

FAIRWAY PLAZA

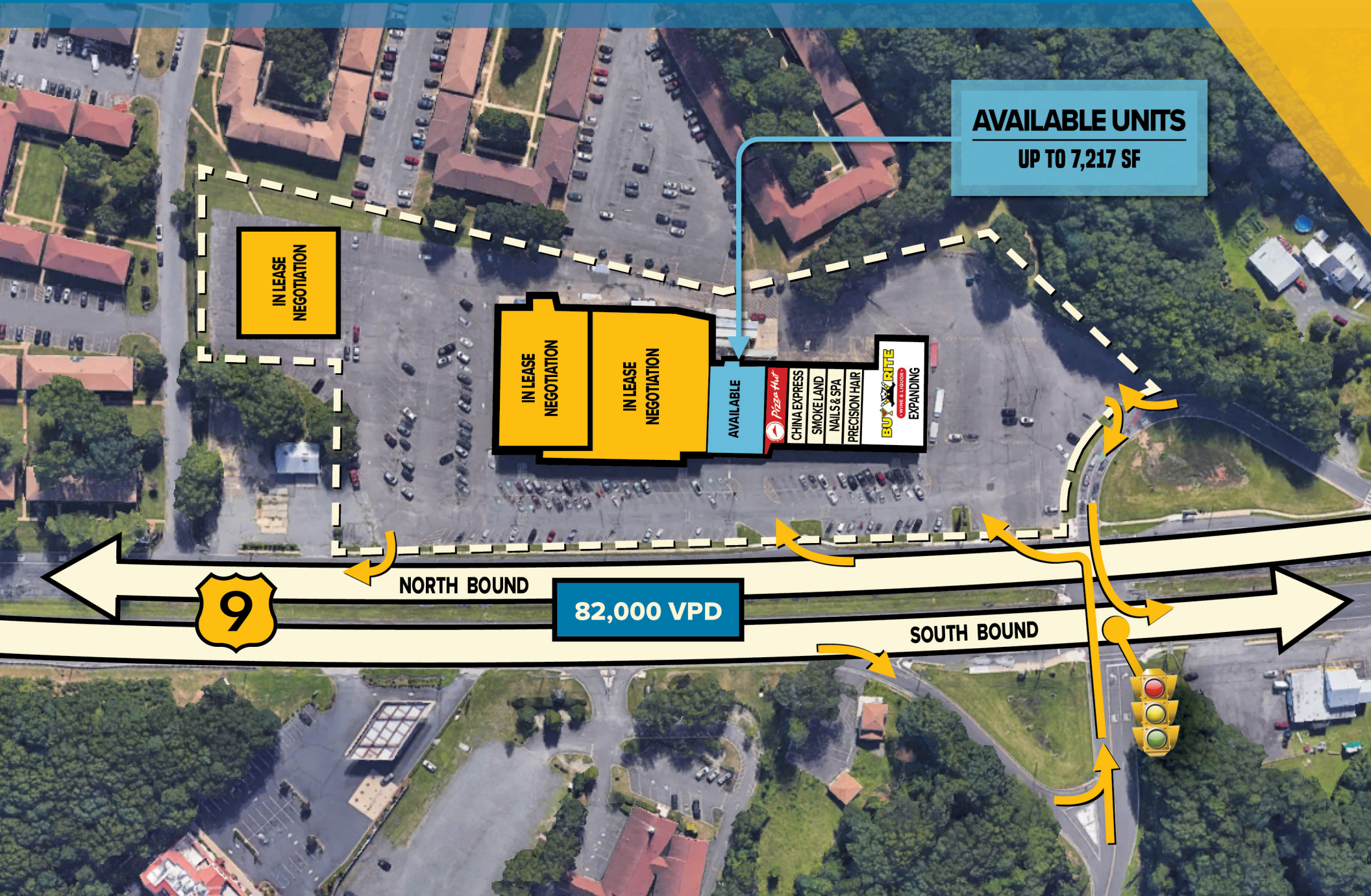
2237 - 2303 US HIGHWAY 9 | OLD BRIDGE, NEW JERSEY 08857

PRIME SPACE
FOR LEASE
UP TO 7,217SF AVAILABLE



MAJOR RENOVATIONS COMING IN 2024!

LEASING PLAN



AVAILABLE UNITS
UP TO 7,217 SF

IN LEASE
NEGOTIATION

IN LEASE
NEGOTIATION

IN LEASE
NEGOTIATION

AVAILABLE

Pizza Hut

CHINA EXPRESS

SMOKE LAND

NAIL'S & SPA

PRECISION HAIR

BUY RITE

EXPANDING

9

NORTH BOUND

82,000 VPD

SOUTH BOUND

MARKET AERIAL



DEMOGRAPHICS



1

MILES

3

MILES

5

MILES



6,081

Total Population

56,211

Total Population

183,559

Total Population



5,209

Daytime Population

50,439

Daytime Population

165,894

Daytime Population



2.9

Average Household Size

3.23

Average Household Size

3.24

Average Household Size



\$93,053

Average Household Income

\$120,123

Average Household Income

\$123,962

Average Household Income

PROPERTY ATTRIBUTES:

- ON MAJOR RETAIL CORRIDOR
- AADT: 82,000 VPD (2018)
- EXCELLENT HIGHWAY FRONTAGE
- QUICK EASY ACCESS FROM ROUTE 9 BOTH NORTH & SOUTH BOUND
- 1,300 NEW HOMES 1/2 MILE NORTH
- 4.2 MILLION SQ. FT. INDUSTRIAL PARK BEING BUILT ACROSS THE STREET
- MAJOR RENOVATIONS PLANNED FOR THE SHOPPING CENTER 2024

EXISTING CONDITIONS





**FOR MORE INFORMATION CONTACT:
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