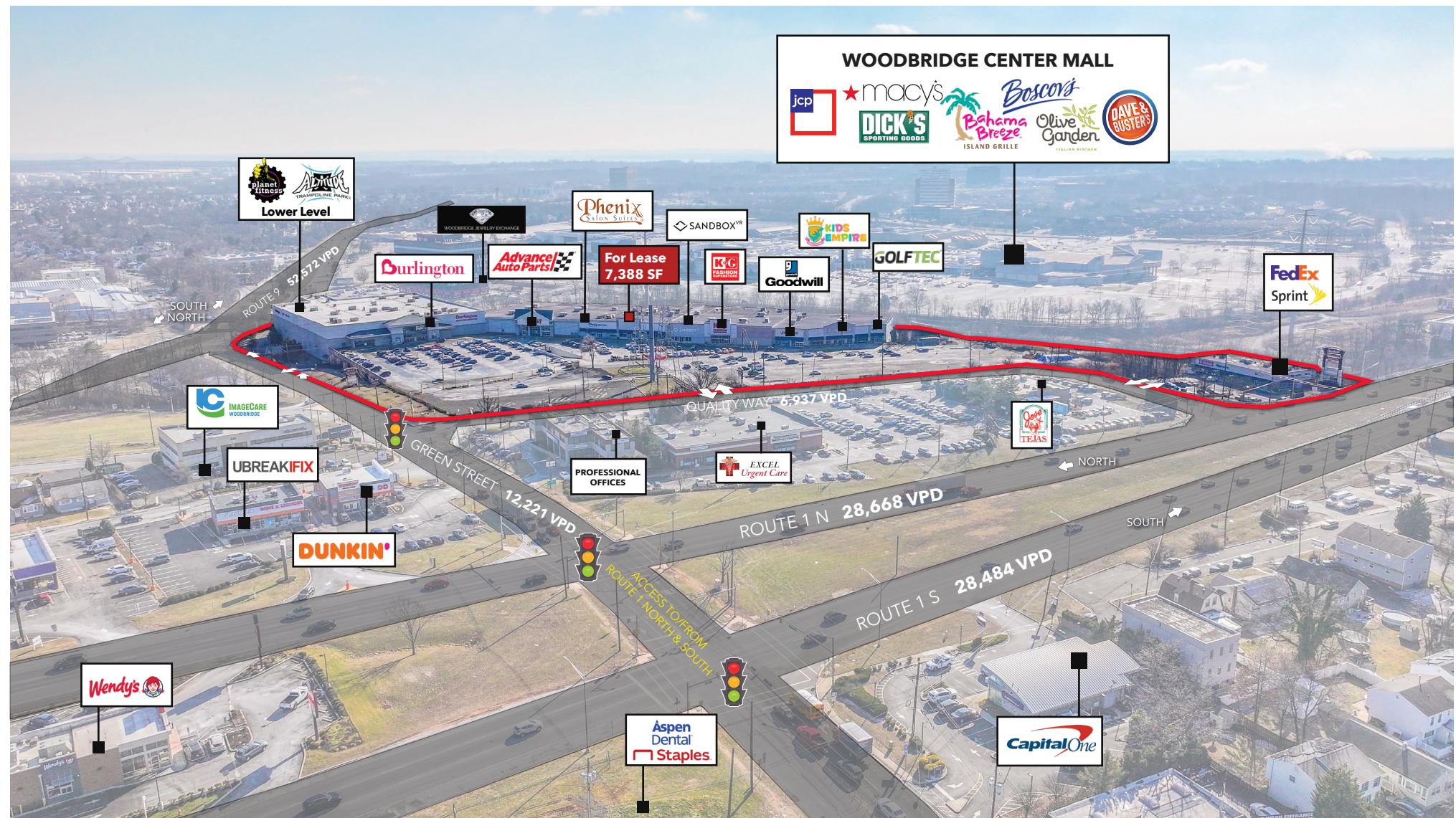


Woodbridge Crossing

465 Green Street Woodbridge, NJ

For Lease | 7,388 SF

SHANE WIERKS
 swierks@jefferyrealty.com
 C: 908.581.7781
 O: 908.668.9600



Woodbridge Crossing

465 Green Street Woodbridge, NJ



Site Information



AVAILABLE

7,388 SF

NNN

\$5.21/ SF

GLA

285,229 SF

TRAFFIC

57,152 VPD Rt. 1

52,572 VPD Rt. 9

12,221 VPD Green St

PARKING

200+ Spaces

NOTES

- Excellent Exposure With Three Pylons
- Adjacent To Woodbridge Center Mall
- Less Than 2 Miles From Menlo Park Mall
- Regional Access To Rt. 1, Rt. 9, I-95 & GSP
- Minutes From Staten Island

TENANT ROSTER

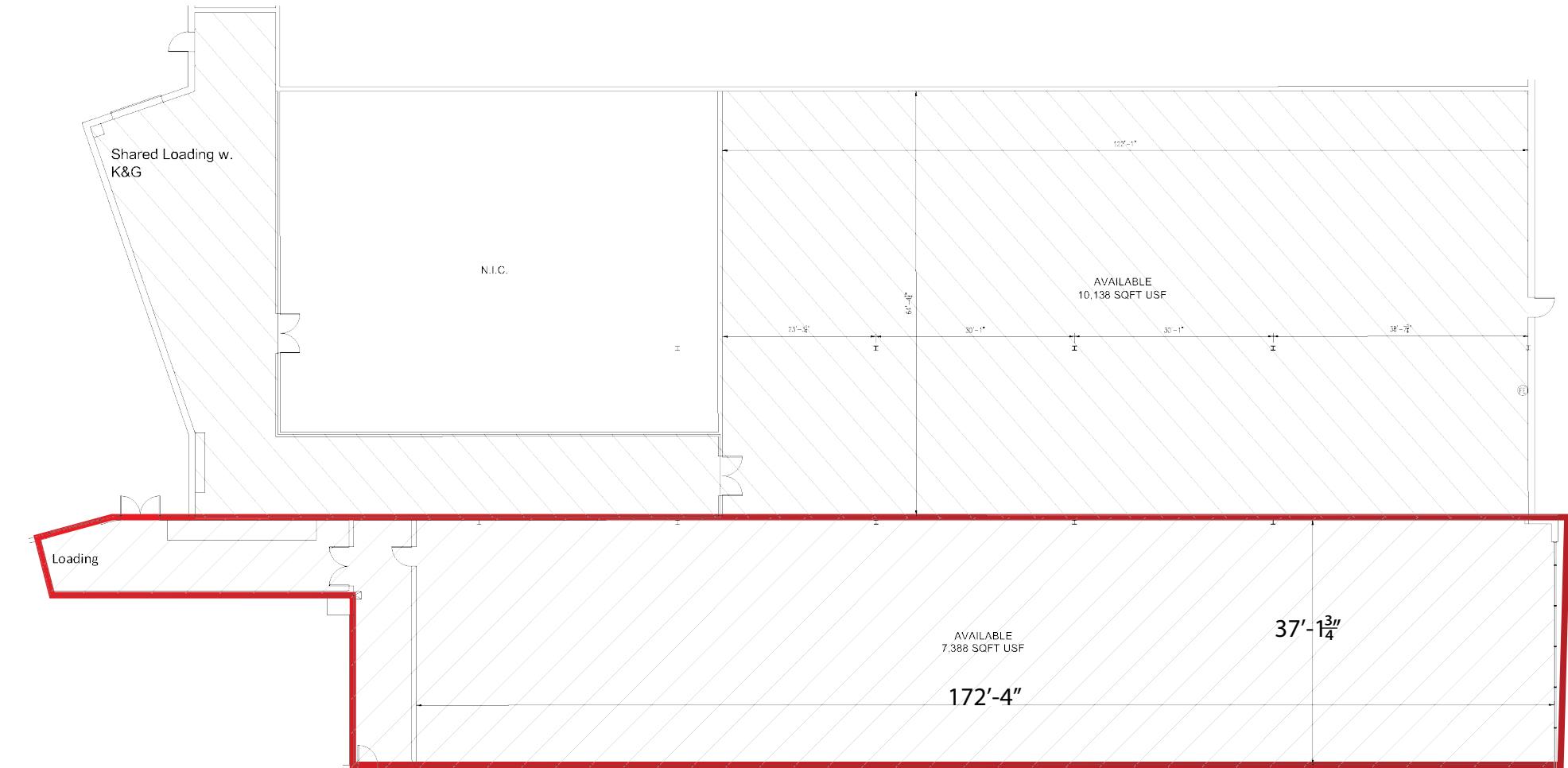
1. FedEx Kinkos
2. Universal Hearing
3. Sprint
4. GolfTec
5. Kids Empire
6. Goodwill
7. K&G Superstore
8. Sandbox VR
9. **AVAILABLE (7,388 SF)**
10. Phenix Salon
11. Advance Auto Hub
12. Burlington (Upper)
13. Burlington (Upper)
14. Planet Fitness (Lower)
15. Altitude (Lower)

Woodbridge Crossing

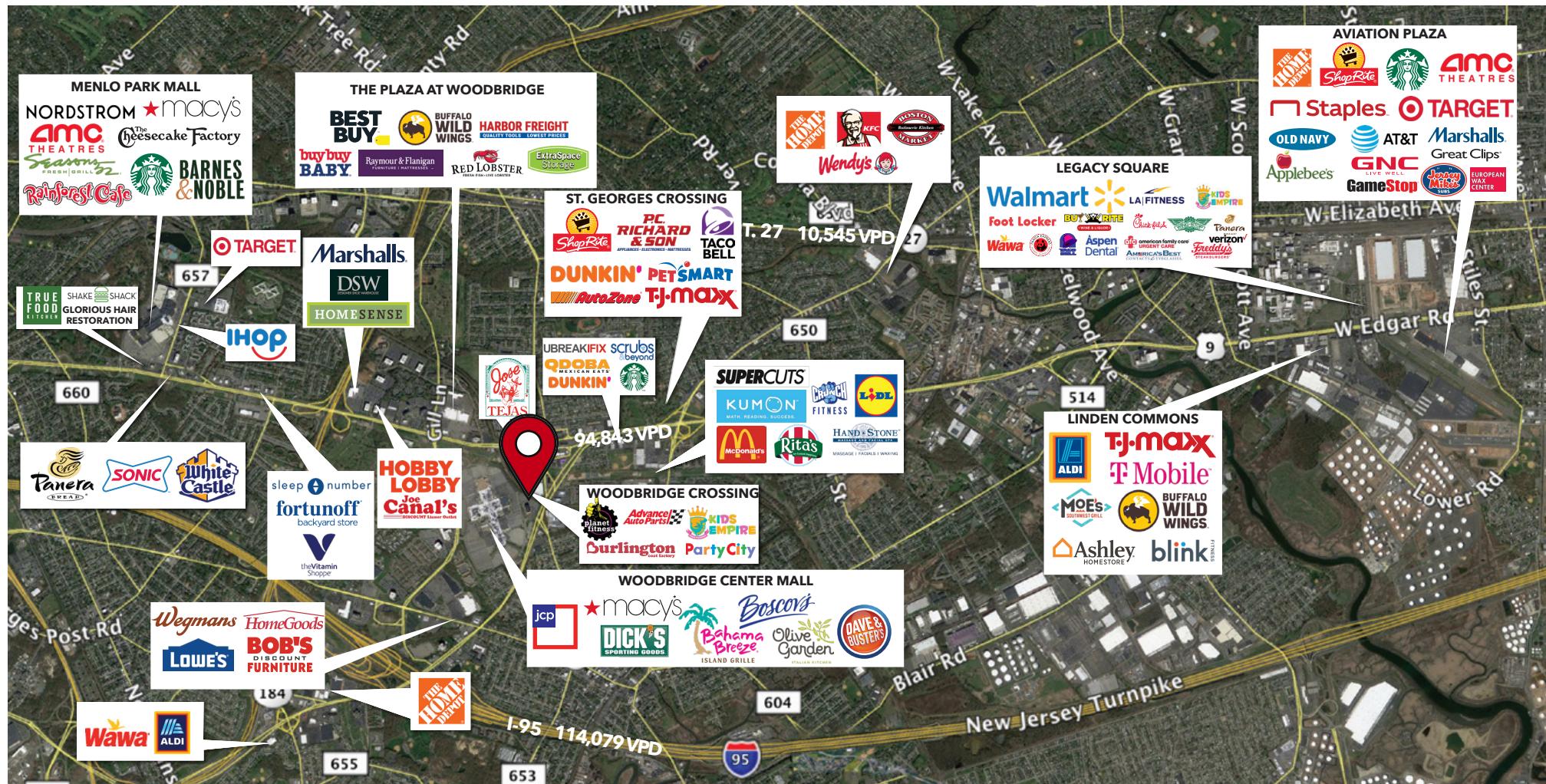
465 Green Street Woodbridge, NJ



Existing Floor Plan



Woodbridge Crossing 465 Green Street Woodbridge, NJ Market Map



DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	19,277	\$142,113	7,132	791	16,224
3 Miles	150,886	\$150,120	53,974	6,289	92,165
5 Miles	348,568	\$144,445	122,955	17,058	244,945

