

For Lease | 8,435 SF Available

1271 Route 22 Bridgewater, NJ

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JEFFERY REALTY
Retail Specialist

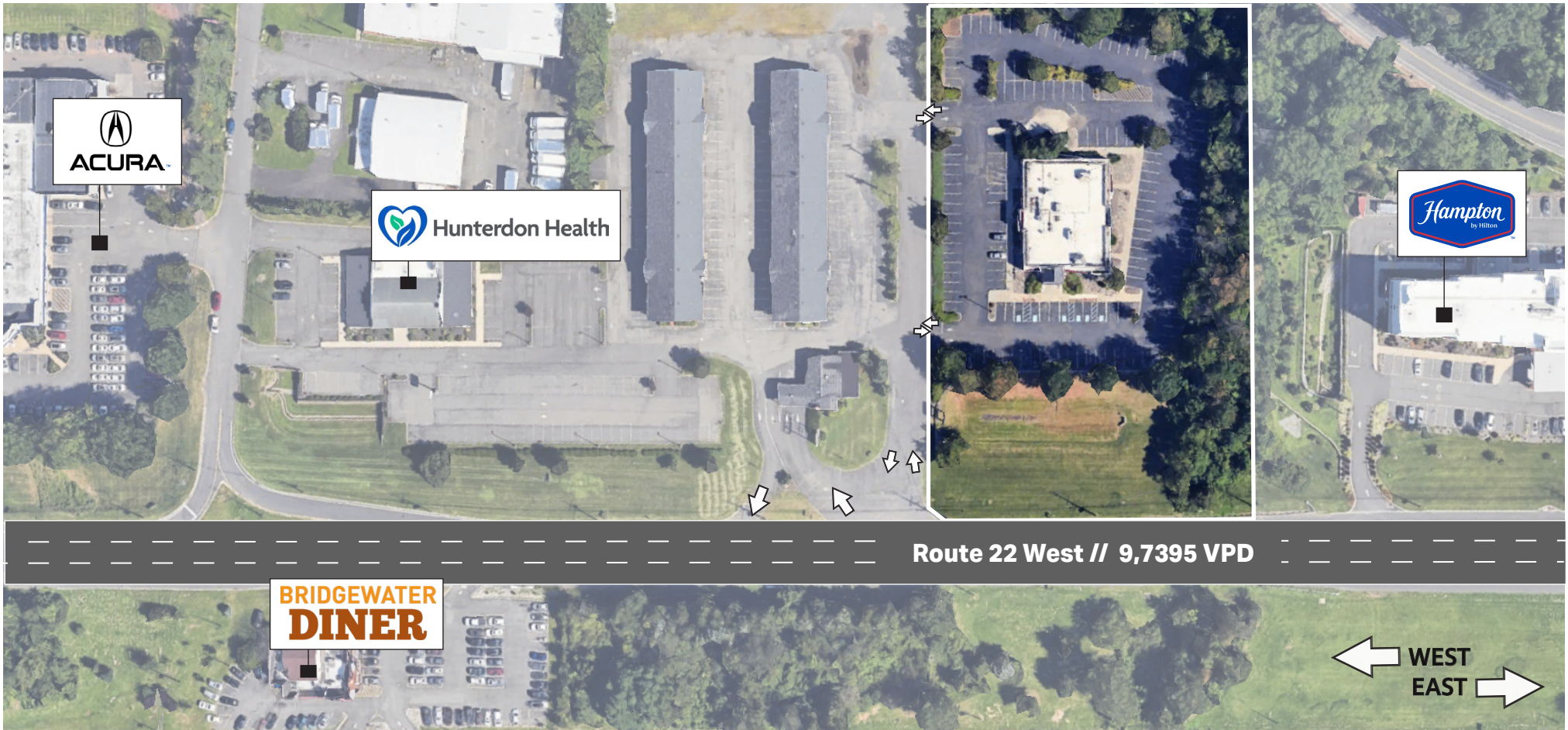
52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
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SITE INFORMATION



AVAILABLE

8,435 SF

PRICE

Call for Quote

TAXES

\$35,986.20 (2024)

PARKING

123 Parking Spaces +/-

TRAFFIC

46,474 VPD On Route 22 E
50,921 VPD On Route 22 W

FRONTAGE

358' On Route 22 E

NOTES

- Former Red Lobster (Fully Built Out)

MORE NEIGHBORING RETAILERS



honeygrow

STIR-FRY • SALAD • HONEYBAR



LLBean



The Container Store



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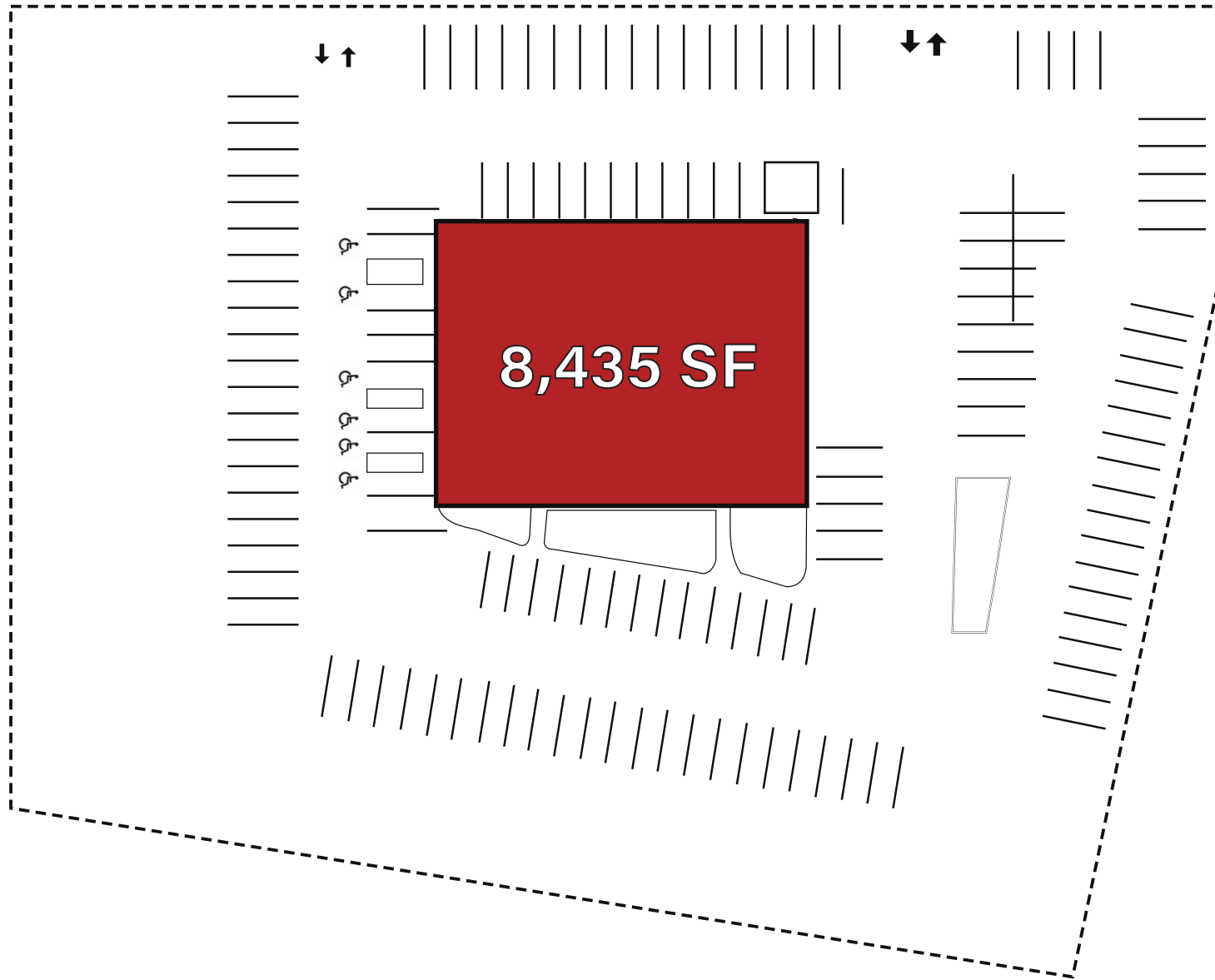


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Route 22 East / 46,474 VPD



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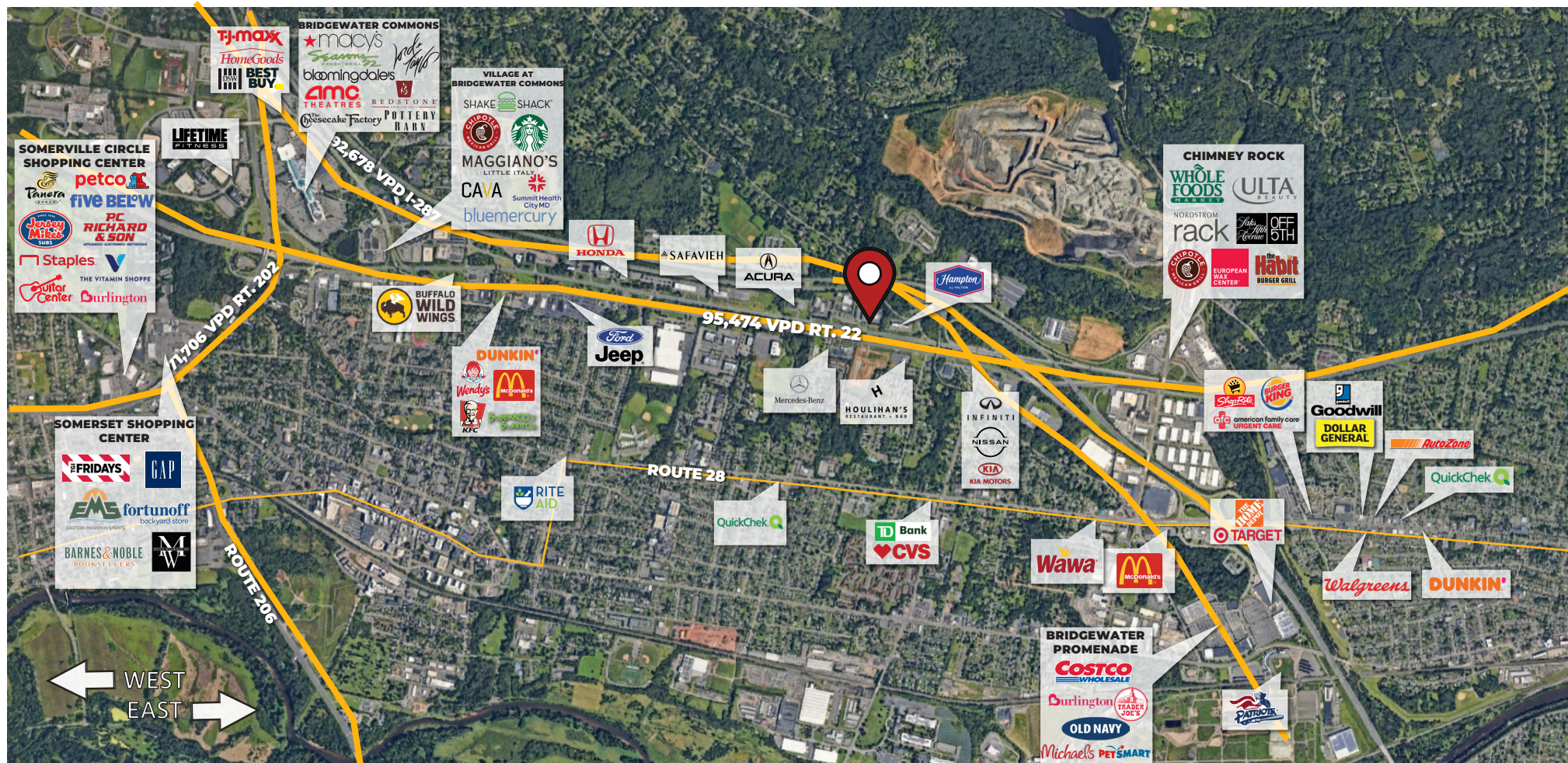


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DEMOGRAPHICS

| | TOTAL POPULATION | AVERAGE HHI | HOUSEHOLDS | TOTAL BUSINESSES | TOTAL EMPLOYEES |
|----------------|------------------|-------------|------------|------------------|-----------------|
| 1 Mile | 5,686 | \$162,847 | 2,041 | 459 | 5,556 |
| 3 Miles | 63,570 | \$158,615 | 23,642 | 3,326 | 39,594 |
| 5 Miles | 148,401 | \$179,176 | 55,216 | 6,955 | 97,355 |



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