

FOR LEASE | RETAIL

COMMERCIAL BUILDING IN DOWNTOWN WOODBRIDGE



96 Main Street | Woodbridge, NJ 07095



PROPERTY SUMMARY

Available SF:	
Lease Rate:	N/A
Lot Size:	0.09 Acres
Building Size:	4,000 SF
Year Built:	1902
Cross Streets:	Main Street & School Street

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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PROPERTY OVERVIEW

+/- 1,900 SF of Retail / Office Space Available for Lease in Busy Downtown Woodbridge

LOCATION OVERVIEW

Located on Main Street in the heart of busy downtown Woodbridge, with easy access to Routes 35, 1 and 9, 440, 287, the New Jersey Turnpike, and the Garden State Parkway. Close to train, bus, major highways, Woodbridge Center mall, variety of shops and restaurants, Metro Park, churches and other amenities.

PROPERTY HIGHLIGHTS

- Ample parking in rear of building and on street
- Building is gas heated and all units are separately metered
- Close to train, bus, major highways, Woodbridge Center mall, variety of shops and restaurants, Metro Park, churches and other amenities.
- Minimum of 5 year term; no concessions on a 5 year term
- Tenant responsible for approvals, certificate of occupancy, and entire buildout needed
- Rental rate does not include utilities

FOR MORE INFORMATION, PLEASE CONTACT:

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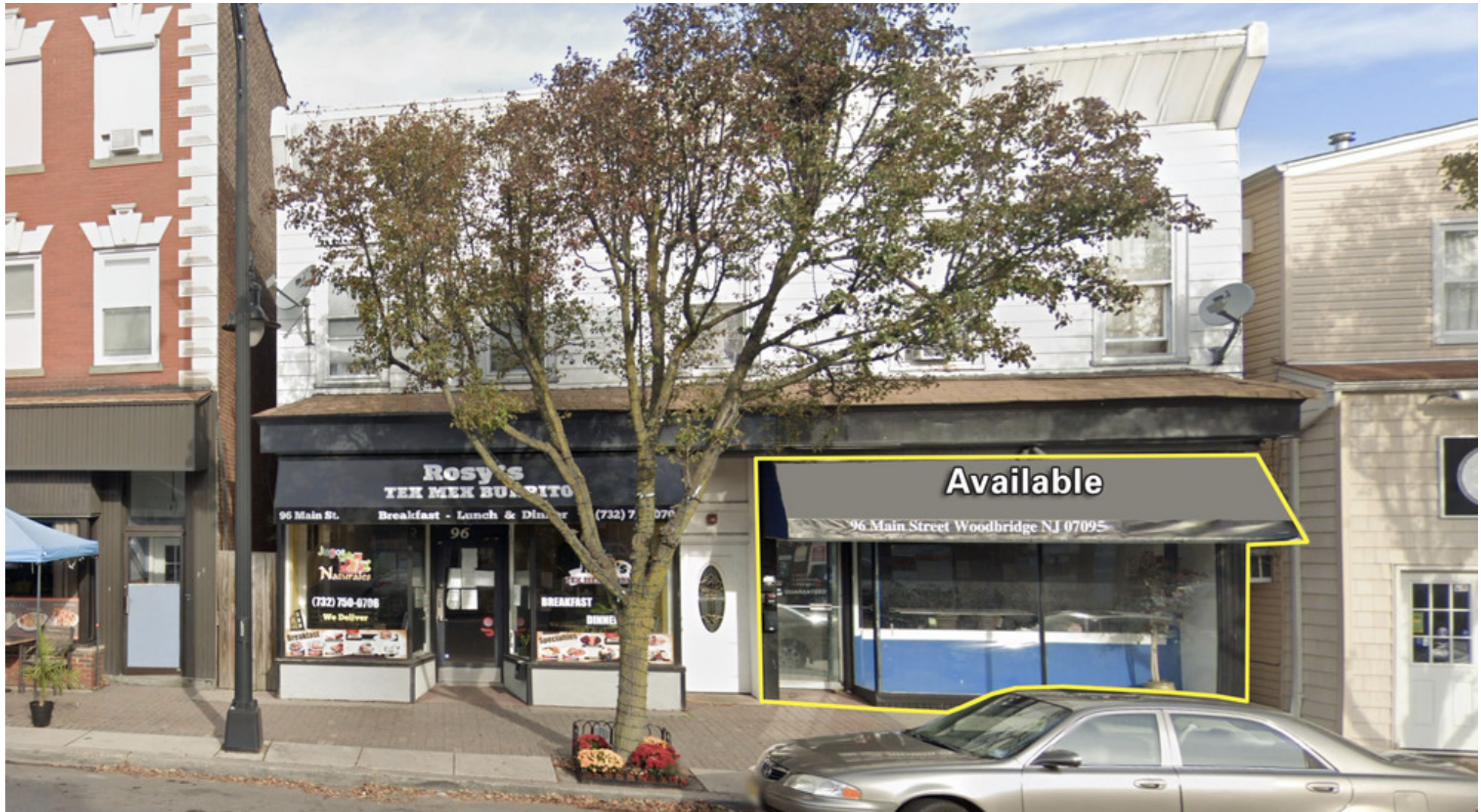
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Sitar
Realty Company

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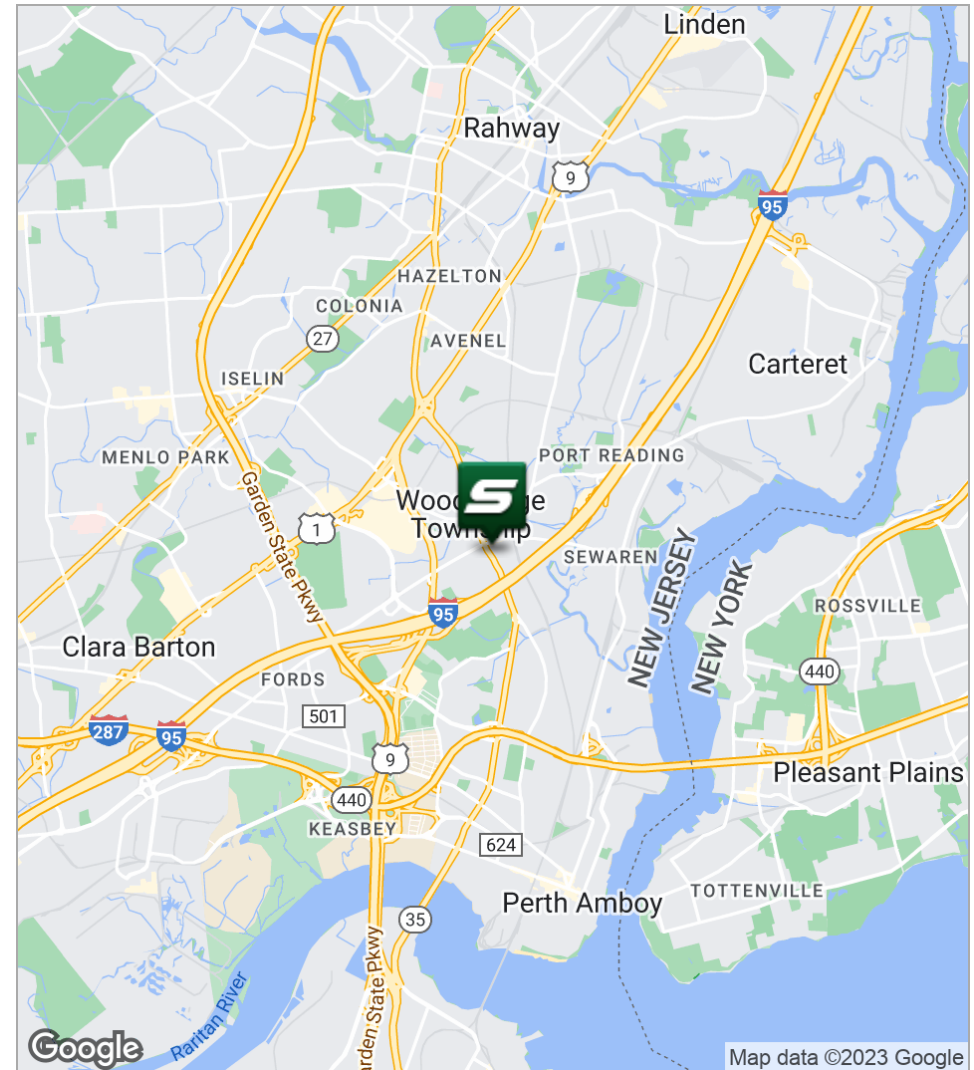
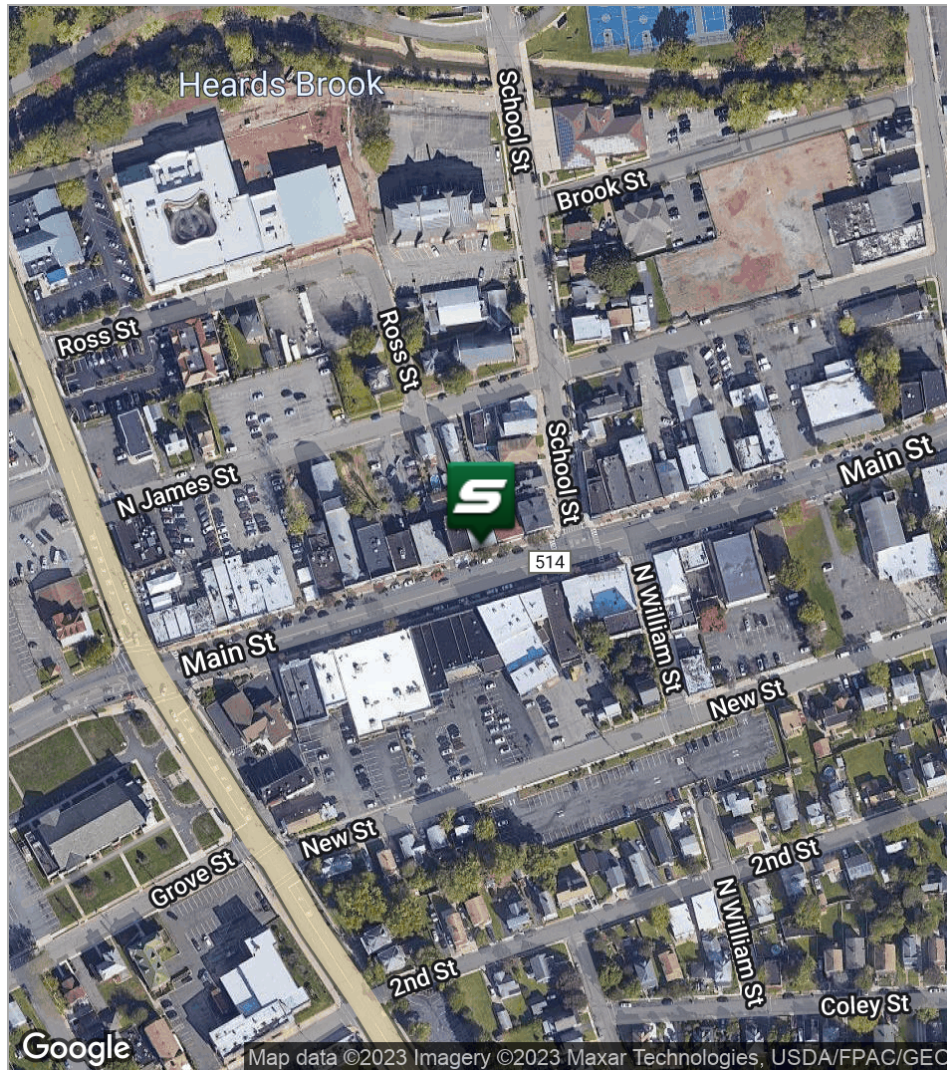
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	1 Mile	2 Miles	3 Miles
Total Population	13,813	43,761	119,001
Population Density	4,397	3,482	4,209
Median Age	39.0	40.8	39.6
Median Age (Male)	35.5	39.5	38.4
Median Age (Female)	41.6	42.1	39.7
Total Households	5,062	16,575	42,846
# of Persons Per HH	2.7	2.6	2.8
Average HH Income	\$94,200	\$94,539	\$89,990
Average House Value	\$372,652	\$359,379	\$331,806

* Demographic data derived from 2020 ACS - US Census

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