

JOIN **Bowlero**



772 CAROLIER LANE
ROUTE 1 NORTH
NORTH BRUNSWICK, NEW JERSEY

1,400 SF FOR LEASE

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1,400 SF AVAILABLE

- TO ROUTE 1 NORTH
- TO ROUTE 1 SOUTH
- FROM ROUTE 1 NORTH
- FROM ROUTE 1 SOUTH
- FROM ROUTE 130 NORTH
- TO ROUTE 130 SOUTH

BRUNSWICK SHOPPING CENTER
 LIDL Rainbow
 SHERWIN WILLIAMS LA FITNESS
 DOLLAR TREE

SHOPPES AT NORTH BRUNSWICK
 Orangetheory FITNESS M Bath & Body Works
 BRIGHTER DENTAL
 five BELOW
 BANANA REPUBLIC

772 CAROLIERS LN. NORTH BRUNSWICK, NJ

SITE INFORMATION

GLA: 91,250 SF **FRONTAGE:** 628' ON CAROLIER
AVAILABLE: 1,400 SF **PARKING:** PER CODE
RENT: CALL FOR QUOTE **TRAFFIC** 82,644 VPD ROUTE 1
NNN: \$3.00 PSF EST. 3,211 VPD CAROLIER

NOTES: • HIGHLY VISIBLE NEW PYLON SIGNAGE
 • EAST ACCESS TO RT. 1 NORTH AND SOUTH
 • LOCATED NEXT TO BRUNSWICK SHOPPING CENTER

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AVAILABLE SPACE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	16,974	139,048	279,684
Average HHI	\$95,621	\$103,560	\$115,566
Households	5,460	43,347	90,923



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MARKET AERIAL

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