



# The Raye by Vermella

51 Route 1, New Brunswick

## Availabilities

- +/- 23,356 SF (Freestanding)
- +/- 1,712-9,357 SF (Retail A - Ground Floor)
- +/- 2,520-14,599 SF (Future Retail B - Ground Floor & Cannot be Combined Due to Grade Changes)
- +/- 7,789 SF (Former Restaurant or Multi-Tenant Building)
- +/- 6,078 SF (Ground Floor Available)

## Traffic Counts

- 108,804 VPD

## Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	12,087	11,544	\$75,945
2 Mile	77,055	89,955	\$71,403
3 Mile	137,308	157,205	\$79,586

## Retail for Lease - Contact

Gregg Medvin  
 Ph. 732-724-3962  
 gregg@piersonre.com



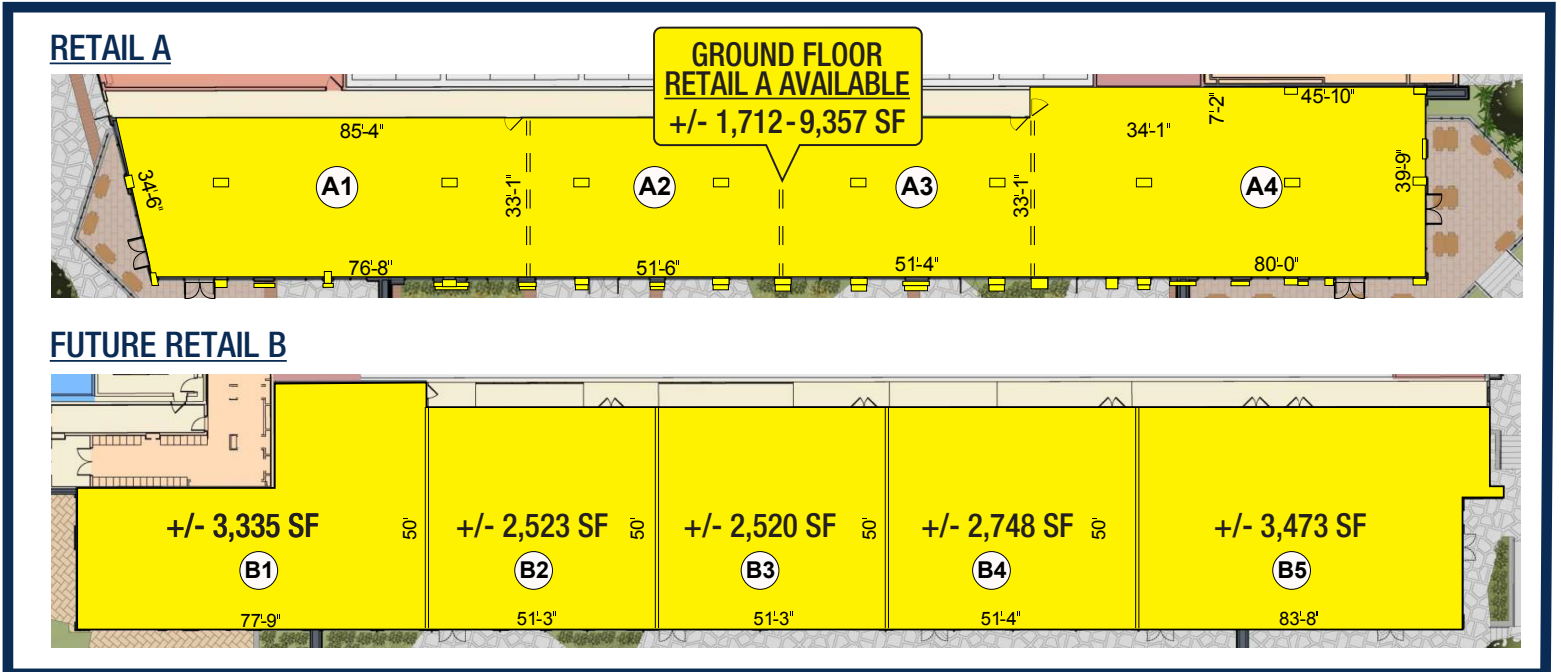
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## Site Plan



## Space Plans



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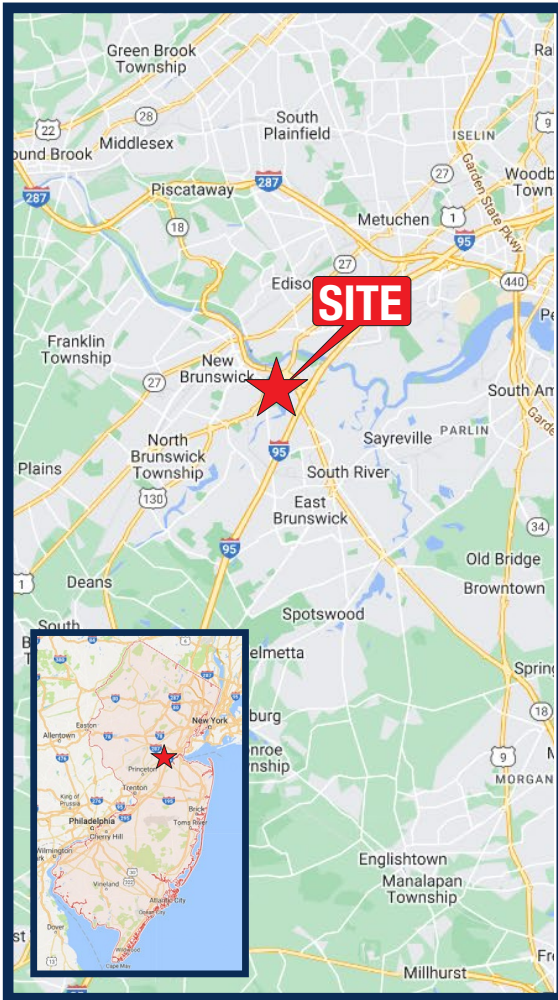
# The Raye by Vermella

## 51 Route 1, New Brunswick

### Site Description

- Premier Sears redevelopment with 720 future residential units and 24,956 SF of ground floor retail along Route 1.
- Daily traffic count of 108,804 vehicles and rear access to Route 18
- Strong daytime and residential population density along with long-standing national, regional and local operators at the major Route 1 and Route 18 retail intersection
- Approximately 1 mile from Rutgers University New Brunswick and walking distance to Rutgers Cook Campus
- Captured audience, including residents within its project and Rutgers Cook Campus housing located directly behind it contributes to a population of approximately 137,000 residents within 3 miles and an approximate 157,000 daytime population
- Easy accessibility to and from the New Jersey Turnpike interchange, along with convenient access to Route 18 (96,795 vehicles per day)

### State Map



### Market Aerial



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## Live View

### RETAIL A



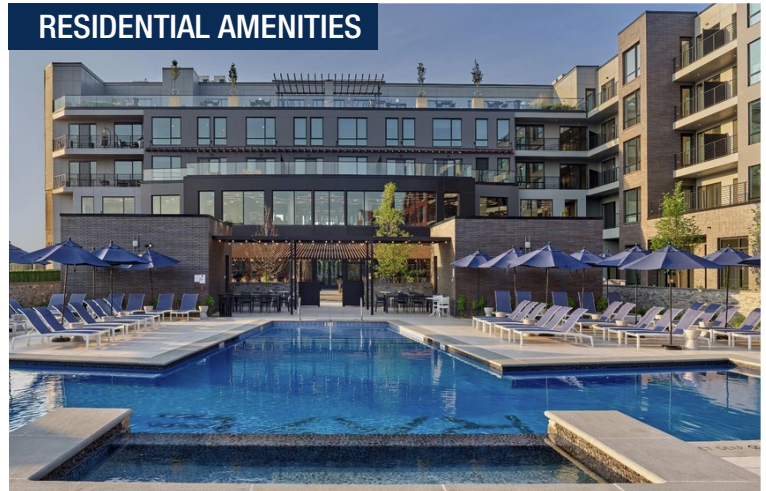
### PYLON



### RETAIL B UNDER CONSTRUCTION



### RESIDENTIAL AMENITIES



### RESIDENTIAL LOBBY



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