

Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731



1.4M visits annually*
7.82 visit frequency*
34 min avg. duration*

*Property Data by Placer.ai



15,411 SF Available
(part of BBB space)

LEASE PENDING

Available Spaces

- 15,411 SF - portion of space 24 (remaining space with lease pending)
- 3,239 SF - coming available
- 1,962 SF
- 10,000 Proposed Pad Site

Property Highlights

- 127,722-square-foot community center features a strong mix of retail, restaurant and service tenants.
- Anchored by Walgreen's with 1.4 million visits per year.
- At the intersection of Route 9 South and Aldrich Road, Aldrich Plaza is advantageously located within an area that boasts 12 schools, a growing population and a stimulated economy.
- Proximate to Interstate 195
- Recent leasing activity: My Salon Suite is now open and Nothing Bundt Cakes is coming soon!
- Ample parking as well as a commuter parking facility adjacent to the property.

Retailers



Average Daily Traffic

- 39,104** US-9
- 20,872** Interstate 195 Eastbound
- 12,586** Aldrich Road

Demographics

5-mile radius



143,532
POPULATION



44,937
HOUSEHOLDS



\$133,323
AVERAGE HH INCOME



48,448
DAYTIME POPULATION

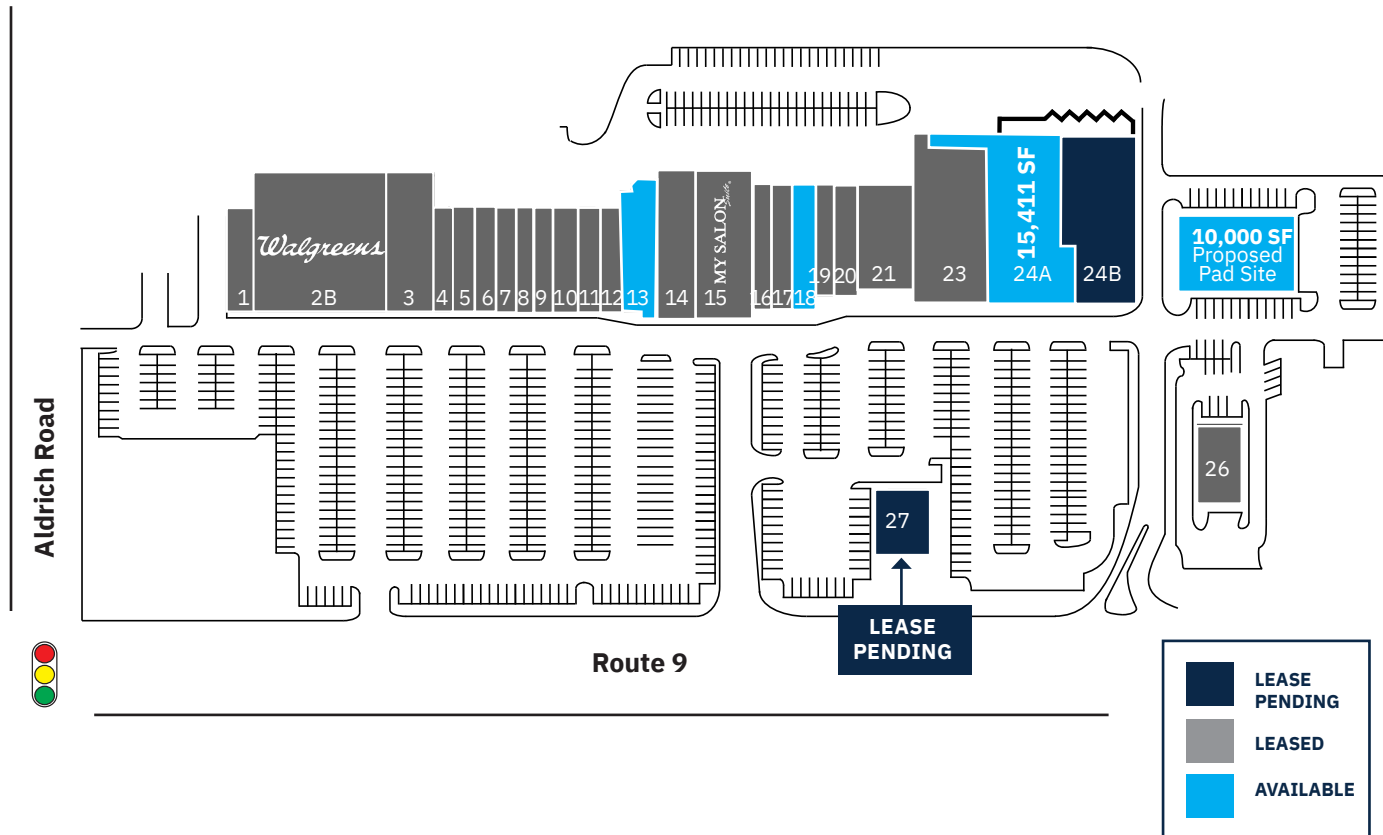


Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Big City Bagels & Salads	3,100
2B	Walgreens	15,167
3	Howell Medical Pavilion	10,393
4	Nothing Bundt Cakes <i>Opening Soon!</i>	2,500
5	Karate School	4,600
6	Chinese Restaurant	1,400
7	Coffee Shop	2,000
8	Pizzeria Restaurant	2,000
9	Dry Cleaners	2,000
10	Asian Harbor Sushi	2,433
11	Ice Cream Shop	1,400
12	Optician	2,000
13	Coming Available	3,239
14	Hallmark	5,180
15	My Salon Suite	7,910
16	AT&T	3,250
17	Bubbakoo's Burritos	1,900
18	Available	1,962
19	Salon Centric	3,448
20	Dentist	1,165
21	Liquor Store	6,167
23	Retro Fitness	11,200
24A	Available	15,411
24B	Lease Pending	15,019
25A	Available - Proposed Pad Site	10,000
26	Kessler Institute Rehab*	
27	Lease Pending	2,640

*separate entity not included in GLA

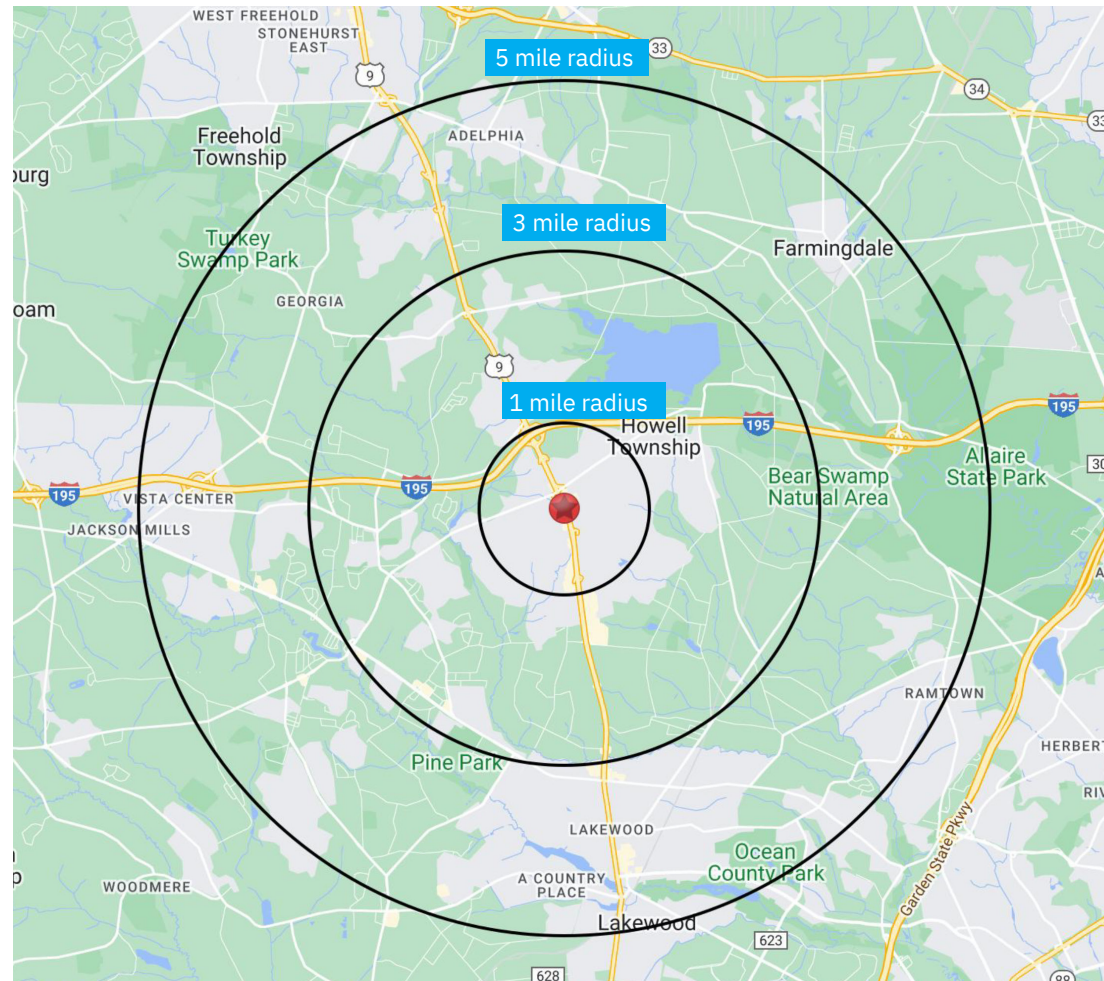
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	9,643	41,641	143,532
Households	3,136	13,944	44,937
Average Household Income	\$185,987	\$160,259	\$133,323
Projected Average Household Income (2028)	\$205,100	\$169,583	\$143,612
Median Household Income	\$134,834	\$126,505	\$104,220
Total Businesses	378	1,409	4,893
Total Employees	4,586	11,744	32,125
Daytime Population	5,975	17,043	48,448
Total Annual Household Expenditure	\$353.5 M	\$1.39 B	\$3.88 B
HH Income \$200K or more	794	3,004	8,139
College Degree + (Bachelor Degree or Higher)	2,730	10,714	33,648

Source: sitesusa.com



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CLOSE-UP AERIAL



Aldrich Plaza

Walgreens MY SALON
Retro Fitness BUBBAKOO'S BURRITOS
GNC LIVE WELL AT&T Hallmark
SalonCentric NOTHING bundt CAKES

CVS
Citizens Financial Group, Inc.
QuickChek

LIDL

Howell Plaza Shopping Center

LESLIE'S SWIMMING POOL SUPPLIES HARBOR FREIGHT
RIVERSIDE URGENT CARE PHILLY CHEESE STEAK FACTORY

LEASE PENDING

15,411 SF Available

Route 9

CHASE

39,104 VPD

BANK OF AMERICA

Aldrich Road

12,586 VPD

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MARKET AERIAL



Aldrich Plaza

- Walgreens
- MY SALON Suite
- Retro Fitness
- BUBBAKOO'S BURRITOS
- GNC LIVE WELL
- AT&T
- Hallmark
- SalonCentric
- NOTHING BUT CAKES

Lanes Mill Marketplace

- STOP & SHOP
- TARGET
- LOWE'S
- HAND & STONE
- MATTRESS Warehouse
- Chick-fil-e
- verizon
- LONGHORN STEAKHOUSE
- FIVE BEL'EV

Howell Commons

- ULTA BEAUTY
- OLD NAVY
- TJ-maxx
- Starbucks
- HomeGoods
- Be Happy
- Michael's
- petco
- Applebee's
- Party City
- carter's
- EUROPEAN WAX CENTER

Greenleaf at Howell

- BI'S
- LAIFITNESS
- MATTRESS FIRM
- XSCAPE THEATRES
- HAIR CUTTERY
- T Mobile

Howell Plaza Shopping Center

- LESLIE'S SWIMMING POOL SUPPLIES
- HARBOR FREIGHT QUALITY TOOLS - LOWEST PRICES
- US MAIL
- RIVERSIDE URGENT CARE
- PAULINA CRYSTAL PERFORMANCE

Friendship Plaza

- ShopRite
- Staples
- Wendy's
- HOBBY LOBBY
- PETSMART

Lanes Mill Crossing

- Advance Auto Parts
- Walgreens



CONTACT EXCLUSIVE AGENTS

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