

Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, N.J. 07731

LEVIN
MANAGEMENT



Available Spaces

15,411 SF - portion of space 24 (remaining space with lease pending)
2,640 SF - 2nd gen restaurant pad site
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 Walgreens
- 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
- Newly added tenants include: My Salon Suites, Salon Centric, and Nothing Bundt Cakes coming soon!
- Ample parking as well as a commuter parking facility adjacent to the property.

Retailers



Average Daily Traffic

38,690 US-9
20,872 Interstate 195 Eastbound
12,586 Aldrich Road

Demographics

5-mile radius



164,542
POPULATION



47,293
HOUSEHOLDS



\$123,958
AVERAGE HH INCOME



49,401
DAYTIME POPULATION

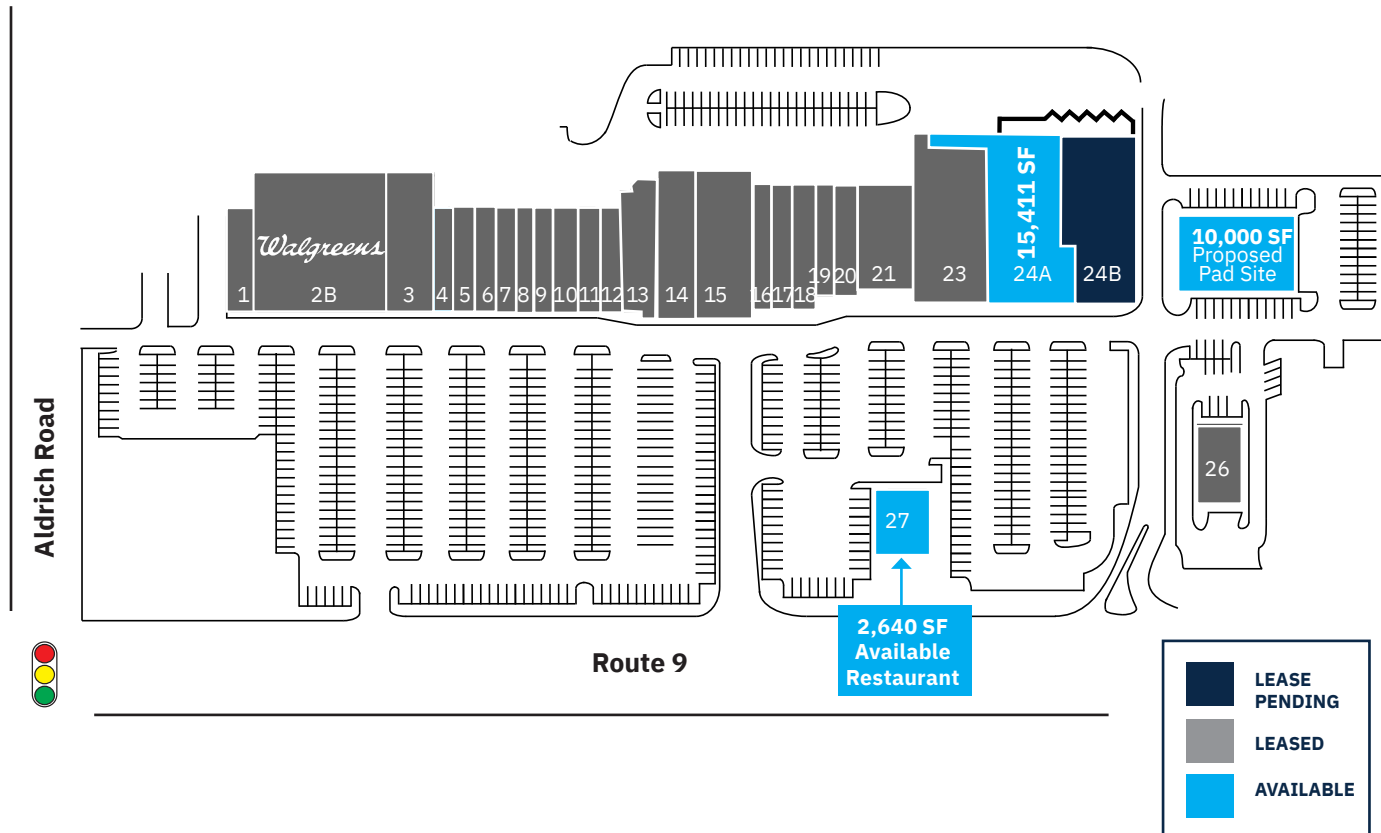


Source: sitesusa.com

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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	ReMax Real Estate	3,239
14	Hallmark	5,180
15	My Salon Suites <i>Opening Soon!</i>	7,910
16	AT&T	3,250
17	Bubbakoo's Burritos	1,900
18	GNC	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	Available - former Boston Market	2,640

*separate entity not included in GLA

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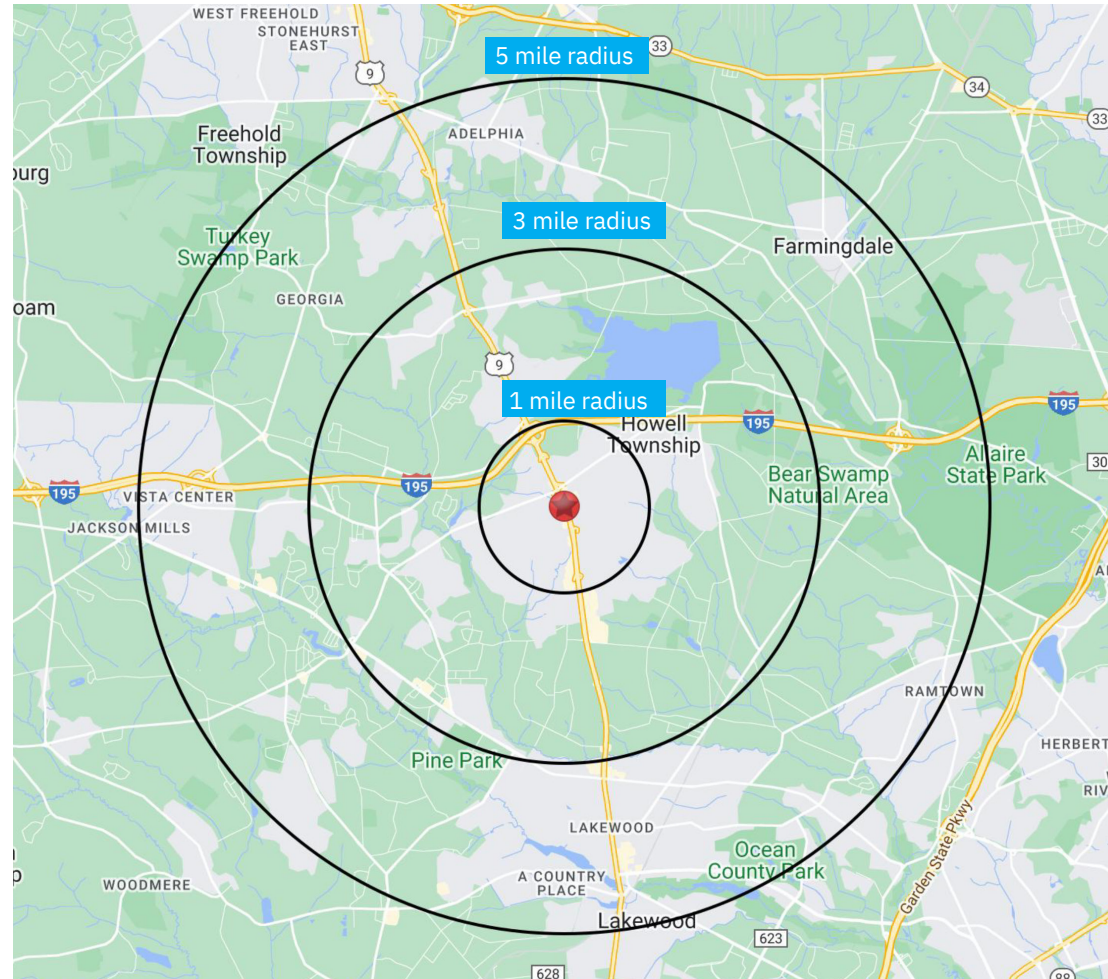
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,205	43,974	164,542
Households	3,370	14,444	47,293
Average Household Income	\$170,955	\$150,538	\$123,958
Projected Average Household Income (2028)	\$186,213	\$150,538	\$123,958
Median Household Income	\$130,600	\$120,150	\$100,663
Total Businesses	386	1,404	4,958
Total Employees	4,649	11,651	32,433
Daytime Population	6,014	16,992	49,401
Total Annual Household Expenditure	\$353.63	\$1.37	\$3.87
HH Income \$200K or more	790	2,095	8,248
College Degree + (Bachelor Degree or Higher)	2,820	11,095	36,888

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CLOSE-UP AERIAL



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MARKET AERIAL



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