WOODBRIDGE CROSSING

465 Green Street, Woodbridge, NJ 07095

ONYX

OWNER/ MANAGER

±3,267 – ±32,329 SF Retail Available

- Adjacent to Woodbridge Center Mall.
- Less than 2 miles from Menlo Park Mall
- Co-tenancy: Burlington Coat Factory, Big Lots, Modell's, and Party City.
- 3 pylons signs offering excellent branding opportunity on Routes 1 & 9
- Highly sought after trade area where retail space availability is scarce
- Regional access via Route 9, Route 1, Garden State Parkway (Exit 131), and the New Jersey Turnpike (Exit 10)
- Expanded trade area draw into Staten Island, NY due to Woodbridge's high retail concentration & lower N.J. sales tax.
- Route 1 - 53,458 AADT / Route 9 – 59,842 AADT

DEMOGRAPHICS	1mi	3mi	5mi
Population	18,350	134,169	343,493
AVG HHI	$111,147	$91,836	$91,339
Daytime	13,435	62,799	138,896

Exclusive Broker

sabre real estate

Sabre Real Estate
30 Journal Square
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UNIT	SF	TENANT
110	41,445	Big Lots
120	**5,643**	**AVAILABLE**
130	14,667	Modell's
140	**32,322**	**AVAILABLE**
150	10,068	Party City
160	12,000	Thomasville
170	**3,276**	**AVAILABLE**
200	2,000	Sprint
210	1,982	Miracle Ear
220	4,000	FedEx Kinkos

TOTAL CAR PARKING
1203

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Disclaimer: The site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy

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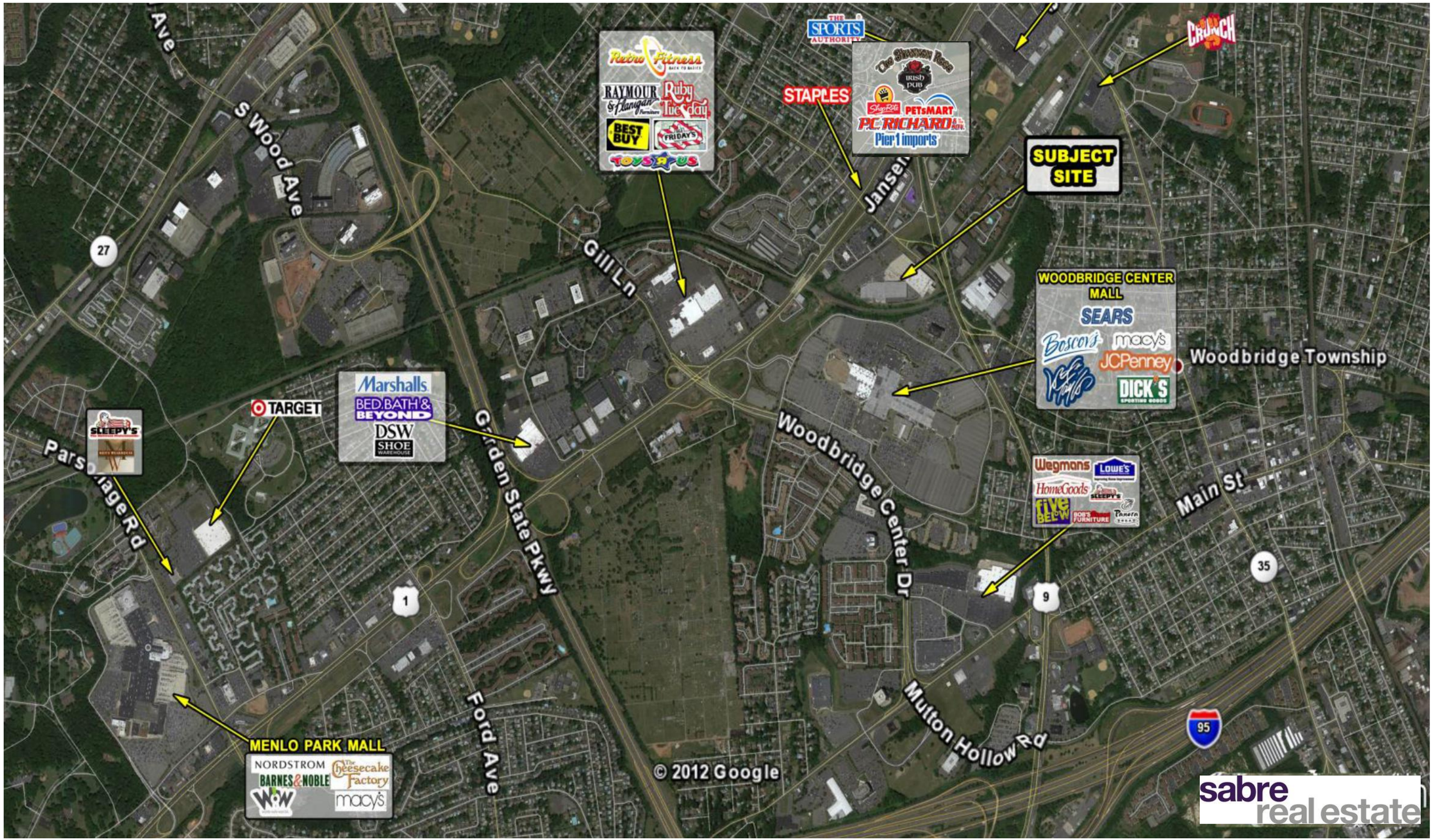
ONYX

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