

Aldrich Plaza

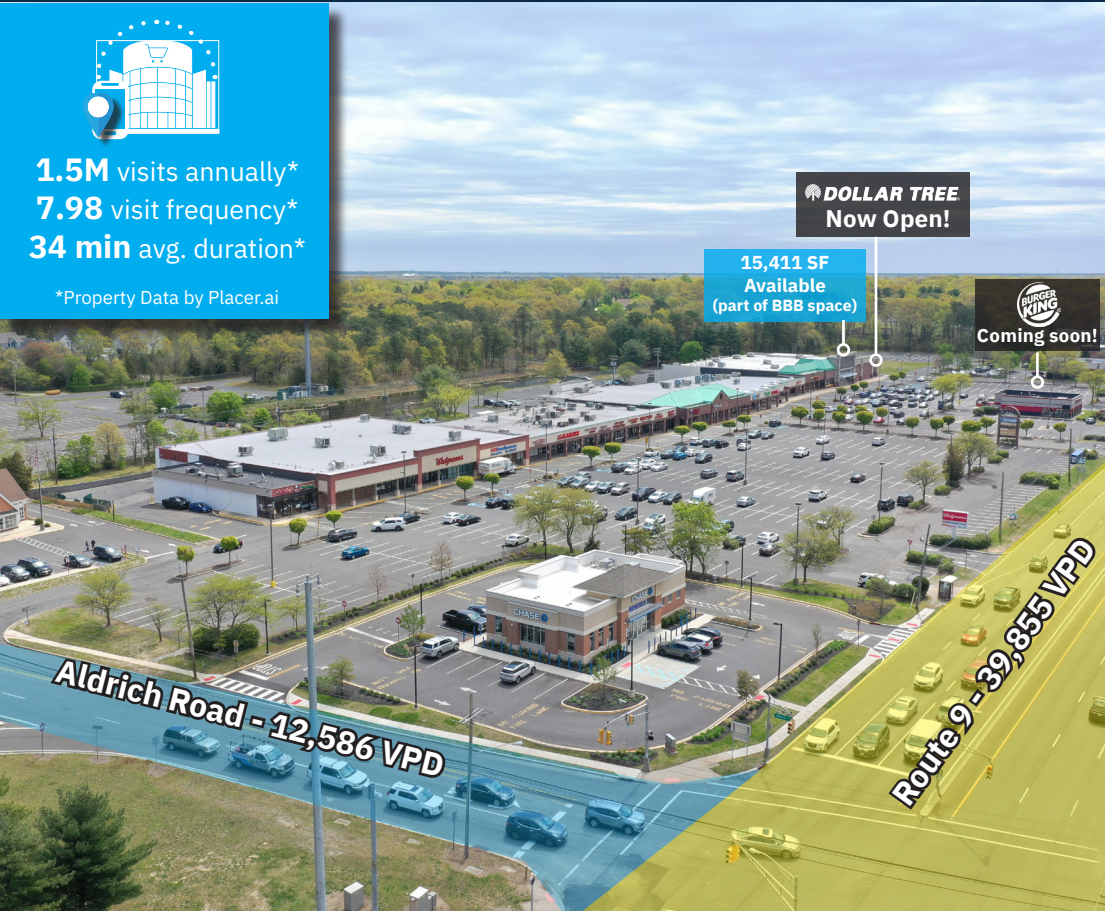
4075 US HIGHWAY 9 | HOWELL, NJ 07731

LEVIN
MANAGEMENT



1.5M visits annually*
7.98 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** – 1.5 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

39,855 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



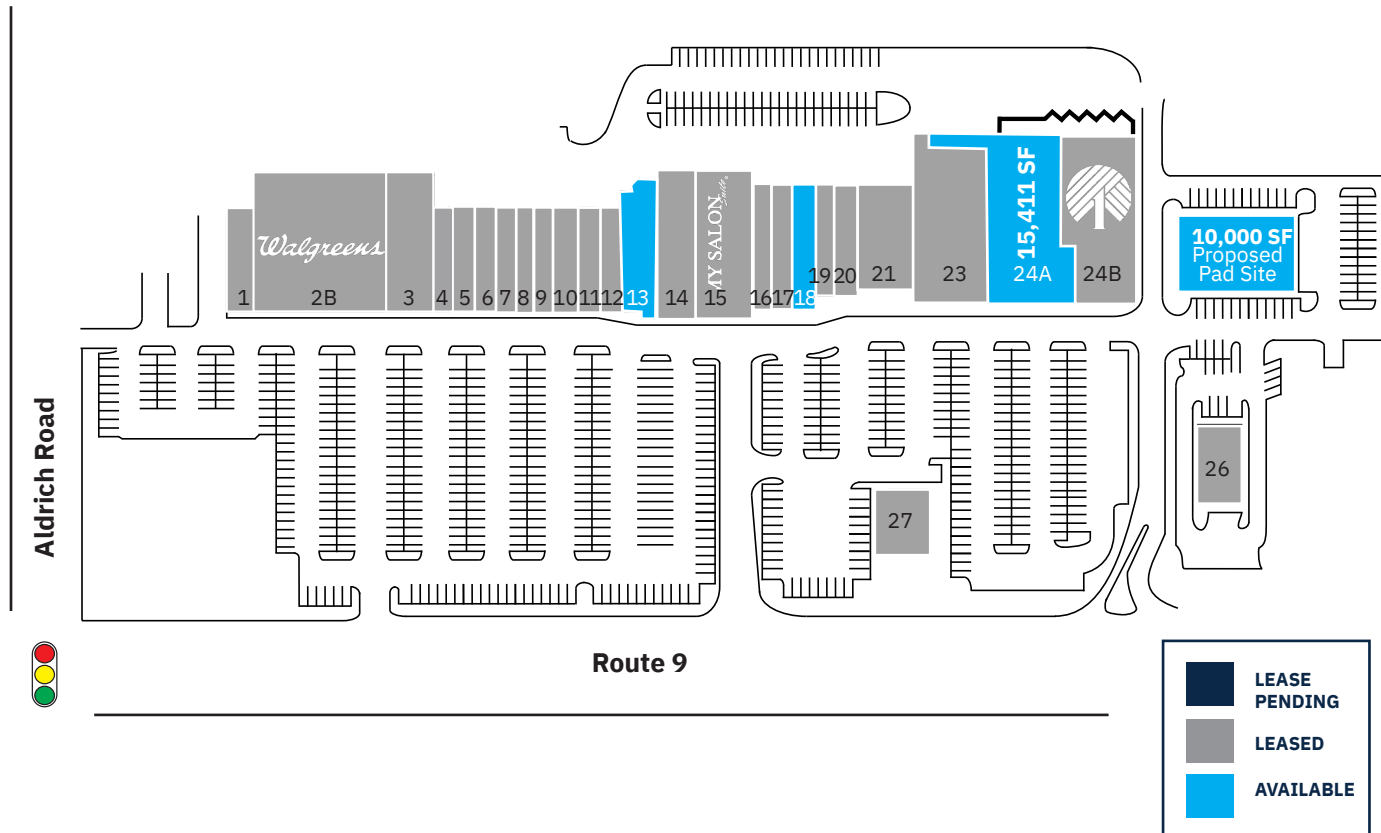
48,448
DAYTIME POPULATION

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	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

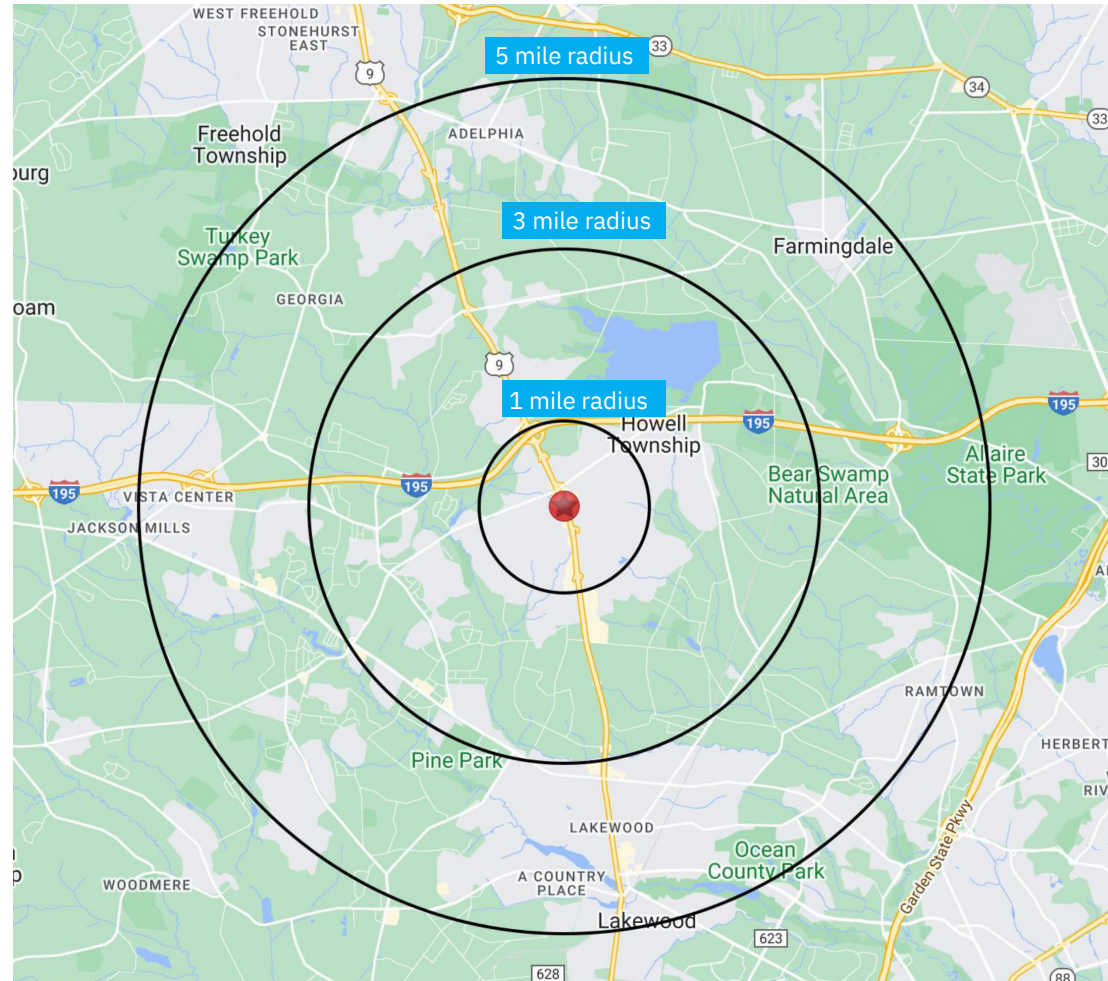
Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731

DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	9,223	41,543	150,943
Households	3,056	13,371	42,836
Average Household Income	\$150,647	\$144,414	\$127,946
Projected Average Household Income (2030)	\$148,437	\$142,481	\$126,333
Median Household Income	\$133,276	\$121,274	\$104,191
Total Businesses	381	1,403	5,149
Total Employees	4,530	11,328	32,039
Daytime Population	9,611	35,121	119,401
Total Annual Household Expenditure	\$415.8 M	\$1.78 B	\$5.19 B
HH Income \$200K or more	692	2,906	7,571
College Degree + (Bachelor Degree or Higher)	2,678	10,875	33,049

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 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