

- CURRENTLY AVAILABLE -  
**FOR LEASE**

**1,084SF**

INLINE SPACE

(FORMER ALLSTATE INSURANCE)

**1,885SF & 1,425SF**

2ND STORY OFFICE

**AVAILABLE**

**AVAILABLE**



**VILLAGE AT TOWN CENTER**

ROUTE 516 & COTTRELL RD | OLD BRIDGE, NJ





# EXISTING TENANTS

LA ROSA CHICKEN & GRILL  
DUNKIN DONUTS  
PROVIDENT BANK  
HEIRLOOM KITCHEN  
PONTE VECCHIO  
MAX FITNESS

# OPENING SOON



## A GREAT LOCATION

CENTRALLY LOCATED IN THE HEART OF OLD BRIDGE ACROSS FROM  
OLD BRIDGE MUNICIPAL COMPLEX & MINUTES FROM  
HACKENSACK MERIDIAN RARITAN BAY MEDICAL CENTER



# SITE PLAN

ROUTE 516 & COTTRELL RD.  
OLD BRIDGE, NJ

OLD BRIDGE - MATAWAN ROAD (COUNTY ROAD 516)

COTTRELL ROAD

AVAILABLE

AVAILABLE

Available  
2nd Story Office  
1,425 SF





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**1,084SF**

INLINE SPACE  
(FORMER ALLSTATE INSURANCE)



**EXTERIOR**



**CURRENTLY  
AVAILABLE**

**1,084SF**  
INLINE SPACE  
(FORMER ALLSTATE INSURANCE)



**INTERIOR**



**CURRENTLY  
AVAILABLE**

**1,885SF & 1,425SF**

2ND STORY OFFICE  
(ELEVATOR ACCESSIBLE)



**EXTERIOR**



**CURRENTLY  
AVAILABLE**

**1,885SF**  
2ND STORY OFFICE  
(ELEVATOR ACCESSIBLE)



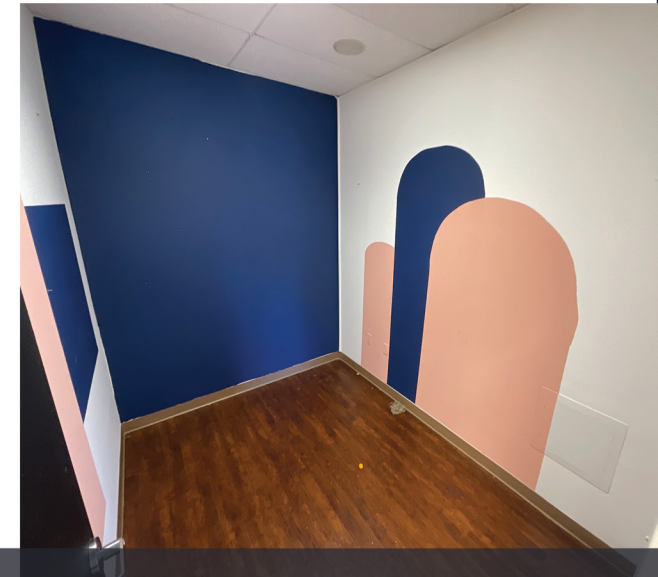
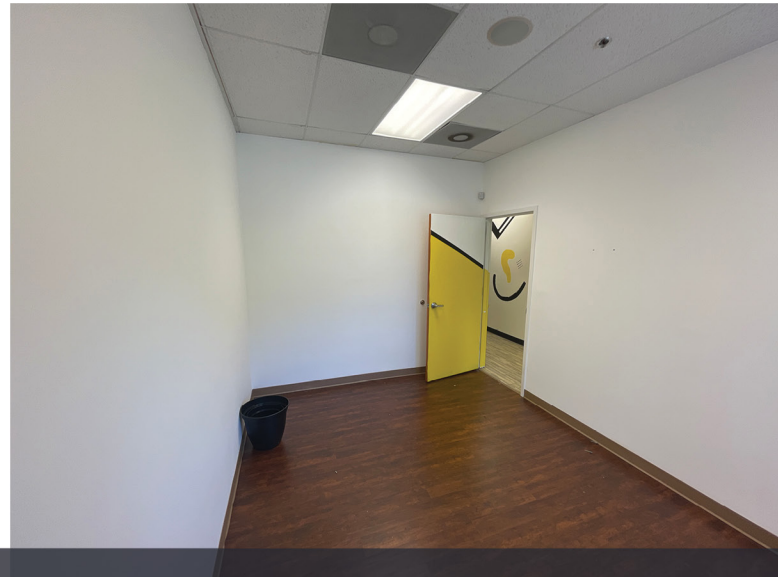
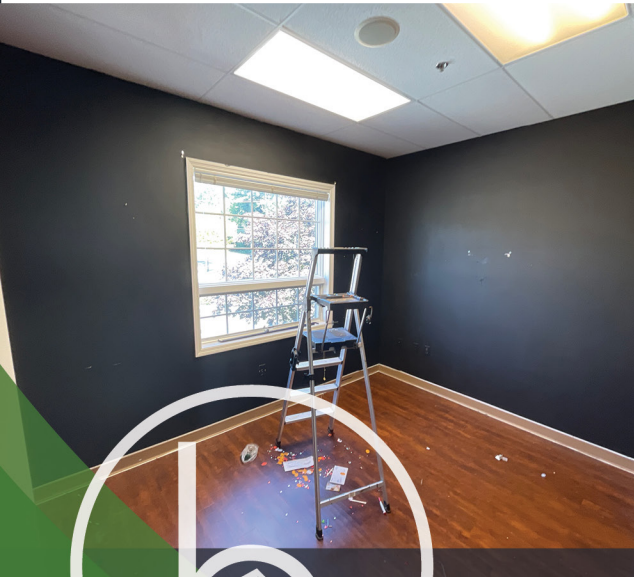
**INTERIOR OFFICE 1**





**CURRENTLY  
AVAILABLE**

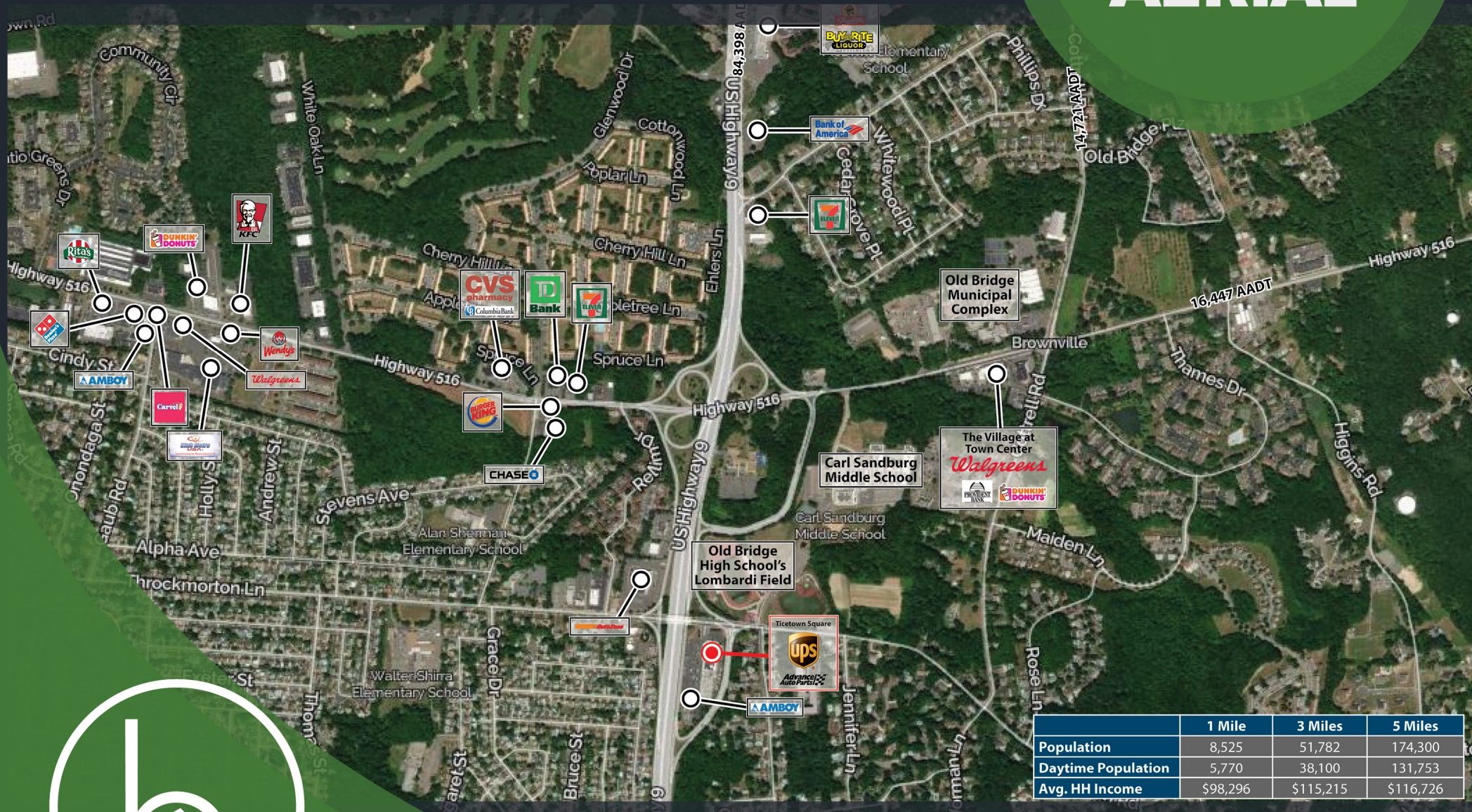
**1,425SF**  
2ND STORY OFFICE  
(ELEVATOR ACCESSIBLE)



**INTERIOR OFFICE 2**



# MARKET AERIAL



	1 Mile	3 Miles	5 Miles
Population	8,525	51,782	174,300
Daytime Population	5,770	38,100	131,753
Avg. HH Income	\$98,296	\$115,215	\$116,726







**FOR MORE INFORMATION CONTACT:  
JOEL DICKER**

**908.610.8488 | [JOEL@BENNETTREALTYLLC.COM](mailto:JOEL@BENNETTREALTYLLC.COM)**

**bennett**  
REALTY & DEVELOPMENT

BENNETT REALTY & DEVELOPMENT  
LICENSED REAL ESTATE BROKERS  
NJ, NY, CT, PA

NEW JERSEY  
51 E. MAIN STREET  
HOLMDEL, NJ 07733

PH 732.837.4060  
FAX 732.963.2433  
W [BENNETTREALTYLLC.COM](http://BENNETTREALTYLLC.COM)

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