

Aldrich Plaza

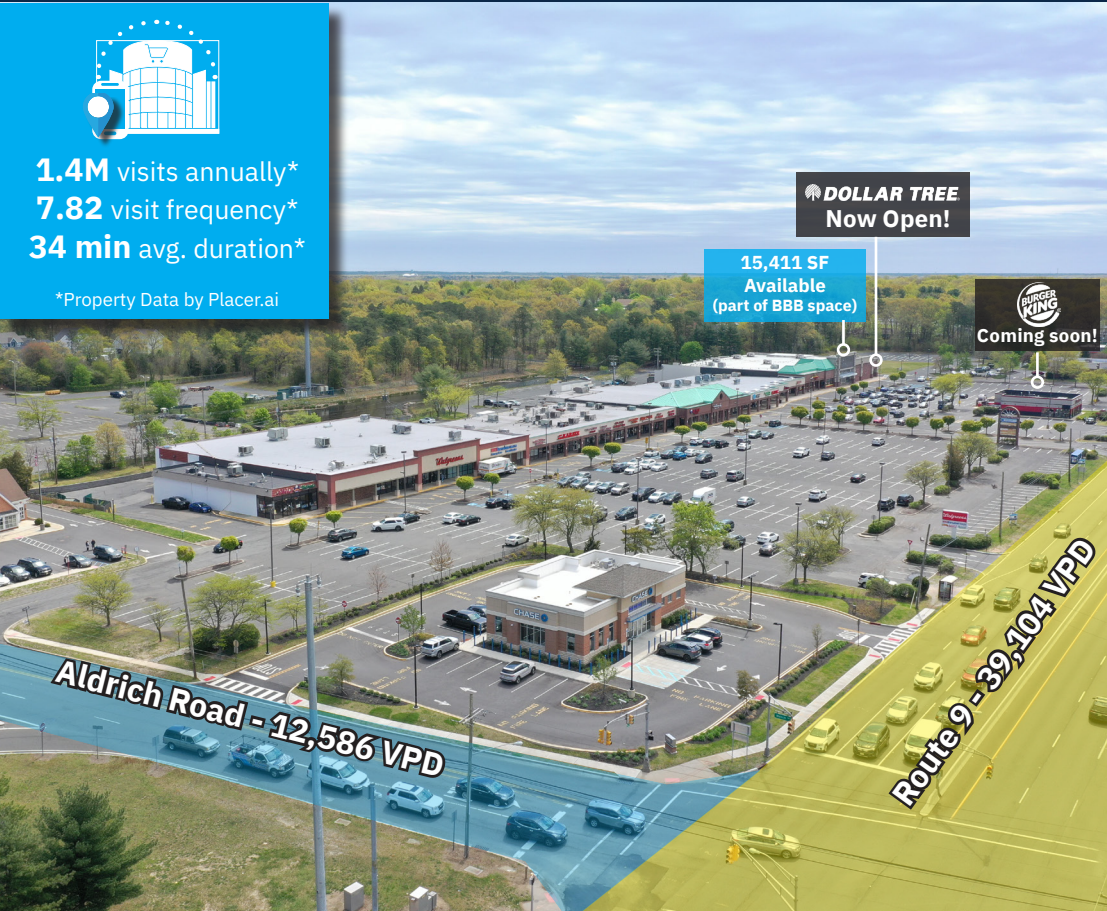
4075 US HIGHWAY 9 | HOWELL, NJ 07731

LEVIN
MANAGEMENT



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

*Property Data by Placer.ai



Available Spaces

1,962, 3,239 SF
15,411 SF - portion of space 24
10,000 SF Proposed Pad Site

Property Highlights

- **127,722-SF Community Center** – A vibrant mix of retail, dining, and service tenants.
- **High-Traffic Destination** – 1.4 million visits annually (+6.5% Year-over-Year, +8.6% Year-over-Two-Year).
- **Established Retail Corridor** – Positioned along **Route 9**, a key retail thoroughfare, with national and regional retailers drawing steady consumer activity.
- Strategically positioned at **Route 9 South & Aldrich Road**, surrounded by 12 schools, a growing population, and a strong local economy.
- **Leasing Activity** – Recently Opened: Dollar Tree, My Salon Suite, Nothing Bundt Cakes. Coming Soon: Burger King.

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



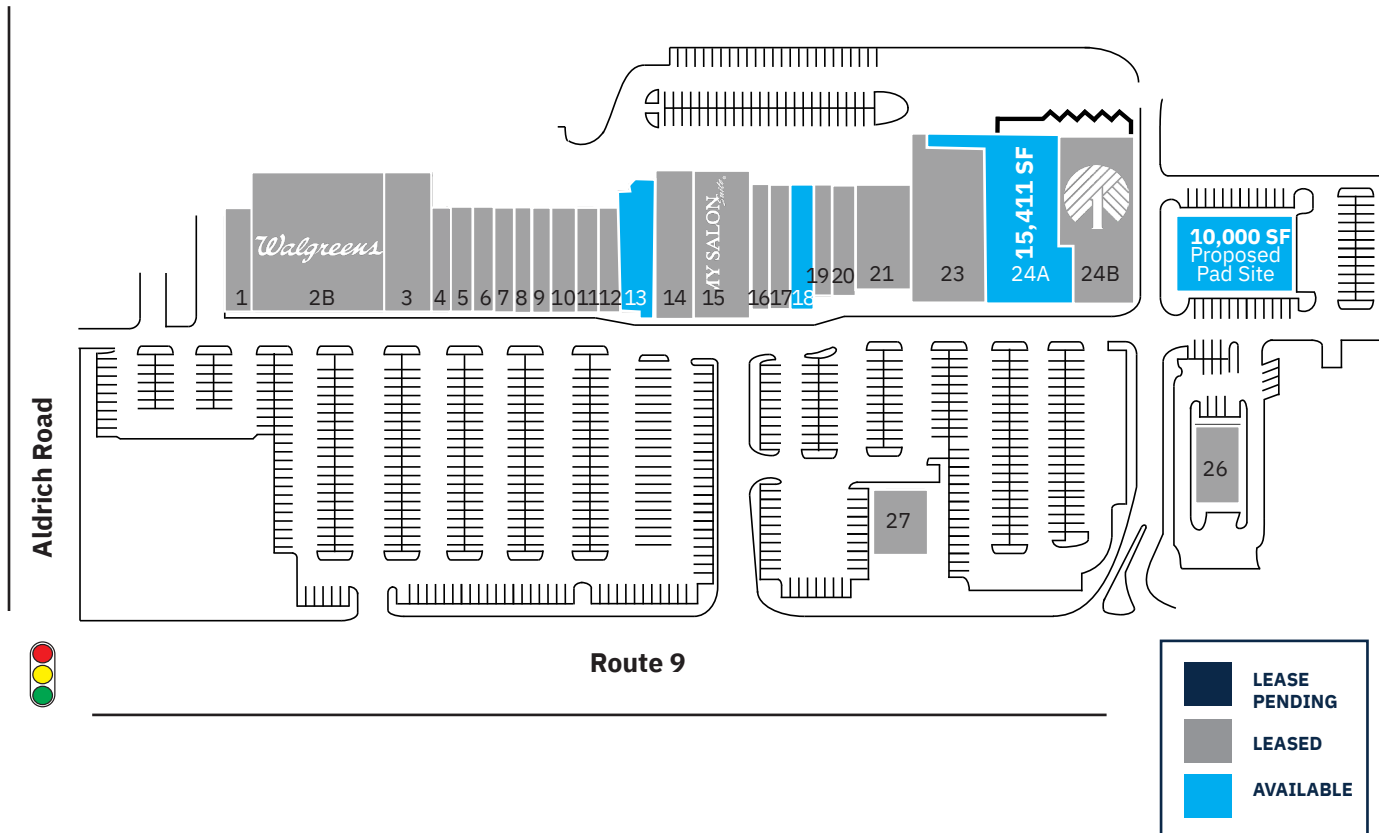
48,448
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Big City Bagels & Salads	3,100
2B	Walgreens	15,167
3	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	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 Office	1,165
21	Liquor Store	6,167
23	Retro Fitness	11,200
24A	Available	15,411
24B	Dollar Tree	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

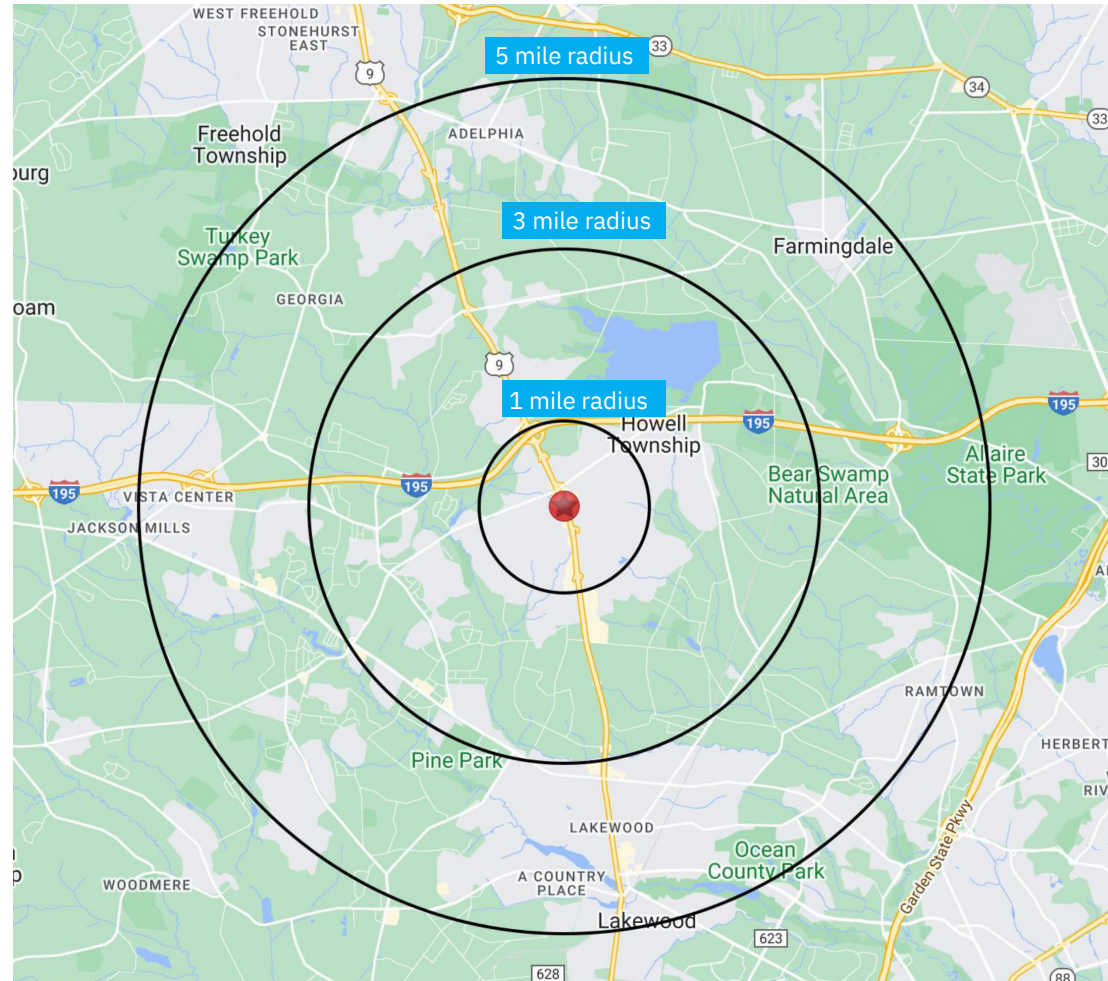
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DEMOGRAPHICS

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

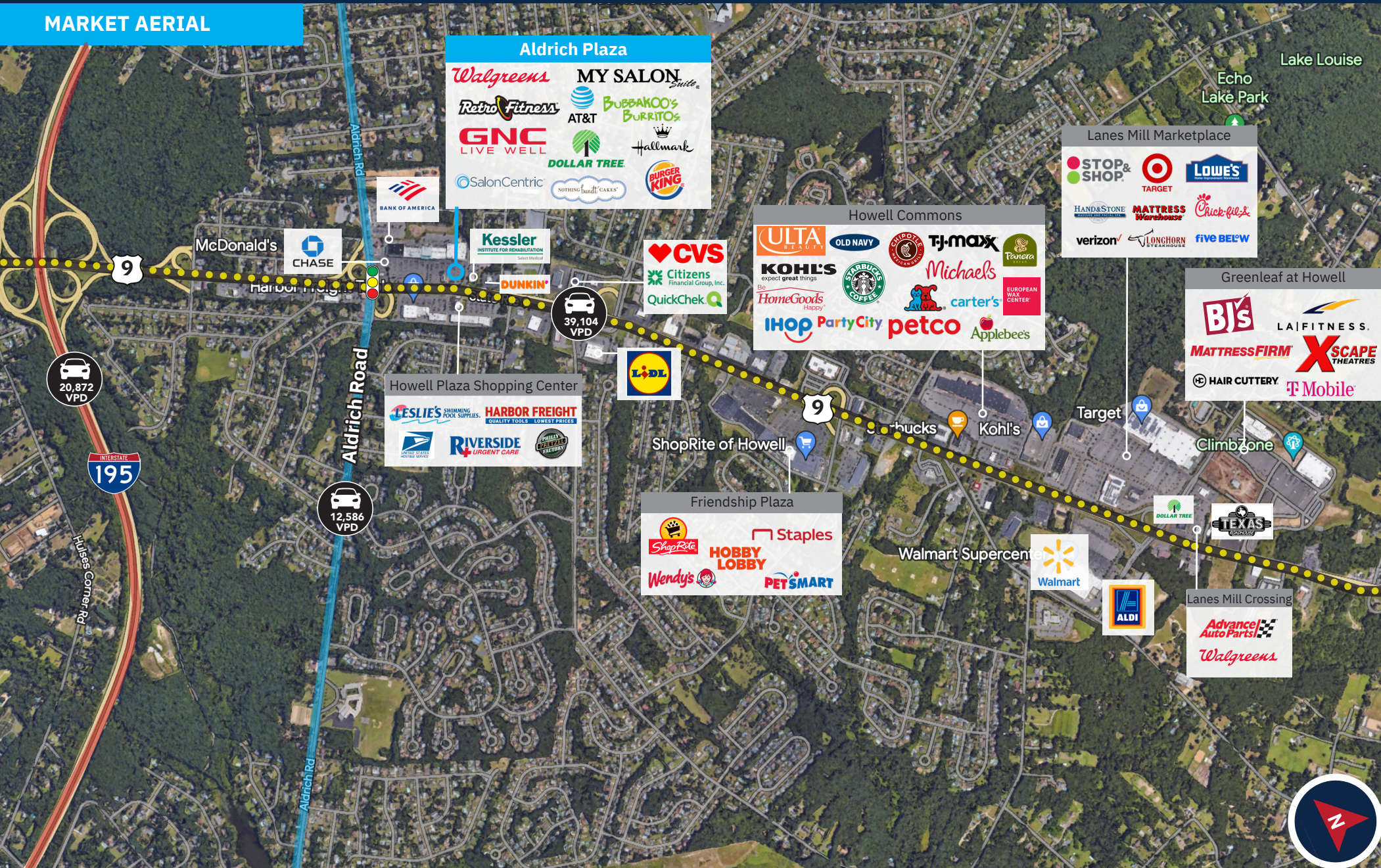


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MARKET AERIAL



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