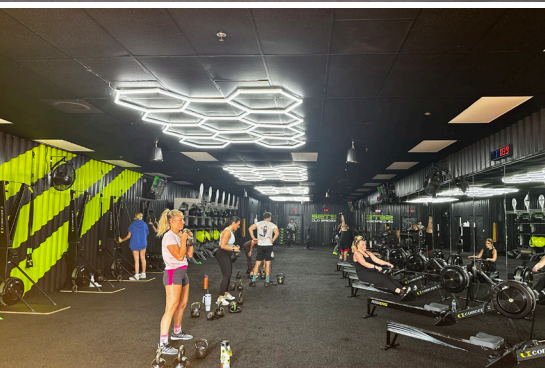


# Route 9 Plaza

2500 US HIGHWAY 9 SOUTH | OLD BRIDGE, NJ 08857

LEVIN  
MANAGEMENT



## Available Space

Fully Leased

## Property Highlights

- Highly visible center located directly off Route 9 at the signalized intersection of Throckmorton Lane.
- Excellent highway and street access.
- Close proximity to Route 18
- Tenants include: AutoZone, Tots & Blocks Academy, SETS Hybrid Training and a new Yoga Studio

## Nearby Retailers



## Average Daily Traffic

55,933 Route 9

## Demographics

3-mile radius



53,817  
POPULATION



20,363  
HOUSEHOLDS



\$156,483  
AVERAGE HH INCOME



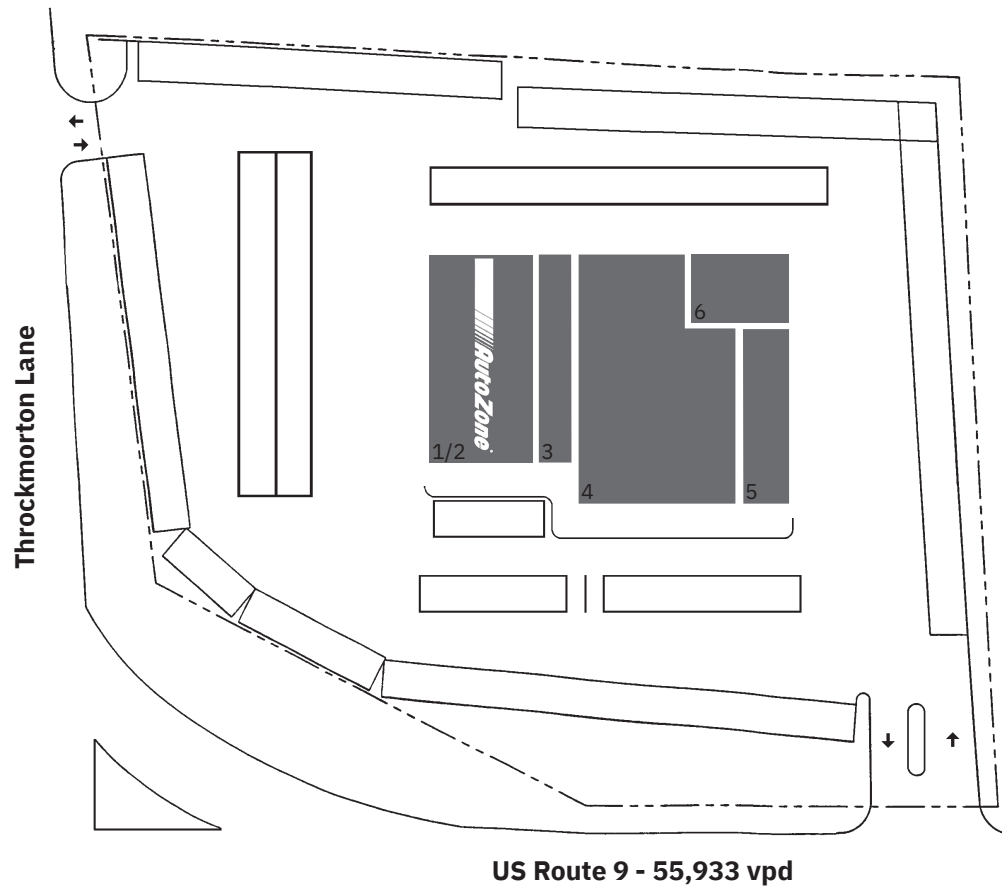
21,008  
DAYTIME POPULATION

Source: sitesusa.com

# Route 9 Plaza

2500 US HIGHWAY 9 SOUTH | OLD BRIDGE, NJ 08857

## SITE PLAN



## TENANT ROSTER

## SF

1/2	Autozone	7,543
3	Hair Salon	1,916
4	Tots & Blocks Academy	11,690
5	SETS Hybrid Training	3,099
6	Grace Yoga	1,558



# Route 9 Plaza

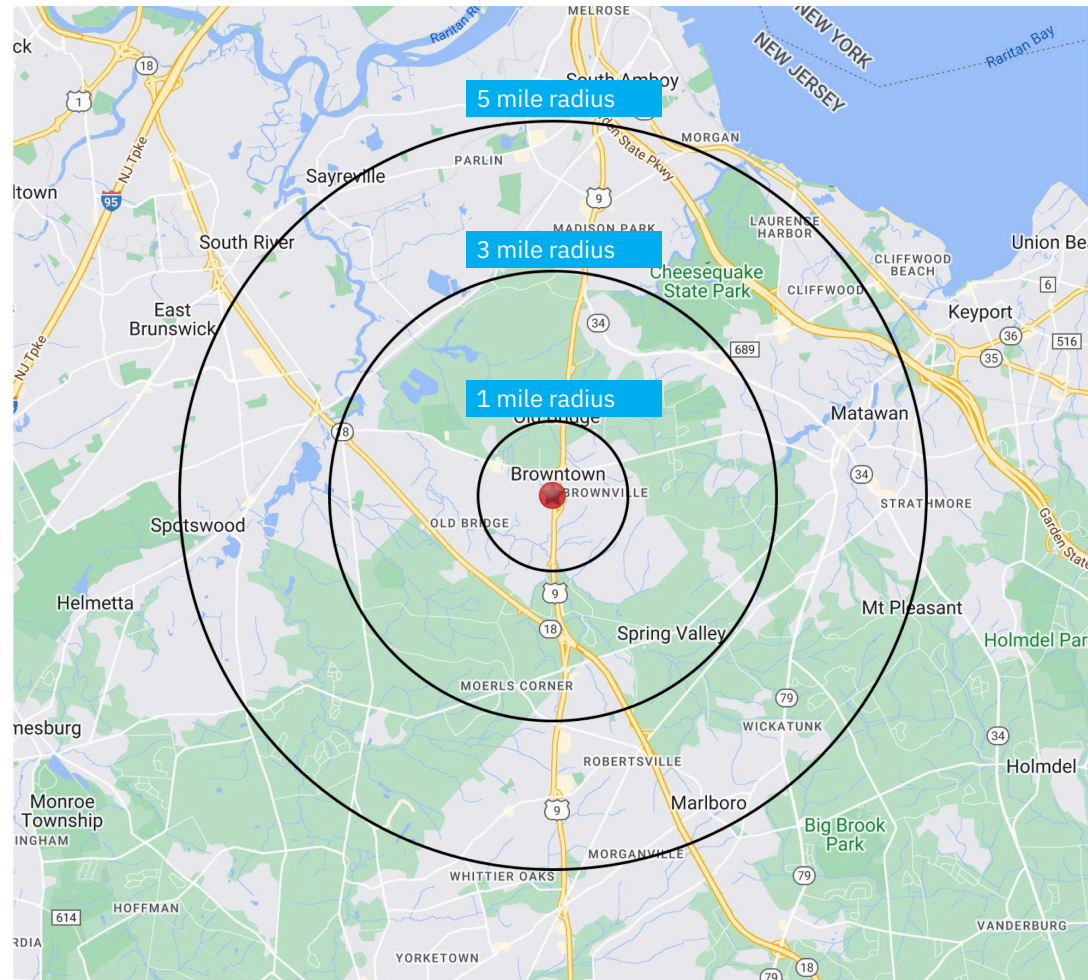
2500 US HIGHWAY 9 SOUTH | OLD BRIDGE, NJ 08857

**LEVIN**  
MANAGEMENT

## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,075	53,817	177,966
Households	5,004	20,363	67,653
Average Household Income	\$127,746	\$156,483	\$160,650
Projected Average Household Income (2028)	\$138,157	\$161,272	\$167,652
Median Household Income	\$100,903	\$121,913	\$127,475
Total Businesses	297	1,649	5,648
Total Employees	2,014	13,421	43,826
Daytime Population	3,649	21,008	71,884
Total Annual Household Expenditure	\$422.04 M	\$1.99 B	\$6.75 B
HH Income \$200K or more	810	4,383	16,460
College Degree + (Bachelor Degree or Higher)	3,219	16,720	58,292

Source: sitesusa.com



## CONTACT EXCLUSIVE AGENT

**NICOLE ANDEROCCHI**

**Leasing Representative**

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### **Main Office**

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