

# 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

## Property Highlights

**343,000 Square Feet Premier Shopping Center**

**Top Anchor Tenant:** One of New Jersey's leading ShopRite stores.

**High Visitor Traffic:**

- 4.3 million visitors per year (Placer.ai data).
- Number-one most visited shopping center in the local market.
- Seventh most visited in New Jersey, outperforming 97% of shopping centers in the state.

**Diverse and Successful Tenant Mix:** National retailers and popular restaurants.

**Coming Soon:** KPOT Korean BBQ and Hot Pot, Nothing Bundt Cakes.

**Prime Location:**

- Highly visible at the junction of Route 1 & 9 and Route 35.
- Close to Garden State Parkway and the NJ Turnpike.

**Cobrokers:** 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF

## Retailers



## 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

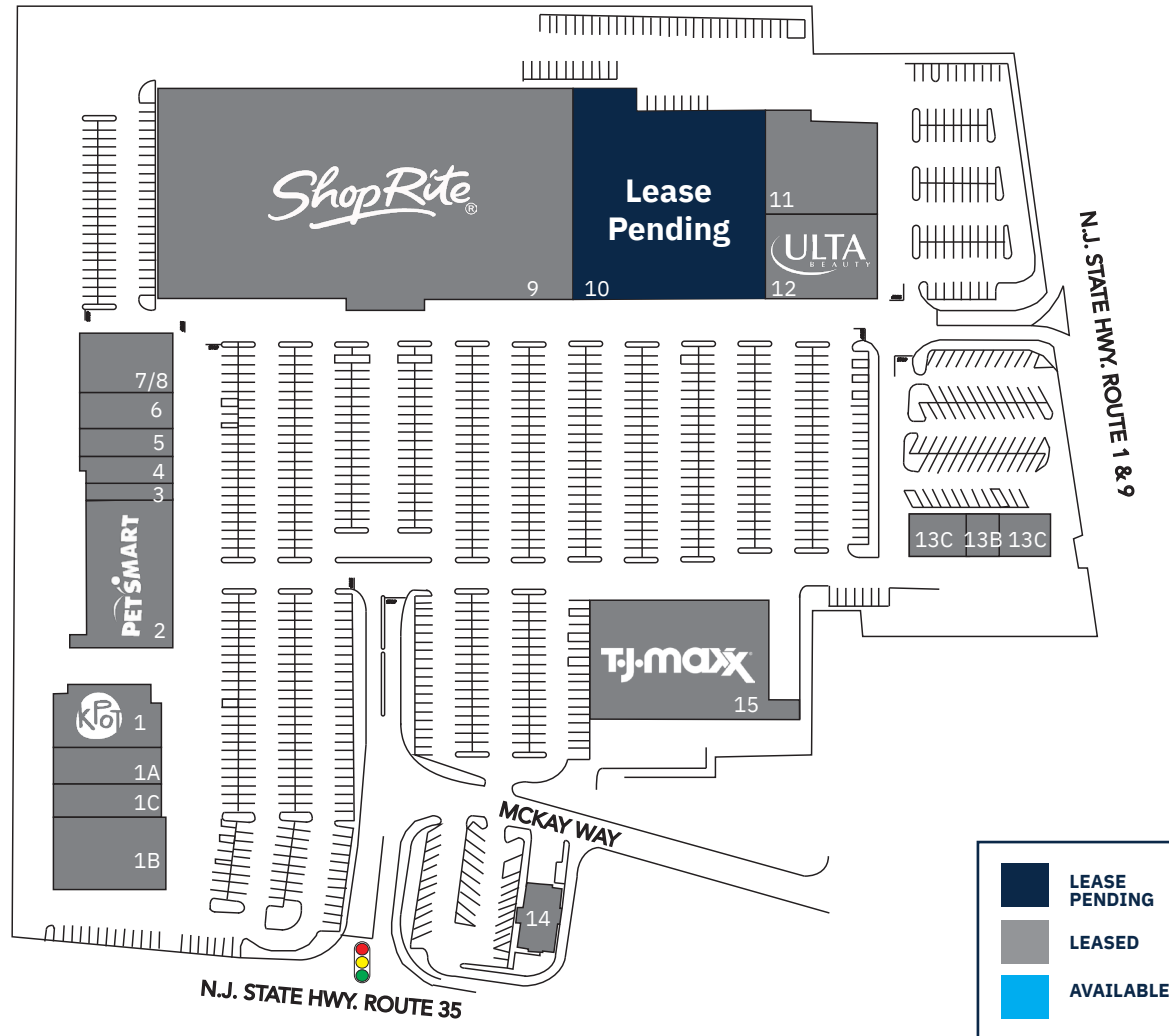




# St. Georges Crossing

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	Nothing Bundt Cakes <i>Opening Soon!</i>	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

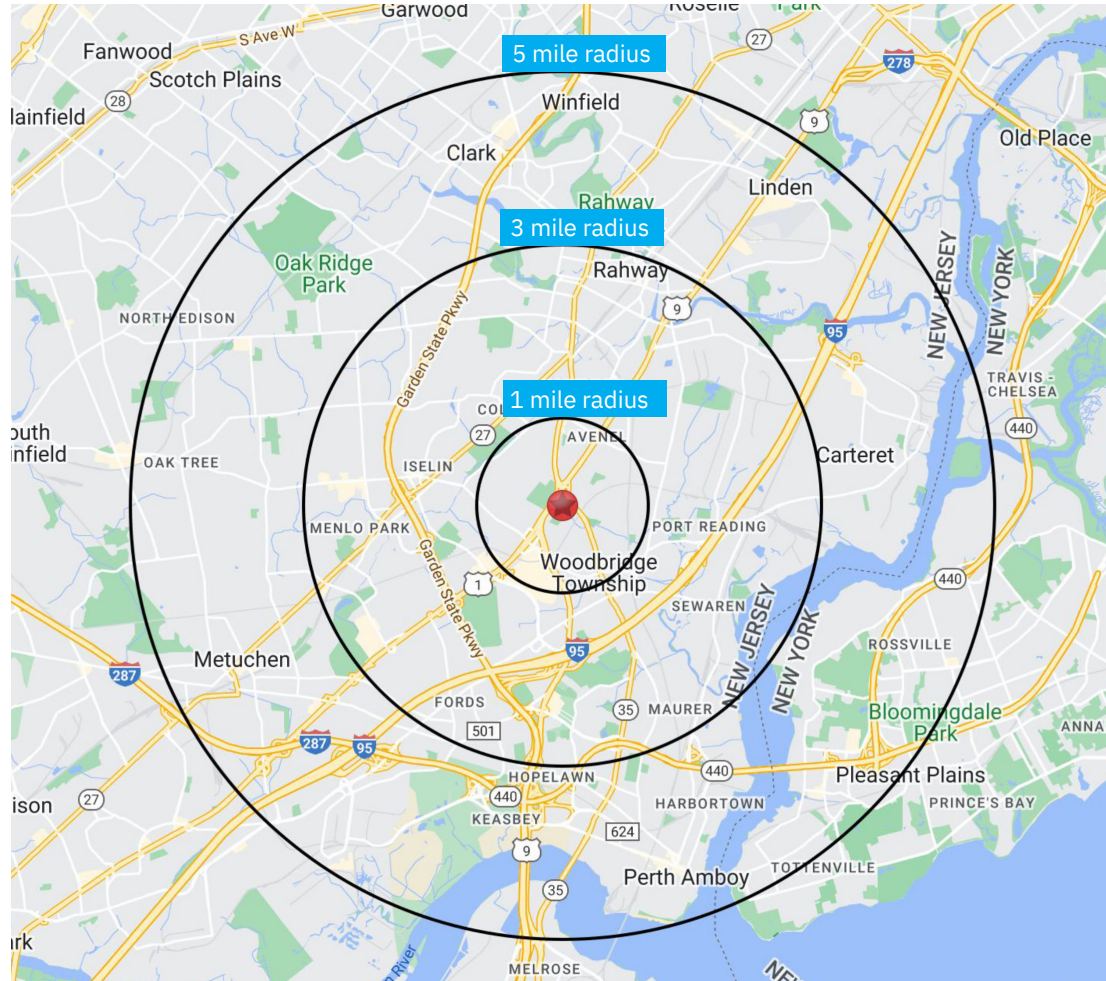
855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

**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



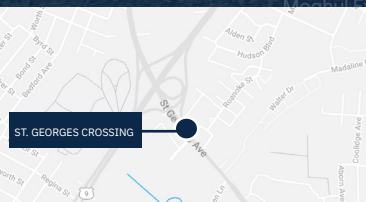
855 ST. GEORGES AVENUE | WOODBRIDGE, NJ 07095

### TOP VISITED CENTERS IN THE AREA

[within 10 miles of center]

Source: Placer.ai

RANK	LOCATION	VISITS
7	St. Georges Crossing	4.3 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**