

Aldrich Plaza

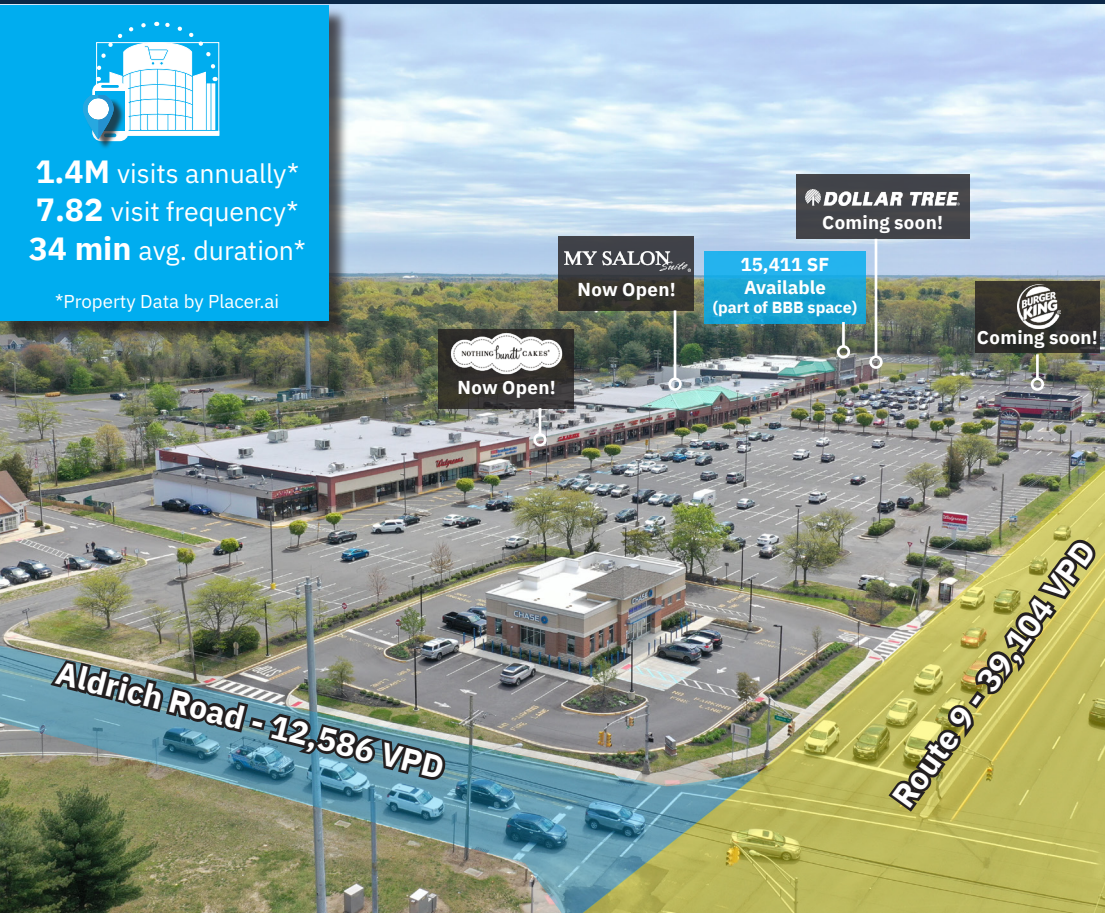
4075 US HIGHWAY 9 | HOWELL, NJ 07731

LEVIN
MANAGEMENT



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

*Property Data by Placer.ai



Available Spaces

1,962 SF
15,411 SF - portion of space 24
3,239 & 1,165 SF - coming available March 2025
10,000 SF Proposed Pad Site

Property Highlights

- 127,722-square-foot community center with a diverse mix of retail, restaurant, and service tenants
- Anchored by Walgreens, attracting 1.4 million visits annually
- Prime location at the intersection of Route 9 South and Aldrich Road, in an area with 12 schools, a growing population, and a thriving economy
- Proximate to Interstate 195
- Exciting new tenants: My Salon Suite and Nothing Bundt Cakes are now open! Dollar Tree and Burger King are coming soon!
- Ample parking, including an adjacent commuter parking facility
- 38,690 vehicles per day on US 9

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



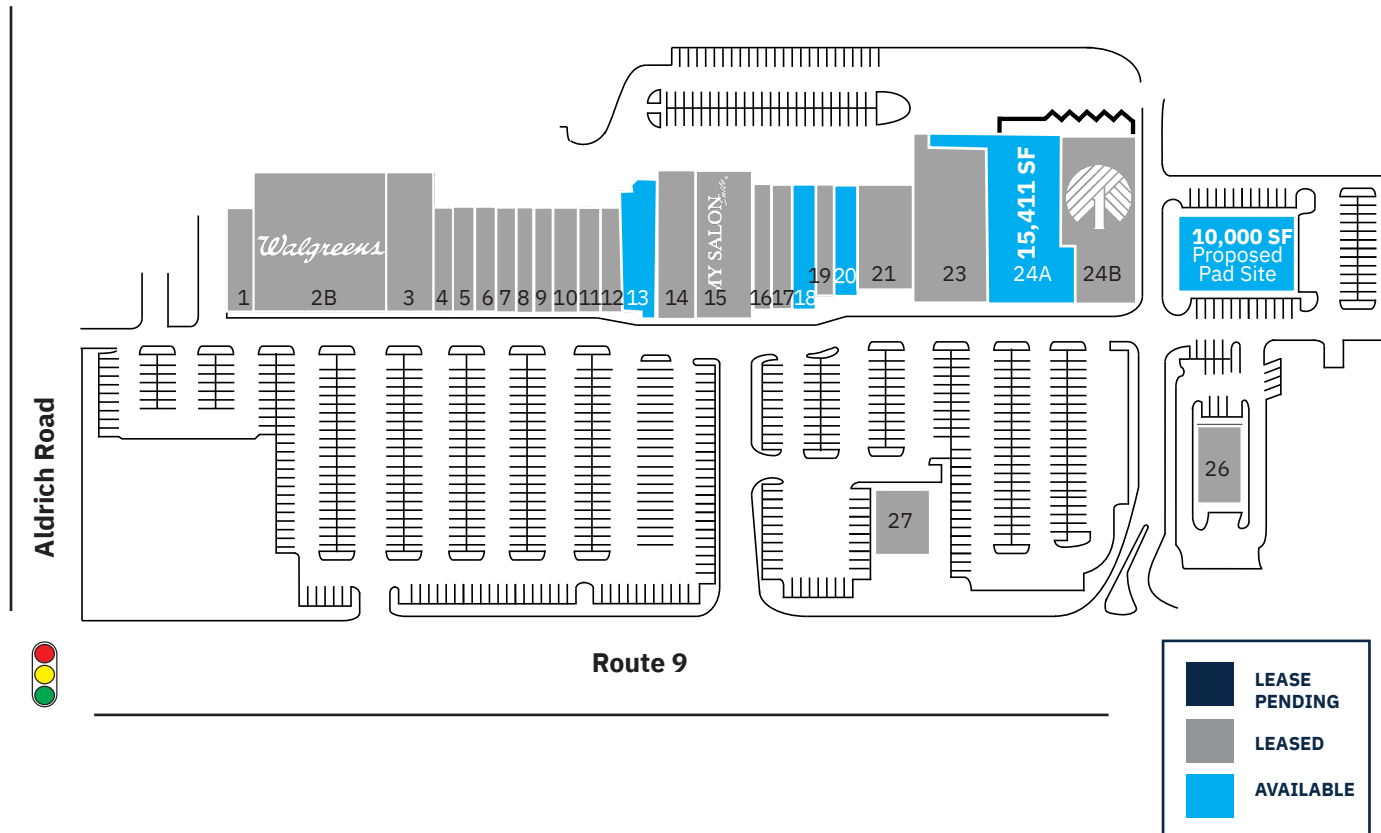
48,448
DAYTIME POPULATION

Source: sitesusa.com

Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731

SITE PLAN



TENANT ROSTER

		SF
1	Big City Bagels & Salads	3,100
2B	Walgreens	15,167
3	RJW Barnabas Health	10,393
4	Nothing Bundt Cakes	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	Coming Available	1,165
21	Liquor Store	6,167
23	Retro Fitness	11,200
24A	Available	15,411
24B	Dollar Tree <i>Opening Soon!</i>	15,019
25A	Available - Proposed Pad Site	10,000
26	Kessler Institute Rehab*	
27	Burger King <i>Opening Soon!</i>	2,640

*separate entity not included in GLA

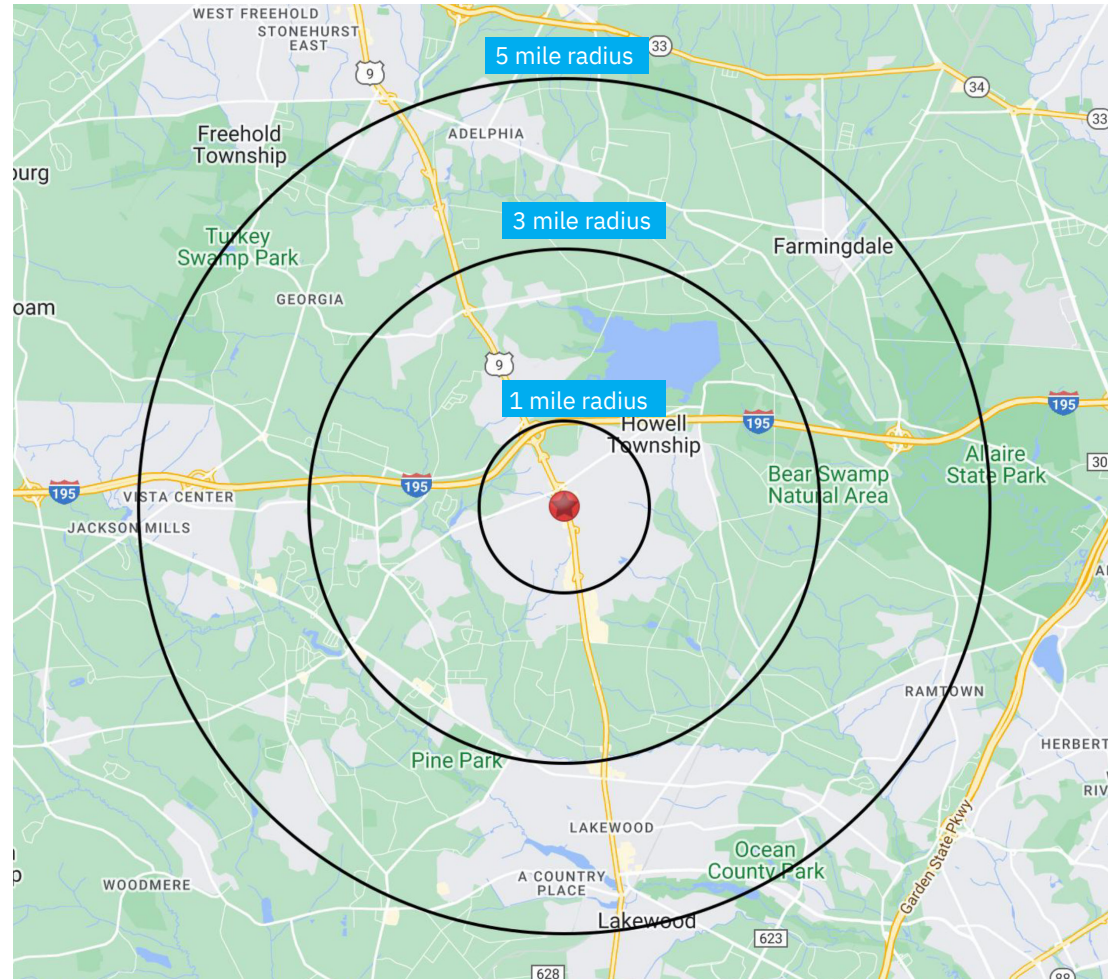
Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731

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



Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731

LEVIN
MANAGEMENT

CLOSE-UP AERIAL

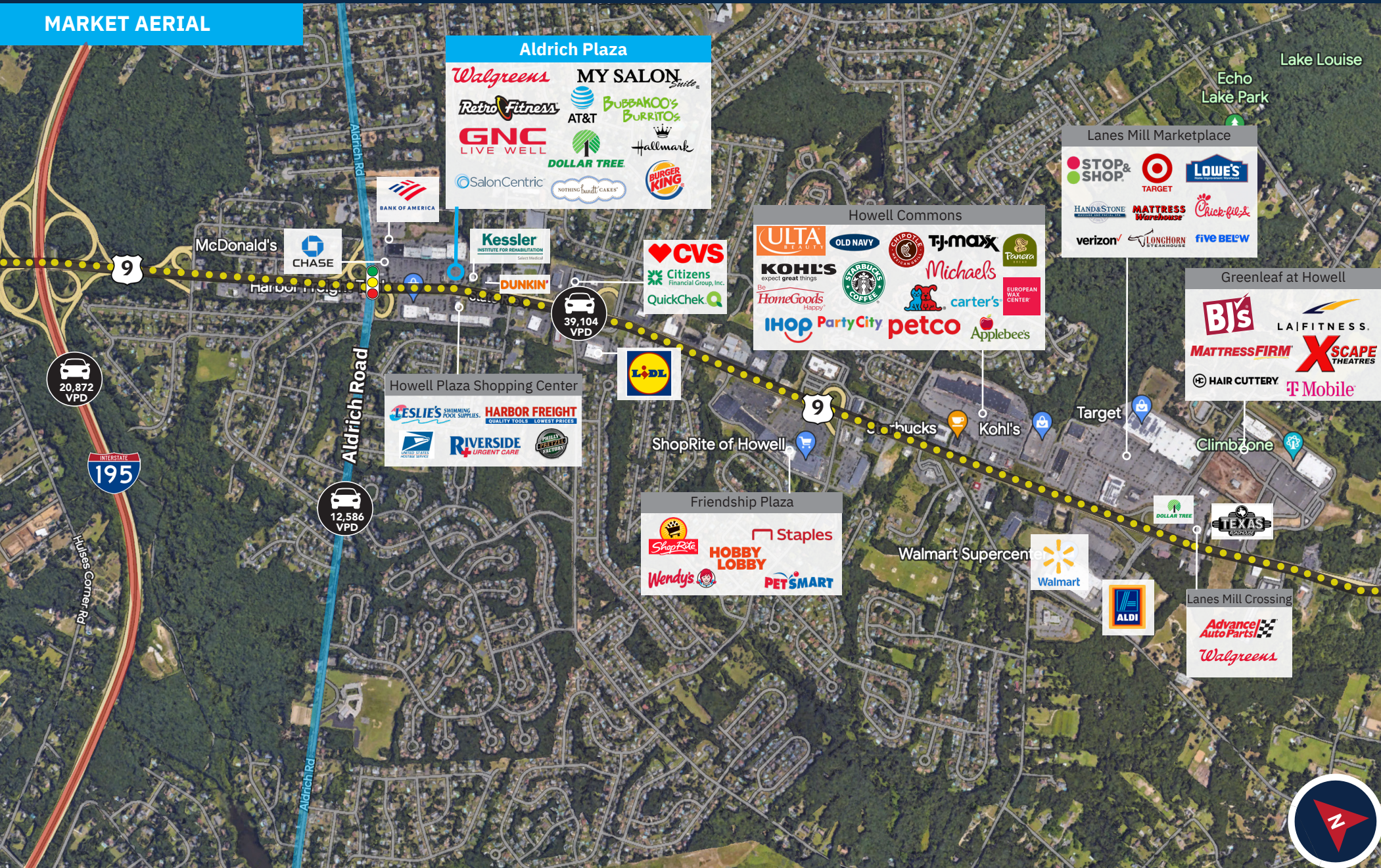


Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731

LEVIN
MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENTS

E.J. MOAWAD

Senior Leasing Representative

t. 908.226.5266 **m.** 201.705.3721

emoawad@levinmgt.com

CHRISTIAN MAROLAKOS

Leasing & Investment Sales

t. 908.755.2401 ext.225 **m.** 973.342.0948

cmarolakos@levinmgt.com



Main Office

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