

St. Georges Crossing

855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

LEVIN
MANAGEMENT



4.3M visits annually
Highest in market
8.18 visit frequency
33 min avg. duration
*Property Data by Placer.ai



Available Space

Lease pending on PC Richard & Son's space
1,500 SF - lease pending

Property Highlights

- 343,000-square-foot community shopping center with highest foot traffic center in nearby area with 4.3 million visits per year.*
- Anchored by New Jersey's top ShopRite with 2 million visits per year.*
- A successful tenant mix of national retailers and restaurants. KPOT Korean BBQ and Hot Pot coming soon!
- Highly visible at the junction of heavily traveled Route 1 & 9 and Route 35.
- In close proximity to Garden State Parkway and the NJ Turnpike.
- Redevelopment is now complete on a free-standing outparcel building. Thus, adding three new tenants to the center: Jersey Mike's, Popeyes and Xfinity.
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers.**

Retailers



Other tenants include: European Wax Center, Verizon, House of Wine & Liquor

Average Daily Traffic

91,263 US 1 & 9

21,964 Route 35/St. Georges Ave.

Demographics

5-mile radius



362,696
POPULATION



128,683
HOUSEHOLDS



\$142,532
AVERAGE HH INCOME



221,958
DAYTIME POPULATION

Source: sitesusa.com

St. Georges Crossing

855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

LEVIN
MANAGEMENT

PHOTO GALLERY



3

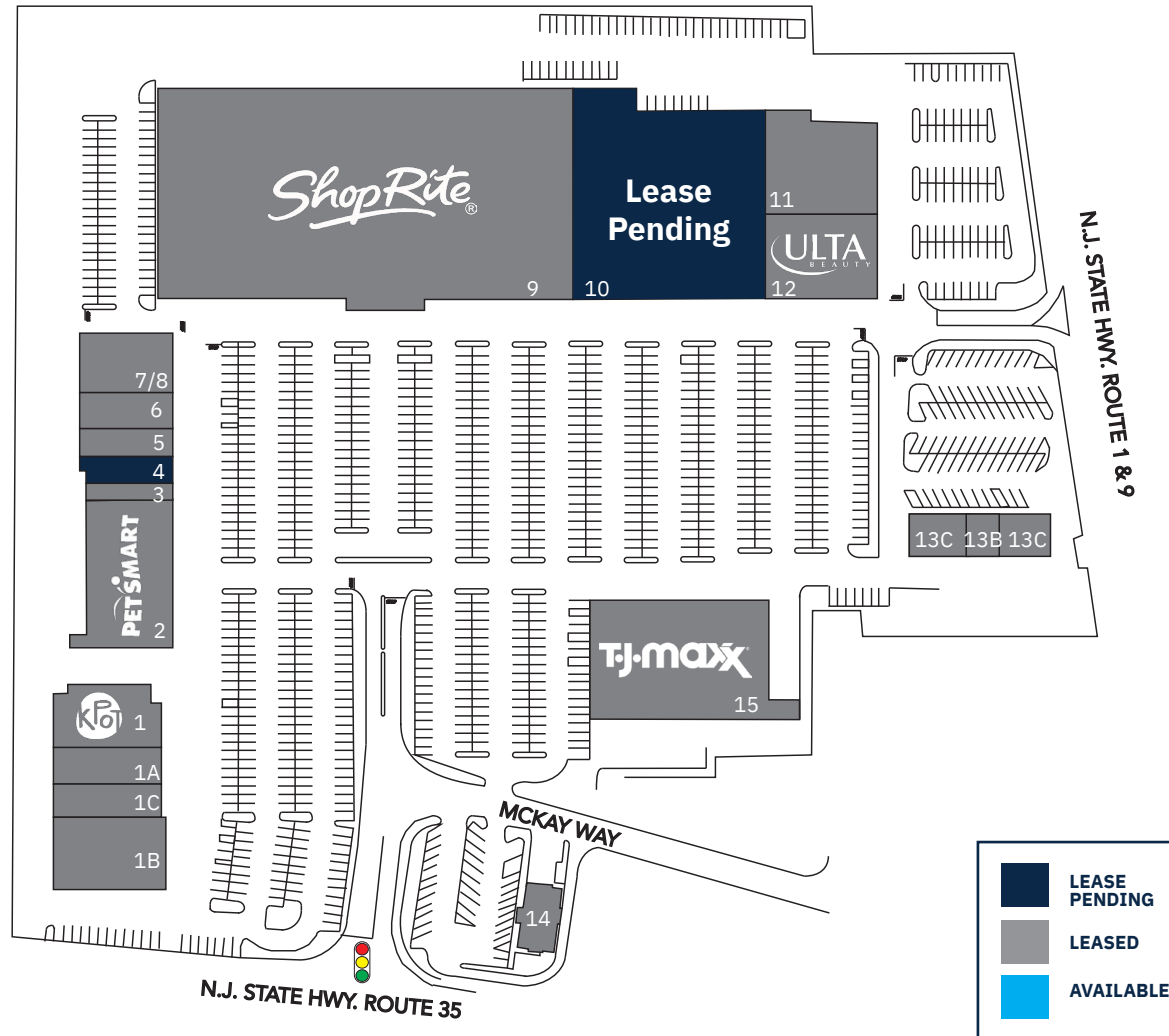
NEW TENANTS ADDED.
MORE IN THE PIPELINE.

ULTA Beauty
Jersey Mike's
KPOT Korean BBQ and Hot Pot

St. Georges Crossing

855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

SITE PLAN



TENANT ROSTER

		SF
1	KPOT Korean BBQ and Hot Pot <i>Opening Soon!</i>	12,290
1A	European Wax Center	2,641
1B	AutoZone	7,790
1C	Verizon	2,781
2	Petsmart	17,981
3	Duds n' Suds	2,500
4	Lease Pending	1,500
5	Dental Center	2,000
6	Visionworks	2,500
7/8	House of Wine & Liquor	5,500
9	ShopRite	93,472
10	Lease Pending	38,459
11	West Marine	14,650
12	Ulta Beauty	10,260
13A	Comcast Xfinity	4,000
13B	Jersey Mike's	1,254
13C	Popeye's	2,470
14	Taco Bell	2,304
15	T.J. Maxx	23,826

St. Georges Crossing

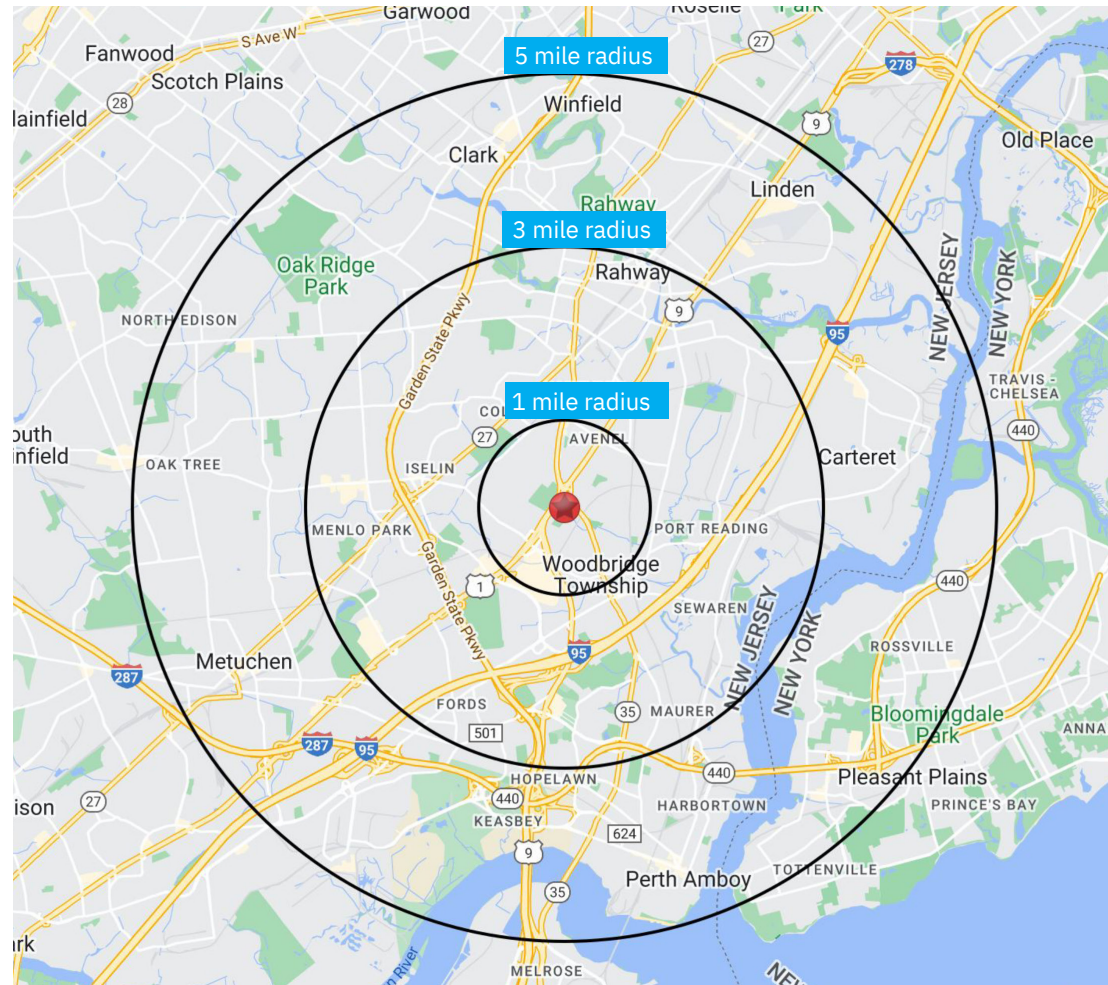
855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

LEVIN
MANAGEMENT

DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,866	139,268	362,696
Households	7,322	49,753	128,683
Average Household Income	\$127,865	\$141,758	\$142,532
Projected Average Household Income (2028)	\$141,675	\$157,197	\$156,628
Median Household Income	\$105,121	\$110,659	\$111,904
Total Businesses	709	5,621	14,526
Total Employees	6,120	96,117	173,666
Daytime Population	8,796	108,178	221,958
Total Annual Household Expenditure	\$613.78 M	\$4.5 B	\$11.71 B
HH Income \$200K or more	1,181	9,027	24,894
College Degree + (Bachelor Degree or Higher)	5,023	42,611	103,753

Source: sitesusa.com



St. Georges Crossing

855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

LEVIN
MANAGEMENT

CLOSE-UP AERIAL



*Property Data by Placer.ai

St. Georges Crossing

855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

LEVIN
MANAGEMENT

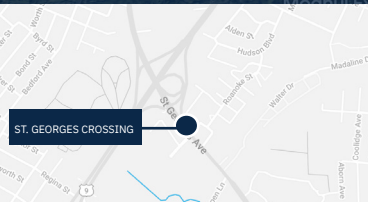
MARKET AERIAL

TOP VISITED CENTERS IN THE AREA

(within 10 miles of center)

Source: Placer.ai

RANK	LOCATION	VISITS
7	St. Georges Crossing	3.8 M



CONTACT EXCLUSIVE AGENT

E.J. MOAWAD

Senior Leasing Representative

t. 908.226.5266 m. 201.705.3721

emoawad@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS