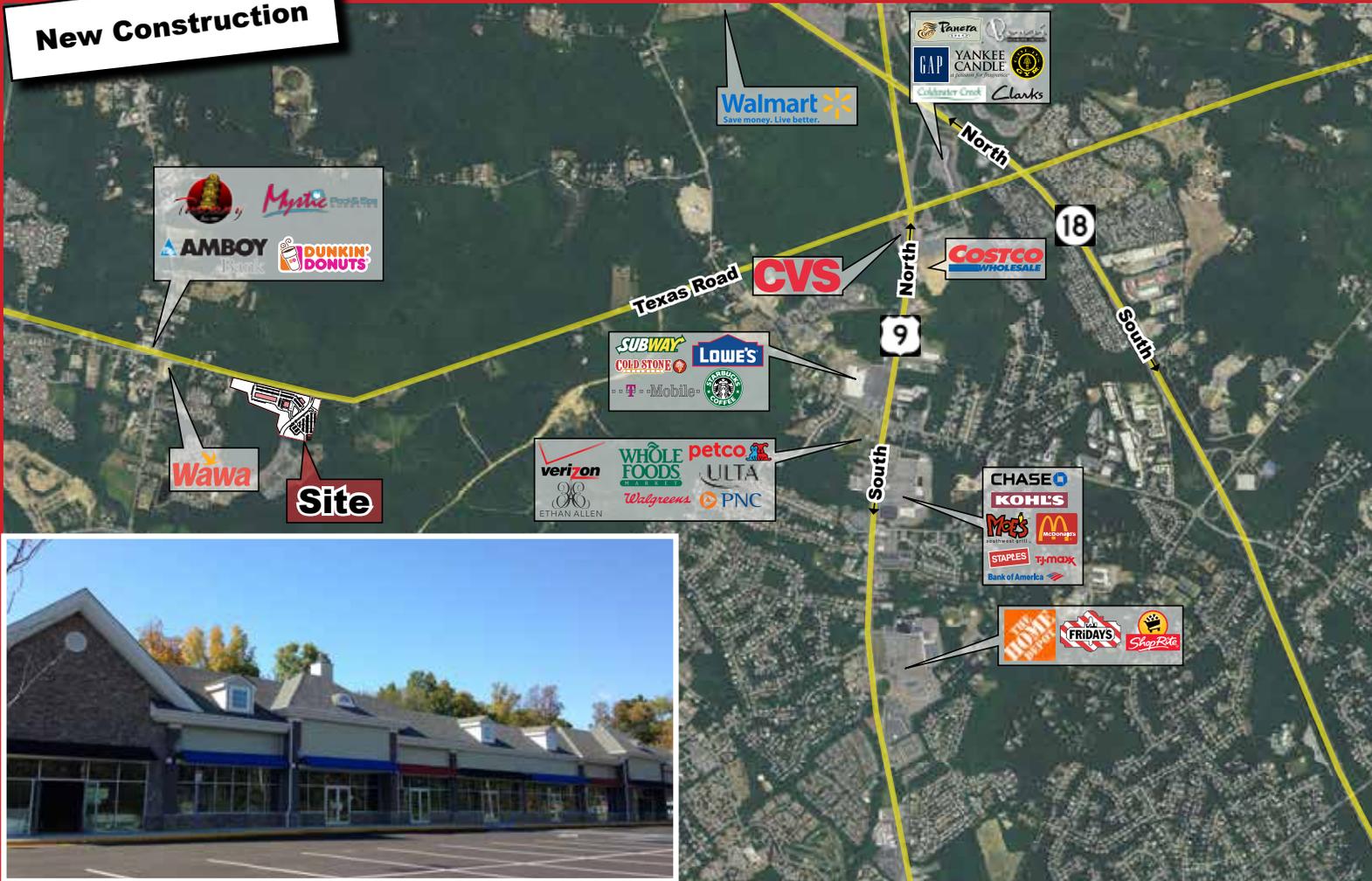


# Old Bridge, NJ

## Texas Road & Murray Drive

1,200 - 17,875 SF  
For Lease

**New Construction**



### CONTACT

**Shane Wierks - Retail Leasing Specialist**  
 swierks@jefferyrealty.com  
 Direct: (908) 581 - 7781

**Joe Hydro - Retail Leasing Specialist**  
 jhydro@jefferyrealty.com  
 Direct: (908) 797 - 6909

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	1,551	39,887	131,666
Households (est):	549	14,226	45,406
Household Income:	\$109,588	\$109,297	\$113,956



**JEFFERY REALTY**  
Retail Specialist



**GLA**

27,750

**Traffic Count**

14,320 cars pass the site daily

**Notes**

- Existing 27,750 SF building
- Approved 118,000 SF of retail
- Woodhaven Village has completed 310 residential units
- 1,306 additional residential units are proposed
- Seeking big box retailers
- Two pylon signs
- Located at a traffic controlled intersection
- New construction
- Below market rents

**Available Space**

1,200 - 17,875 SF

**Frontage**

1,300' on Texas Road

**Rental Rate**

\$22.00/SF

**Anchor Tenants**

Subway, The Learning Experience

**NNN**

\$4.50/SF

**Neighboring Retailers**

Dunkin Donuts, Wawa, Tuscany, Englishtown Raceway Park, Paintball Authority, Amboy

**Parking**

250 spaces

