

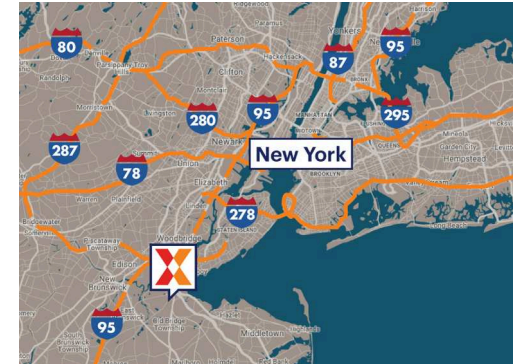


Old Bridge Gateway

New York-Newark-Jersey City, NY-NJ-PA

40.4535, -74.2993
1000-1074 Route 9 | Old Bridge, NJ 08857-2837

Center Size: 246,120 SF



Demographics	1 Mile	3 Mile	5 Mile
	15,866	60,877	201,713
	5,773	22,914	70,958
	\$92,786	\$95,575	\$94,570

Strong lineup of national retailers including Marshalls, Petco & Pep Boys, drawing an estimated 6.300 visits/year and 2.3M visits/year

Retail space for lease with high visibility from 86,000+ vehicles daily

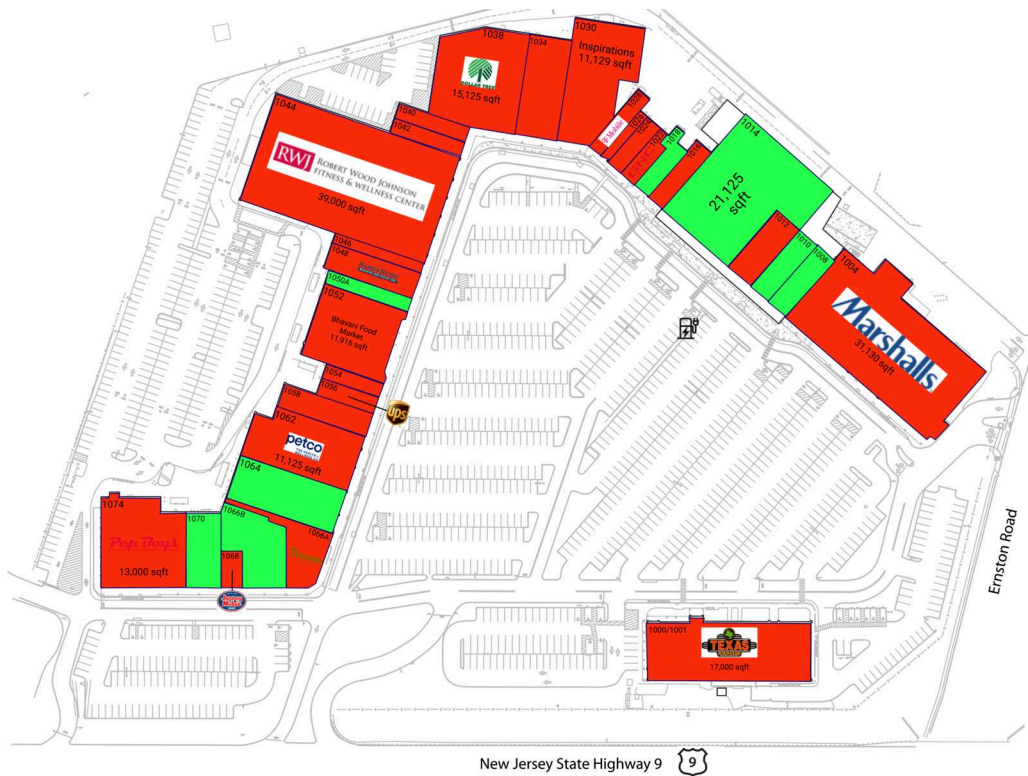
Shopping center strategically located in retail hub of 1MM SF of retail space

Convenient accessibility to Route 9, Garden State Parkway, Route 1 and I-95, creating a regional draw

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Available Space

1008	2,700 SF
1010	2,700 SF
1014	21,125 SF
1018	2,278 SF
1050A	2,179 SF
1064	9,000 SF
1066B	7,186 SF
1070	4,693 SF

Current Retailers

1000/	Texas Roadhouse	17,000 SF
1001		
1004	Marshall's	31,130 SF
1012	Allied Dental	4,000 SF
1016	Mike's Pizza	2,500 SF
1022	GNC	1,737 SF
1024	Sally Beauty Supply	1,872 SF
1026	Carousel Hair	960 SF
1028	T-Mobile	2,000 SF
1030	Inspirations	11,129 SF
1034	Old Bridge Asian Buffet	7,695 SF
1038	Dollar Tree	15,125 SF
1040	Old Bridge Vision Center	2,100 SF
1042	Angel Nails	2,000 SF
1044	Robert Wood Johnson Fitness & Wellness	39,000 SF
1046	Supercuts	1,800 SF
1048	Hand & Stone Massage & Facial Spa	4,200 SF
1052	Bhavani Food Market	11,916 SF
1054	AT&T	1,600 SF
1056	The UPS Store	2,000 SF
1058	Fine Wine & Liquor Depot	4,125 SF
1062	Petco	11,125 SF
1066A	Panera Bread	4,810 SF
1068	Jersey Mike's Subs	1,435 SF
1074	Pep Boys	13,000 SF

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