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite PAD	3,200	3,200	3,200	Withheld	Vacant	Negotiable	Direct

*Tri State Commercial / Darrin Hiban (732) 858-1195*  
 Looking to lease for fast food restaurant, bank, other restaurants, convenience stores.

**Building Notes**

This building was awarded an Energy Star label in 2010, 2011, 2012, and 2014 for its operating efficiency.



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

Building Type: **Retail/Restaurant**  
 Bldg Status: **Built 1959**  
 Building Size: **3,200 SF**  
 Typical Floor Size: **3,200 SF**  
 Stories: **1**  
 Land Area: **0.60 AC**  
 Total Avail: **3,200 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **3,200 SF**  
 Bldg Vacant: **-**

Landlord Rep: **The Goldstein Group**  
 Developer: **-**  
 Management: **-**  
 Recorded Owner: **Di Tunnariello Ciro**  
 Expenses: **2018 Tax @ \$5.74/sf**  
 Parcel Number: **25-00839-0000-00046**

Amenities: **Freeway Visibility**  
 Street Frontage: **188 feet on St. George Avenue**  
**91 feet on Tappen**

Parking: **45 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,200	3,200	3,200	Withheld	120 Days	Negotiable	Direct

*The Goldstein Group / Christian Marolagos (201) 703-9700 x134 / Christopher Conway (201) 703-9700 x143*

**Building Notes**

Location Corner: NE  
 Property Description: Restaurant



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

Building Type: **Retail/Storefront (Strip Center)**  
 Bldg Status: **Built Mar 2012**  
 Building Size: **14,763 SF**  
 Typical Floor Size: **7,381 SF**  
 Stories: **2**  
 Land Area: **1.20 AC**  
 Total Avail: **3,150 SF**  
 % Leased: **78.7%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,575 SF**  
 Bldg Vacant: **3150**

Landlord Rep: **Davis Commercial**  
 Developer: -  
 Management: **Fords Corner Llc**  
 Recorded Owner: **Fords Corner Llc**  
 Expenses: **2018 Tax @ \$4.37/sf**

Parcel Number: **25-00135-0000-00107-06**

Amenities: **Drive Thru**

Street Frontage: **168 feet on King George Rd**

Parking: **30 free Surface Spaces are available; Ratio of 4.20/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 879-881	1,575 - 3,150	3,150	3,150	\$18.00/nnn	Vacant	Negotiable	Direct

*Davis Commercial / Salvatore Antenna (732) 695-6060 x194*



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

Building Type: **Retail/Freestanding (Strip Center)**  
 Bldg Status: **Built 1983**  
 Building Size: **9,480 SF**  
 Typical Floor Size: **9,480 SF**  
 Stories: **1**  
 Land Area: **0.79 AC**  
 Total Avail: **2,880 SF**  
 % Leased: **69.6%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,880 SF**  
 Bldg Vacant: **2880**

Landlord Rep: **Ripco Real Estate**  
 Developer: -  
 Management: -  
 Recorded Owner: **Crossroads Ctr-Ltd Prt/ Helleb**  
 Expenses: **2018 Tax @ \$6.42/sf**

Parcel Number: **25-00351-12-00006-04**

Amenities: **Pylon Sign, Signage**

Street Frontage: **270 feet on US Route 1 S(with 2 curb cuts)**

Parking: **48 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
P 1st	2,880	2,880	2,880	Withheld	Vacant	Negotiable	Direct

*Ripco Real Estate / Dan Zappala (201) 777-2300*  
 • Exceptional highway exposure - 100,000 vehicles on route 1 • Space in vanilla box condition



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

Building Type: **Retail/Storefront Retail/Residential**  
 Bldg Status: **Proposed, breaks ground Jan 2020**  
 Building Size: **2,800 SF**  
 Typical Floor Size: -  
 Stories: -

Landlord Rep: **Jeffery Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: -

Total Avail: **2,800 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,800 SF**  
 Bldg Vacant: -

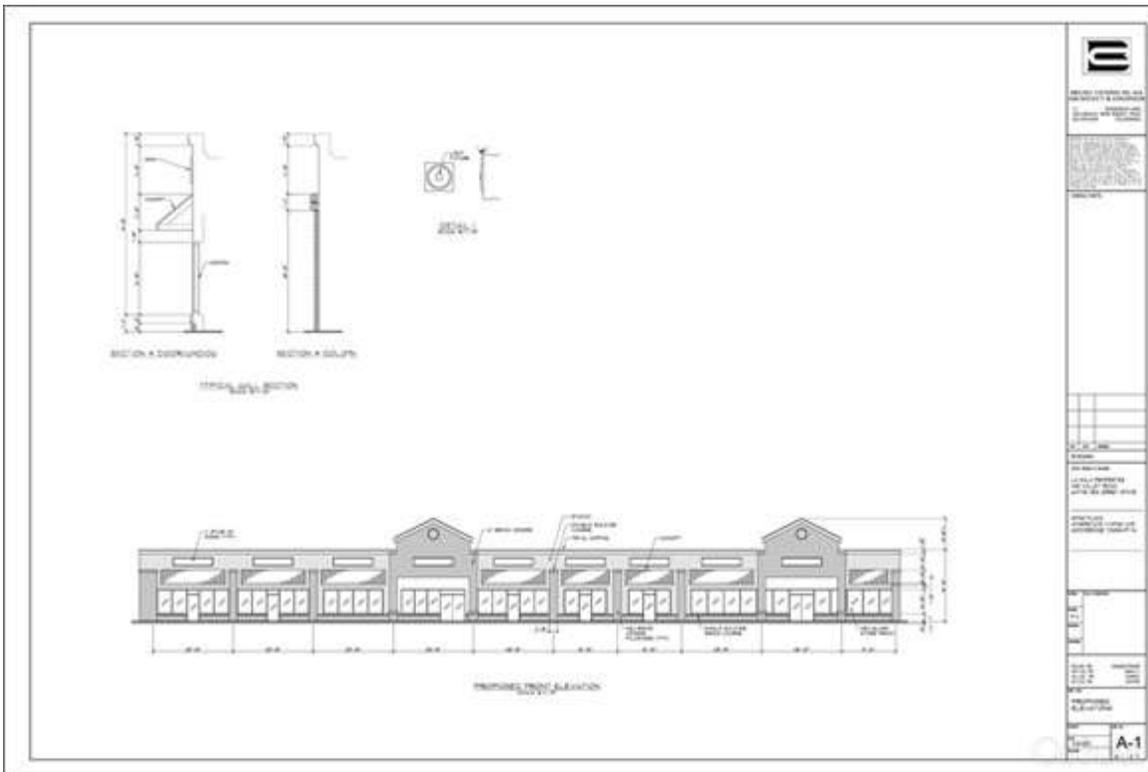
Parcel Number: **25-00258-0002-00014-0002**

Sales Company: **Century 21 Main Street Realty: Barbara Sancilardi (732) 750-4663 X102**  
**Century 21 Oak Tree Road: Frank Zappia (732) 494-2700**

For Sale: **For Sale at \$849,900 as part of a portfolio of 3 properties - Active**

Parking: **37 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,800	2,800	2,800	Withheld	TBD	Negotiable	New
Jeffery Realty / William A. Lenaz (908) 668-9600							



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

Building Type: **Retail/Freestanding (Neighborhood Center)**  
 Bldg Status: **Built 1960**  
 Building Size: **15,046 SF**  
 Typical Floor Size: **15,046 SF**  
 Stories: **1**  
 Land Area: **1.29 AC**  
 Total Avail: **2,700 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,350 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Levites Realty Company, LLC**  
 Developer: -  
 Management: -  
 Recorded Owner: **225 CPN Partners LLC**  
 Expenses: **2018 Tax @ \$5.99/sf, 2012 Est Tax @ \$3.23/sf; 2011 Ops @ \$2.75/sf, 2012 Est Ops @ \$2.75/sf**  
 Parcel Number: **25-00474-01-00003**

Street Frontage: **233 feet on Inman Ave(with 2 curb cuts)**  
 Parking: **72 Surface Spaces are available; Ratio of 4.78/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 521	1,350	1,350	1,350	\$24.89/nnn	30 Days	Negotiable	Direct
<i>Levites Realty Company, LLC / Rick Brown (914) 968-5600 x203</i>							
Asking \$2,800/month							
P 1st / Suite 537	1,350	1,350	1,350	\$28.44/nnn	30 Days	Negotiable	Direct
<i>Levites Realty Company, LLC / Rick Brown (914) 968-5600 x203</i>							
Asking \$3,200/month							



Location: **AKA 1 Plymouth Dr  
Woodbridge/Edison Cluster  
North Edison/Woodbridge Submarket  
Middlesex County  
Iselin, NJ 08830**

Building Type: **Retail**  
Bldg Status: **Built 1946**  
Building Size: **3,000 SF**  
Typical Floor Size: **1,500 SF**  
Stories: **2**  
Land Area: **0.16 AC**  
Total Avail: **2,200 SF**  
% Leased: **100%**  
Total Spaces Avail: **2**  
Smallest Space: **1,100 SF**  
Bldg Vacant: **-**

Landlord Rep: **Keller Williams Elite Realtors**  
Developer: -  
Management: -  
Recorded Owner: -  
Expenses: **2018 Tax @ \$6.22/sf**

Parcel Number: **25-00440-02-00001**

Sales Company: **Keller Williams Elite Realtors: Umang Swali (732) 549-1998 X166**

For Sale: **For Sale at \$1,600,000 (\$533.33/SF) - Active**

Parking: **5 Surface Spaces are available; Ratio of 1.92/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SFYr + Svs	Occupancy	Term	Type
E BSMT	1,100	1,100	2,200	\$43.64/fs	30 Days	Negotiable	Direct
Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166 \$8,000 per month for the entire building							
E 1st	1,100	1,100	2,200	\$43.64/fs	30 Days	Negotiable	Direct
Keller Williams Elite Realtors / Umang Swali (732) 549-1998 x166 \$8,000 per month for the entire building							



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

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1950**  
 Building Size: **8,000 SF**  
 Typical Floor Size: **4,000 SF**  
 Stories: **2**  
 Land Area: **2 AC**  
 Total Avail: **2,000 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,000 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Century 21 Main Street Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: **Rahway Savings Institution**  
 Expenses: **2018 Tax @ \$6.86/sf**  
 Parcel Number: **25-00506-04-00028**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	Withheld	30 Days	Negotiable	Direct

Century 21 Main Street Realty / Barbara Sancilardi (732) 750-4663 x102

**Building Notes**

Retail store front for lease 2,000 sq. ft. many uses. Prime location.

Major Highway



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

Building Type: **Retail/Storefront Retail/Office**  
 Bldg Status: **Proposed, breaks ground Jan 2020**  
 Building Size: **2,000 SF**  
 Typical Floor Size: -  
 Stories: -

Landlord Rep: **Jeffery Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: **Ivy Development Corporation**  
 Expenses: **2017 Tax @ \$1.31/sf**

Total Avail: **2,000 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,000 SF**  
 Bldg Vacant: -

Parcel Number: **25-00258-0002-00015**

Sales Company: **Century 21 Main Street Realty: Barbara Sancilardi (732) 750-4663 X102**  
**Century 21 Oak Tree Road: Frank Zappia (732) 494-2700**

For Sale: **For Sale at \$849,900 as part of a portfolio of 3 properties - Active**

Parking: **37 Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	Withheld	TBD	Negotiable	New

Jeffery Realty / William A. Lenaz (908) 668-9600



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

Building Type: **Retail**  
 Bldg Status: **Built 1986**  
 Building Size: **6,664 SF**  
 Typical Floor Size: **6,664 SF**  
 Stories: **1**  
 Land Area: **0.57 AC**  
 Total Avail: **1,550 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,550 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Ontrack Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: **Pratham Realty**  
 Expenses: **2018 Tax @ \$4.36/sf**  
 Parcel Number: **25-00380-0000-00017**

Street Frontage: **91 feet on Green St**  
**110 feet on Worth St**

Parking: **25 Surface Spaces are available; Ratio of 3.75/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,550	1,550	1,550	\$27.09/+util	30 Days	1-5 yrs	Direct

*Ontrack Realty / Sanjeev Aneja (732) 494-2211*

**Building Notes**

11/2003: Building purchased by Pratham Realty LLC. The Brown Family Trust was the seller. Please refer to Comp# MXC-24910-05-0420 for more information.



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

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1998, Renov Jun 2011**  
 Building Size: **9,481 SF**  
 Typical Floor Size: **9,481 SF**  
 Stories: **1**  
 Land Area: **1.37 AC**  
 Total Avail: **1,500 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,500 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Jeffery Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: **2018 Tax @ \$7.42/sf; 2007 Ops @ \$9.95/sf**

Parcel Number: **25-00548-0000-00017**

Amenities: **Pylon Sign, Signalized Intersection**

Street Frontage: **291 feet on Amboy Ave (Route 35)(with 2 curb cuts)**

Traffic Count: **16,944 cars per day on Amboy Ave (Route 35)**

Parking: **61 Surface Spaces are available; Ratio of 6.43/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	1,500	1,500	Withheld	30 Days	Negotiable	Direct
<i>Jeffery Realty / William A. Lenaz (908) 668-9600</i>							



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

Building Type: **Retail/Storefront Retail/Residential**  
 Bldg Status: **Built 1945**  
 Building Size: **2,500 SF**  
 Typical Floor Size: **2,500 SF**  
 Stories: **1**  
 Land Area: **0.26 AC**  
 Total Avail: **1,500 SF**  
 % Leased: **40.0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,500 SF**  
 Bldg Vacant: **1500**

Landlord Rep: **Rana Mukesh & Aruna**  
 Developer: -  
 Management: -  
 Recorded Owner: **Rana Mukesh & Aruna**  
 Expenses: **2018 Tax @ \$3.32/sf**

Parcel Number: **25-00399-01-00025**

Sales Company: **Rana Mukesh & Aruna: Mukesh H. Rana (732) 283-5106**

For Sale: **For Sale at \$385,000 (\$154.00/SF) - Active**

Parking: **4 free Surface Spaces are available; Ratio of 1.60/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500	1,500	1,500	\$8.00/nnn	Vacant	1-5 yrs	Direct

*Rana Mukesh & Aruna / Mukesh H. Rana (732) 283-5106*



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

Building Type: **Retail/Freestanding (Neighborhood Center)**  
 Bldg Status: **Built 1974**  
 Building Size: **16,050 SF**  
 Typical Floor Size: **8,025 SF**  
 Stories: **2**  
 Land Area: **0.86 AC**  
 Total Avail: **1,300 SF**  
 % Leased: **91.9%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,300 SF**  
 Bldg Vacant: **1300**

Landlord Rep: **VRI Homes**  
 Developer: -  
 Management: -  
 Recorded Owner: **St Georges Plaza LLC**  
 Expenses: **2018 Tax @ \$3.42/sf**

Parcel Number: **25-00839-0000-00009**

Sales Company: **Marcus & Millichap: Jason Petrick (201) 742-6152**  
 For Sale: **For Sale at \$2,700,000 (\$168.22/SF) - Under Contract**

Amenities: **Freeway Visibility, Pylon Sign**

Street Frontage: **249 feet on St. Georges Avenue(with 2 curb cuts)**  
 Parking: **59 free Surface Spaces are available; Ratio of 3.68/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,300	1,300	1,300	\$12.00/nnn	Vacant	1-5 yrs	Direct

VRI Homes / Lawrence Vecchio (732) 264-9593



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

Building Type: **Retail**  
 Bldg Status: **Built 1965**  
 Building Size: **7,205 SF**  
 Typical Floor Size: **7,205 SF**  
 Stories: **1**  
 Land Area: **1.38 AC**  
 Total Avail: **1,227 SF**  
 % Leased: **83.0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,227 SF**  
 Bldg Vacant: **1227**

Landlord Rep: **RE/MAX 1st Advantage**  
 Developer: -  
 Management: -  
 Recorded Owner: **Feldman Carole**  
 Expenses: **2009 Tax @ \$11.01/sf**  
 Parcel Number: **25-00509-01-00023-01**

Street Frontage: **83 feet on Inman Ave(with 1 curb cut)**  
 Parking: **25 free Surface Spaces are available; Ratio of 3.47/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 560	1,227	1,227	1,227	\$18.00/mg	Vacant	Negotiable	Direct
RE/MAX 1st Advantage / Todd V. Higgins (732) 634-0705							



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: **4,000 SF**  
 Typical Floor Size: **2,000 SF**  
 Stories: **2**  
 Land Area: **0.09 AC**  
 Total Avail: **1,000 SF**  
 % Leased: **75.0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **900 SF**  
 Bldg Vacant: **1000**

Landlord Rep: **Sitar Company**  
 Developer: -  
 Management: **Kolenovic Senad & Kadrija**  
 Recorded Owner: **Kolenovic Senad & Kadrija**  
 Expenses: **2018 Tax @ \$4.06/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 \$795,000 (\$198.75/SF) - Active**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	900 - 1,000	1,000	1,000	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**  
**Colonia, NJ 07067**

Building Type: **Retail/Convenience Store**  
 Bldg Status: **Built 1950**  
 Building Size: **920 SF**  
 Typical Floor Size: **920 SF**  
 Stories: **1**  
 Land Area: **0.26 AC**  
 Total Avail: **920 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **920 SF**  
 Bldg Vacant: **-**

Landlord Rep: -  
 Developer: -  
 Management: -  
 Recorded Owner: **Yelencsics Josephine**  
 Expenses: **2018 Tax @ \$12.23/sf**  
 Parcel Number: **25-00778-0000-00006**

Amenities: **Freeway Visibility**  
 Street Frontage: **62 feet on St Georges Ave(with 1 curb cut)**  
 Parking: **15 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	920	920	920	Withheld	Vacant	Negotiable	Direct

*VRI Homes / Lawrence Vecchio (732) 264-9593*



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

Building Type: **Retail/Storefront**  
 Bldg Status: **Built 1960**  
 Building Size: **2,000 SF**  
 Typical Floor Size: **2,000 SF**  
 Stories: **1**  
 Land Area: **0.16 AC**  
 Total Avail: **845 SF**  
 % Leased: **57.8%**  
 Total Spaces Avail: **1**  
 Smallest Space: **845 SF**  
 Bldg Vacant: **845**

Landlord Rep: **J.J. Elek Realty**  
 Developer: -  
 Management: -  
 Recorded Owner: **Middlesex Hotel Inc**  
 Expenses: **2018 Tax @ \$2.22/sf**  
 Parcel Number: **19-00145-0000-00008**

Street Frontage: **58 feet on Main St**  
**117 feet on Amboy Ave**

Parking: **7 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
P 1st	845	845	845	\$27.69/mg	Vacant	Negotiable	Direct

*J.J. Elek Realty / Robert Durso (732) 634-9100*  
 Rent is \$2,500/month.



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: **750 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **750 SF**  
 Bldg Vacant: **-**

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 2nd	750	750	750	\$24.00/fs	30 Days	1-5 yrs	Direct

Hershey Realty / Priya Rajan (732) 798-3990

**Building Notes**

Location Corner: NW

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building



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

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1926**  
 Building Size: **3,000 SF**  
 Typical Floor Size: **1,357 SF**  
 Stories: **3**  
 Land Area: **0.17 AC**  
 Total Avail: **395 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **4**  
 Smallest Space: **65 SF**  
 Bldg Vacant: **-**

Landlord Rep: -  
 Developer: -  
 Management: **Quanso Marketing Group Inc.**  
 Recorded Owner: **Time Associates LLC**  
 Expenses: **2018 Tax @ \$3.10/sf**

Parcel Number: **25-00540-02-00003**

Amenities: **Air Conditioning, Conferencing Facility, Corner Lot, Security System, Signage, Skylights, Storage Space, Storage Units, Temporary Tenants**

Street Frontage: **54 feet on Berry St(with 1 curb cut)**

Parking: **10 free Surface Spaces are available; 1 free Covered 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 / Suite 101	65	65	65	\$96.96/n	30 Days	Negotiable	Direct
<i>Time Associates LLC / Anthony Mirabella (347) 231-0271</i>							
P 1st / Suite 102	85	85	85	\$81.24/n	30 Days	Negotiable	Direct
<i>Time Associates LLC / Anthony Mirabella (347) 231-0271</i>							
newly renovate modern private office space with key locked door and windows. lots of natural light - hard wired internet include							
P 1st / Suite 103	145	145	145	\$64.20/n	30 Days	Negotiable	Direct
<i>Time Associates LLC / Anthony Mirabella (347) 231-0271</i>							
newly renovate modern private office space with key locked door and windows. lots of natural light - hard wired internet include							

### 367 Berry St - The Offices at Woodbridge(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104	100	100	100	\$75.00/n	30 Days	Negotiable	Direct

*Time Associates LLC / Anthony Mirabella (347) 231-0271*  
Modern office space in renovated office building - Private key locked door and lots of natural light - each office has a window