

FAIRWAY PLAZA

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

PRIME SPACE
FOR LEASE
UP TO 7,217SF AVAILABLE

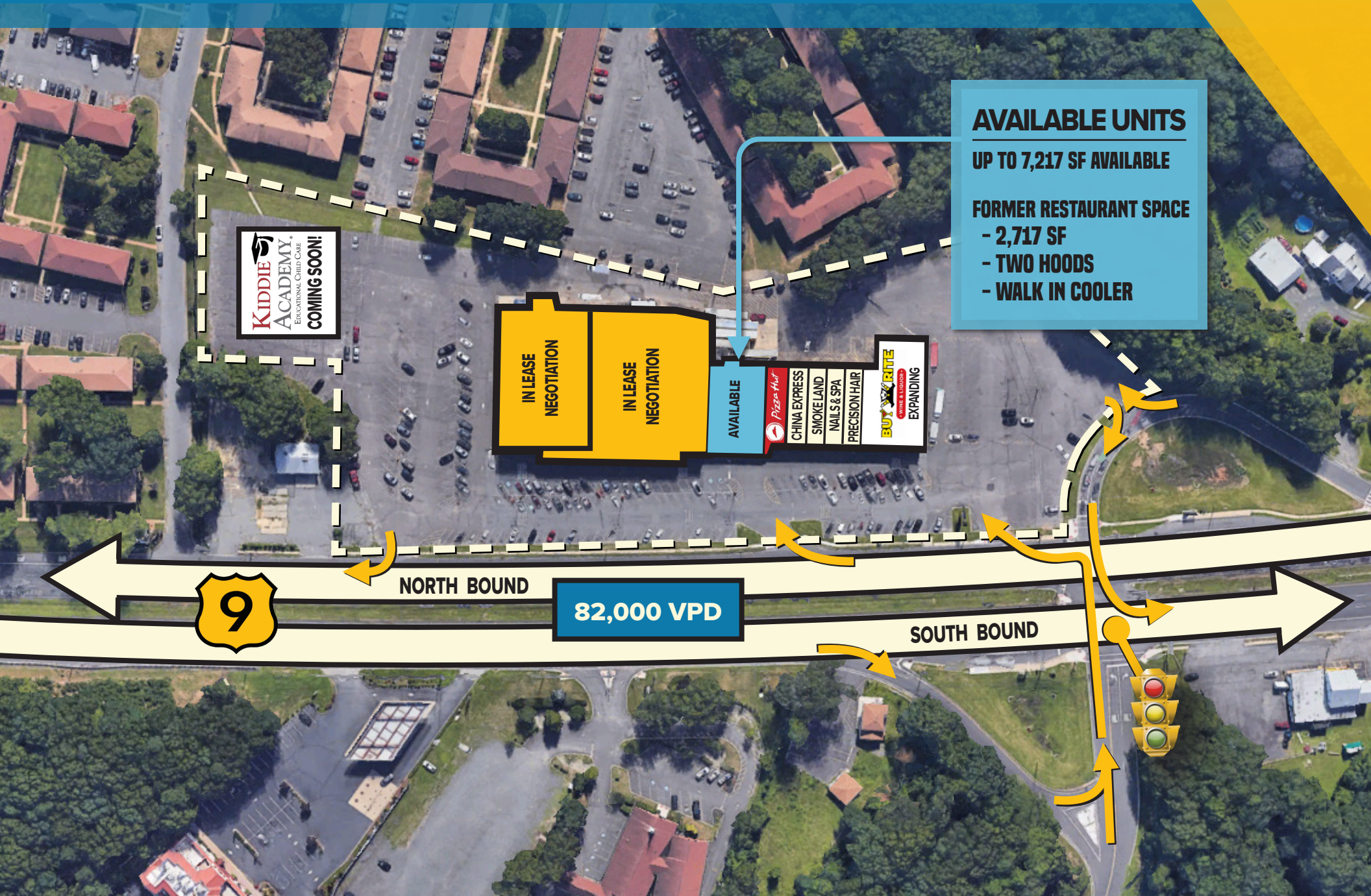
FORMER RESTAURANT SPACE

- 2,717 SF
- TWO HOODS
- WALK IN COOLER



MAJOR RENOVATIONS COMING IN 2024!

LEASING PLAN



AVAILABLE UNITS

UP TO 7,217 SF AVAILABLE

FORMER RESTAURANT SPACE

- 2,717 SF
- TWO HOODS
- WALK IN COOLER

KIDDIE
ACADEMY.
EDUCATIONAL CHILD CARE
COMING SOON!

IN LEASE
NEGOTIATION

IN LEASE NEGOTIATION

AVAILABLE

CHINA EXPRESS

SMOKE LAND

NAILS & SPA

PRECISION HAIR

EXPANDING
• WINE & LIQUOR •

10

10

4

20

1

11



10

10

1998

NORTH BOUND

82,000 VPD

SOUTH BOUND

MARKET AERIAL

MARKET AERIAL

FAIRWAY PLAZA

34

516

9

18

COHL'S

ALDI

FRIDAYS

BJ's

OUTBACK STEAKHOUSE

SHAKE SHACK

DUCK DONUTS

GREGORY'S COFFEE

PROPOSED

OLD BRIDGE GATEWAY CENTER

GNC

Marshall's

DOLLAR TREE

amazonfresh

petco

RWJ ROBERT WOOD JOHNSON FITNESS & WELLNESS CENTER

TEXAS ROADHOUSE

ups

KFC

SUBWAY

FIVE GUYS

Sprint

Walmart

THE HOME DEPOT

LOWE'S

TARGET

ShopRite

TD

CVS

WALGREENS

DOLLAR TREE

ROUTE 516 MARKET

JERSEY STRONG

Wendy's

BURGER KING

CHASE

AMBOY Bank

Advance Auto Parts

LA ROSA

7 ELEVEN

TD

COLUMBIA STATE BANK

CENTRAL 9 LOGISTICS PARK

4.2 MILLION SQ. FT. UNDER CONSTRUCTION

THE OAKS AT GLENWOOD

1,300 NEW HOMES UNDER CONSTRUCTION

GLENWOOD GREEN

OPENING SPRING 2024

GARDEN STATE PARKWAY

MARKETFAIR

BURGER KING

SHAKE SHACK

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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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bennett
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